



# REVISED FINAL

## PROGRAM

### ENVIRONMENTAL IMPACT REPORT

Project No. 104495  
SCH No. 2006091032

**SUBJECT:** DRAFT GENERAL PLAN: CITY COUNCIL ADOPTION OF THE DRAFT GENERAL PLAN. The City of San Diego Draft General Plan is proposed to replace the existing 1979 *Progress Guide and General Plan* (1979 General Plan). The General Plan sets out a long-range, comprehensive framework for how the city will grow and develop, provide public services and maintain the qualities that define San Diego over the next 20-30 years. The proposed update has been guided by the City of Villages growth strategy and citywide policy direction contained within the General Plan Strategic Framework Element (adopted by the City Council on October 22, 2002). The Draft General Plan is comprised of an introductory Strategic Framework chapter and nine elements: Land Use and Community Planning; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Conservation; Noise; and Historic Preservation. The update to the Housing Element was adopted by the City Council under separate cover on December 5, 2006. Applicant: City Planning and Community Investment Department

#### **DECEMBER 2008 UPDATE:**

**The Final PEIR has been updated to include revisions to the General Plan policies adopted by the City Council on March 2008. Copies of the Final PEIR errata pages showing the March 2008 revisions in strikeout/underline format are available upon request.**

#### **SEPTEMBER 2007 UPDATE:**

**In response to comments made on the Draft General Plan PEIR during the public review period, the City has undertaken the following actions to reduce the GHG emissions of future development and City operations under the General Plan and meet its obligations under CEQA to mitigate the cumulatively significant global warming**

**impacts of the General Plan: (1) modify the policy language of the October 2006 Draft General Plan to expand and strengthen climate change policies; (2) ensure that policies to reduce greenhouse gas (GHG) emissions are imposed on future development and City operations by incorporating them into the Mitigation Monitoring and Reporting Program (MMRP) for the Final EIR; and (3) initiate work on a General Plan Action Plan to identify measures such as new or amended regulations, programs and incentives to implement the GHG reduction policies.**

**Based on this approach, the Conservation Element of the General Plan has been revised to: incorporate an overview of climate change; discuss existing state and City actions to address climate change impacts; and establish comprehensive policies that would reduce the GHG emissions of future development, the existing community-at-large, and City operations. A key new Conservation Element policy is to “reduce the City’s carbon footprint” and to “develop and adopt new or amended regulations, programs and incentives as appropriate to implement the goals and policies set forth” related to climate change (CE-A.2). Additional policies have been added to “collaborate with climate science experts” to allow informed public decisions (CE-A.3) and to “regularly monitor and update the City’s Climate Protection Action Plan (CE-A.13).” The overall intent of these new policies is to unequivocally support climate protection actions, while retaining flexibility in the design of implementation measures which could be influenced by technological advances, environmental conditions, state and federal legislation, or other factors.**

**In addition, the Draft General Plan Land Use and Community Planning; Mobility; Urban Design; and Public Facilities, Services, and Safety elements have been edited to better support GHG reduction and climate change adaptation goals. These elements contain policy language related to sustainable land use patterns, alternative modes of transportation, energy efficiency, water supply, and GHG emissions associated with landfills. The Draft General Plan also calls for the City to employ sustainable building techniques, minimize energy use, maximize waste reduction and diversion, and implement water conservation measures. By adding these comprehensive policies into the Draft General Plan and MMRP and identifying Action Plan measures to implement these policies, the City has incorporated the principal objectives of the environmentally superior Enhanced Sustainability Alternative into the Draft General Plan. Furthermore, the addition of Policy ME-G.5 to the Mobility Element to “implement parking strategies that are designed to help reduce the number and length of automobile trips ...” implements the principal objective of the Increased Parking Management Alternative.**

**The Mitigation, Monitoring and Reporting Program (MMRP) containing a list of the General Plan policies which provide mitigation at the program level can be found in Section 9 of this PEIR. The revisions and/or information added to the draft PEIR, with the exception of the Section 9 MMRP, are shown in standard strikeout/underline format. Per CEQA Section 15088.5 (b) the addition of new information which clarifies or amplifies does not require recirculation of an EIR.**

## CONCLUSIONS:

This Program Environmental Impact Report (PEIR) analyzes the environmental impacts of the proposed Draft General Plan Project. The proposed Draft General Plan and this PEIR will be considered for adoption by the San Diego City Council. Prior to the City Council hearing, the adoption process also requires that the Planning Commission hold a noticed public hearing. Based on the outcome of the hearing, the Planning Commission is required to forward a written recommendation to the City Council addressing the adoption of the General Plan.

The review and formal recommendation by the Planning Commission and adoption of the Draft General Plan by the City Council are the discretionary actions addressed in this PEIR. Since the General Plan is a citywide comprehensive policy-level document, future actions will be required for its implementation. The future actions include, but are not limited to the adoption/approval of the following: community plan updates, public facilities financing plan updates, land development code amendments, applicable ordinances, development of a park master plan, development of a pedestrian master plan, an update to the bicycle master plan, an update to the City's Economic Development Strategic Plan, development projects, and Capital Improvement Program (CIP) projects.

For each environmental issue area analyzed, a Mitigation Framework which identifies the means by which potentially significant impacts could be reduced or avoided in cases where the EIR analysis determined such impacts to be potentially significant, was included. Standard existing regulations, requirements, programs, and procedures that are applied to all similar projects were taken into account in identifying additional project specific mitigation that may be needed to reduce identified significant impacts.

## SIGNIFICANT UNMITIGATED IMPACTS:

### Agricultural Resources

Implementation of the Draft General Plan could result in significant impacts to agricultural resources due to the potential for development consistent with General Plan policies to conflict with agricultural productivity or with existing agricultural resources. Mitigation for impacts to agricultural resources would occur at the project level and may involve preservation of important agricultural lands or the establishment of buffers between new uses and existing adjacent agricultural uses.

Mitigation for project-specific impacts is not available at the Program EIR level since specific development projects are not known. Therefore, the impact to agricultural resources is significant and unavoidable.

### Air Quality

Implementation of the Draft General Plan could result in significant impacts to air quality. Specifically, particulate matter from construction and concentrated carbon monoxide (CO)

“hot spots” would be significant and unavoidable at the program level. Greenhouse gas emissions would also be significant and unavoidable. In general, compliance with goals, policies, and recommendations enacted by the City combined with the federal, state and local regulations would preclude or reduce air quality impacts. Compliance with the standards is required of all projects and is not considered to be mitigation. However, it is possible that for certain projects, adherence to the regulations may not adequately protect air quality, and such projects would require additional measures to avoid or reduce significant air quality impacts. These additional measures would be considered mitigation.

For each future project requiring mitigation (i.e., measures that go beyond what is required by existing regulations), site-specific measures will be identified that reduce significant project-level impacts to less than significant or the project level impact may remain significant and unavoidable where no feasible mitigation exists. Where mitigation is determined to be necessary and feasible, these measures will be included in a Mitigation Monitoring and Reporting Program (MMRP) for the project. Because the degree of impact and applicability, feasibility, and success of these measures cannot be adequately known for each specific project at this program level of analysis, the program level impact related to deterioration of ambient air quality remains significant and unavoidable.

### Biological Resources

Implementation of the Draft General Plan could result in significant impacts to biological resources. Specific project impacts to biological resources will be addressed through existing regulations: development projects must be designed to minimize impacts to natural habitats consistent with City plans and ordinances. Biological mitigation for upland impacts must be in accordance with the City’s Biology Guidelines, Table 3.3.4. Development projects must provide for continued wildlife movement through wildlife corridors as identified in the MSCP Subarea Plan or as identified through project-level analysis. For all projects adjacent to the MHPA, the development must conform to all applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. Also, individual project mitigation measures may include, but are not limited to, provision of appropriately-sized bridges, culverts, or other openings to allow wildlife movement. The City can also require developers to schedule the construction of projects to avoid impacts to wildlife (e.g., avoid the breeding season for sensitive species) to the extent practicable, and can determine appropriate noise attenuation measures as it affects sensitive avian species, post construction, to reduce noise levels at the edge of occupied habitat. Lastly, the City requires the protection of wetlands and vernal pools and the prevention of disturbances to native vegetation to the extent practicable.

Mitigation for project-specific impacts is not available at the Program EIR level since specific development projects are not known. Therefore, the impact to biological resources remains significant and unavoidable.

## Geologic Conditions

Implementation of the Draft General Plan could result in significant impacts to geologic conditions. Future development consistent with the General Plan may result in an increase in the number of people and buildings exposed to seismic ground-shaking. Potential effects from surface rupture and severe groundshaking could cause damage ranging from minor to catastrophic. Groundshaking could also cause secondary geologic hazards such as slope failures and seismically-induced settlement. This is considered a potentially significant impact.

Slope failure results in landslides and mudslides from unstable soils or geologic units. Given that future development would occur in the course of implementing the Draft General Plan, it is anticipated that some of this development would be constructed on geologic formations susceptible to slope failure, thereby increasing the risk to people and structures. This is considered a potentially significant impact.

Future development that is on or in proximity to areas with steep slopes could increase erosion potential. Therefore, there is potential for a significant and unavoidable impact associated with erosion.

Future development may be proposed in areas prone to landslides or where soil limitations (i.e. those prone to liquefaction, subsidence, collapse, etc.) present a hazard to people. This is considered a potentially significant impact

Adherence to regulations and engineering design specifications are generally considered to preclude significant geologic impacts, and no mitigation is proposed at this program level of review. Goals, policies, and recommendations enacted by the City combined with the federal state and local regulations described above provide a framework for developing project level measures for future projects. Through the City's project review process compliance with standards is required of all projects and is not considered to be mitigation. However, it is possible that for certain projects, adherence to the regulations may not adequately protect against geologic impacts and such projects would require additional measures to avoid or reduce impacts. These additional measures would be considered for future projects requiring mitigation (i.e., measures that go beyond what is required by existing regulations). Where mitigation is determined to be necessary and feasible, these measures will be included in a Mitigation Monitoring and Reporting Program (MMRP) for the project. General measures that may be implemented to preclude project level impacts include preparation of soil and geologic conditions surveys, implementation of state seismic and structural design requirements, and grading techniques that reduce landslide and erosion hazard impacts.

Implementation of mitigation measures would reduce potential impacts. However, since the Draft General Plan does not include specific development projects, it is infeasible at the Program EIR level to provide project-specific mitigation that would reduce impacts to a less than significant level. Therefore, there is a potential for a significant and unavoidable impact associated with geologic hazards, erosion, and unstable geology and soils.

## Health and Safety

Implementation of the Draft General Plan could result in significant impacts to health and safety. The potential for exposure of sensitive receptors to health hazards and wildfires will remain significant and unavoidable at the program level. Impacts associated with flooding, seiche, tsunami and mudflows, as well as potential conflicts with emergency operations plans, are expected to be precluded. Implementation of the General Plan policies that address airport land use compatibility support the development of future uses that are consistent with the adopted ALUCP and will ensure that the health and safety impact of off-airport aircraft accidents is precluded.

The City implements the adopted Airport Land Use Compatibility Plans (ALUCPs) with the Airport Environs Overlay Zone (AEOZ). The AEOZ boundaries cover less area than the boundaries of the airport influence area, which could allow the development of future projects that could pose a potentially significant impact to health and safety outside of the AEOZ boundaries. The City will continue to submit discretionary projects within the airport influence area for each airport in the City with an adopted ALUCP to the ALUC for consistency determinations. The City will work with the Airport Authority to identify to the types of ministerial projects within airport influence areas to submit to the ALUC for consistency determinations. The City will continue to submit development projects up until the time when the ALUC adopts the updated ALUCPs and subsequently determines that the City's affected land use plans, development regulations, and zoning ordinances are consistent with the ALUCPs.

The FAR Part 77 imaginary surfaces extend beyond the boundaries of the Airport Influence Area and the adopted zoning ordinances and development regulations could cause the development of future structures that could pose a potentially significant impact to health and safety. The City will inform project applicants when proposed projects meet the Part 77 criteria for notification to the FAA as identified in City of San Diego Development Services Department Information Bulletin 520. The City will not approve ministerial projects that require FAA notification without a FAA determination of "No Hazard to Air Navigation" for the project. The City will not recommend approval for discretionary projects that require FAA notification without a FAA determination of "No Hazard to Air Navigation" for the project until the project can fulfill state and ALUC requirements.

Mitigation measures that could decrease the identified health and safety impacts at the project level include the following: future projects that locate non-residential employment uses in proximity to residential development, or vice versa, must be sited and designed in a manner that reduces or avoids potential health and safety incompatibility impacts. Prior to the approval of any entitlement, the City would evaluate the project in light of the Conversion/Collocation Suitability Factors (located in Appendix C of the Draft General Plan), which would be used to analyze compatibility of site specific proposals. Additionally, future projects located in known High Fire Hazard Areas must be sited and designed to minimize impacts of fire. Prior to approval of any entitlement for a future project, the City would ensure that any impacts from wildfire or landslides will be reduced and, if necessary, mitigated in accordance with the requirements of the City of San Diego.

## Historical Resources

Implementation of the Draft General Plan could result in significant impacts to historical resources associated with the built environment through substantial alteration, relocation, or demolition of historic buildings, structures, objects, landscapes, and sites and to important archaeological sites that occur on property proposed for development, including construction activities, such as grading and excavation. Additionally, the potential for encountering human remains during construction development activities is possible and impacts to human remains as a result of the Draft General Plan may occur. Although future development in accordance with the General Plan could have a significant impact on historical resources, adoption of the Plan would not, in and of itself, have a significant impact. In fact, the emphasis placed by the General Plan on conserving historical resources and integrating the protection of historical resources into the broader planning process would reduce impacts to historical resources that may have otherwise occurred with future projects could result in significant impacts. Measures incorporated into future projects can reduce potential impacts to historical resources. As part of the discretionary review of development projects, steps are taken to identify and mitigate significant impacts to historical resources.

Although significant impacts to historical resources may be mitigated through review of discretionary projects, project-specific mitigation at the Program EIR level is not available since specific development projects are not known. Therefore, the impact to historical resources is significant and unavoidable.

## Hydrology

Implementation of the Draft General Plan could result in significant impacts to hydrology. The Draft General Plan calls for future growth to be focused into mixed-use activity centers. Implementation of the Plan would result in infill and redevelopment occurring in selected built areas, which would be identified through the community plan update/amendment process. The General Plan would also guide the development of remaining developable vacant land. Redevelopment and infill development could have impacts on existing absorption rates, drainage patterns, or the rate of surface runoff. Mitigation of these impacts can be addressed through project review. At this time, no specific projects have been proposed, and therefore it is not possible to propose feasible mitigation measures to reduce project-level impacts. Future projects must be sited and designed to minimize impacts to absorption rates, drainage patterns, and rates of surface runoff in accordance with City requirements and other appropriate agencies including the San Diego Regional Water Quality Control Board. Such siting and design may include implementation of the mitigation framework measures identified for impacts to Water Quality.

It is infeasible in this program level EIR to provide project-specific mitigation that would reduce any further impacts to a less than significant level. As such, significant unavoidable impacts related to absorption rates, drainage patterns, or rates of surface runoff remain.

## Land Use

Implementation of the Draft General Plan could result in significant impacts to land use related to General Plan conflicts with goals in other adopted plans, incompatible land uses, and physically dividing communities. Existing and future regulations will provide development standards aimed at reducing land use incompatibilities. Currently, a Community Plan update program is being established to help ensure that the City's community plans are consistent with the General Plan, and that they serve as an effective means to implement citywide environmental policies and address policies related to Airport Land Use Plans. Future projects must also be implemented to ensure that they do not conflict with the General Plan and applicable community plans resulting in a physical impact on the environment. Prior to the approval of any entitlement, the City would evaluate whether proposed projects implement specified land use, density/intensity, design guidelines, Airport/Land Use Compatibility Plans, and other General Plan and community plan policies including open space preservation, community identity, mobility, and the timing, phasing, and provision of public facilities.

Because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impacts related to conflicts with goals in adopted plans; incompatible land uses; and that may physically divide established communities remains significant and unavoidable.

## Mineral Resources

Implementation of the Draft General Plan could result in significant impacts to mineral resources. These impacts may occur when access to important mineral resources is restricted or prohibited through development of lands containing the resource or when non-compatible land uses are developed in close proximity thereby reducing the likelihood for extraction of those resources. No Mitigation Measures are available at the Program EIR level of review that could reduce project-specific significant impacts to important mineral resources. Thus, there is a potential for significant unavoidable impacts related to mineral resources.

## Noise

Implementation of the Draft General Plan could yield significant noise impacts including short-term noise impacts to noise-sensitive land uses located adjacent to construction sites and long-term noise impacts associated with transportation improvements that increase the rate of use of buses and trains which can generate more noise per vehicle, development of commercial and industrial land uses which could result in the generation of unacceptable noise levels, and special civic or entertainment events held at various locations that have the potential to generate significant noise levels and adversely affect nearby sensitive receptors and land uses. The increase in population growth and increased economic and development activity in the City as a result of implementation of the General Plan has the potential to



increase noise generated by various transportation modes, stationary sources and related activities affecting both human and wildlife receptors. Implementation of the Draft General Plan could potentially locate multifamily residential land uses above the 65 dBA CNEL (except for aircraft noise in the Brown Field, Montgomery Field, MCAS Miramar Airport Influence Areas) including SDIA influence area where allowed by the Airport Land Use Compatibility Plan, and therefore subject them to a higher level of existing and future noise.

In order to mitigate these impacts, future development projects in areas where the existing or future noise level exceeds or would exceed the compatible noise level thresholds, as indicated in the Land Use Compatibility for Community Noise Environment Table (Table 3.10-6), must perform an acoustical study consistent with Acoustical Study Guidelines (Table NE-4 in the Draft General Plan), so that appropriate noise mitigation measures are included in the project design to meet the noise guidelines. Also, future projects must be sited and designed in a manner that avoids noise impacts to noise-sensitive land uses (e.g., residences, hospitals, schools, and libraries) and sensitive receptors. Where uses, particularly habitable structures, are planned near noise-generating sources, future projects must use a combination of architectural treatments or alternative methods to bring interior noise levels to below 45 dBA. Future development projects that are located in an Airport Influence Area must use appropriate noise attenuation methods recommended in the appropriate Airport Land Use Compatibility Plans in order to meet acceptable interior noise levels for the use and aviation easements where required. All non-emergency construction activity for future projects must comply with the limits (maximum noise levels, hours and days of activity) established in state and City noise regulations.

Although the General Plan PEIR identifies Mitigation Framework Measures to reduce these program level impacts, the degree of impact and applicability, feasibility, and success of these measures cannot be adequately known for each specific project at this program level of analysis. Therefore, the program level noise impact related to adoption of the Draft General Plan remains significant and unavoidable.

### Paleontological Resources

Implementation of the Draft General Plan could result in significant impacts to paleontological resources through the loss of significant fossil resources through development consistent with the General Plan. Although steps are taken to identify and mitigate significant impacts to paleontological resources as part of the discretionary review of development projects, mitigation for the proposed project is not available. Additionally, impacts at the project level for non-discretionary projects would not be mitigated due to a lack of regulatory language in the land development code requiring protection of paleontological resources. Although mitigation measures would reduce impacts, it is infeasible at this Program EIR level to provide more project-specific mitigation that would reduce impacts to a less than significant level, since specific development projects are not known. Thus, the impact to paleontological resources is considered significant and unavoidable.

## Population and Housing

Implementation of the Draft General Plan could result in significant impacts to population and housing. Some displacement of residents is likely to occur as older housing units are replaced. As areas redevelop, older housing units, and in some cases more affordable housing units will be replaced by higher cost housing units. Low-income households are most likely to be adversely affected. This could result in displacement and relocation of people away from the City and the region in search of more affordable housing. If the displacement necessitates construction of some replacement housing in the City and/or region, the construction may result in significant CEQA impacts. In some instances, people will have access to City programs providing housing assistance. Potential future project conditions could include: provision of on-site affordable housing, or affordable housing within the neighborhood in which the project is being built; provision of affordable housing targeted to very low-income households; and/or other tailored strategies designed to address specific neighborhood goals and priorities.

However, many of the programs are limited and not available in every area of the City. Since no specific development projects have been identified, it is infeasible at this Program EIR level to provide project-specific mitigation that would reduce impacts to a less than significant level. Therefore, displacement of substantial numbers residents necessitating the construction of replacement housing is considered a significant and unavoidable impact at this program level of review.

## Public Facilities

Implementation of the Draft General Plan could result in significant impacts related to the construction of new or altered public facilities. No specific projects or actions have been identified with the Draft General Plan that would result in any direct or indirect physical change in the environment. However, future growth is anticipated and the construction of future public facilities needed to support that growth may result in environmental impacts. The need for new or upgraded facilities is addressed through the various means the City uses to fund the capital and operating expenses related to public facilities (e.g., developer fees and City Council budget decisions). However, the CEQA analysis of public services and facilities in this document focuses on the physical environmental impacts that could result from the construction of new facilities or the alteration of existing facilities. It is anticipated that many of these activities would result in physical impacts. Therefore, the framework for the mitigation of public services and facilities projects will vary, depending on the type of physical impacts resulting from each project

No specific projects or actions have been identified with the Draft General Plan that would result in any direct or indirect physical change in the environment. However, future growth is anticipated and the construction of future public facilities needed to support that growth may result in environmental impacts. Future environmental analysis would be required for specific public facilities projects necessary to implement the Draft General Plan to identify associated construction-related impacts and project-specific mitigation. At this program

level of review, impacts associated with the construction of public facilities are considered significant and unavoidable.

### Public Utilities

Implementation of the Draft General Plan could result in significant impacts related to the construction of public utilities. No specific projects or actions have been identified with the Draft General Plan that would result in any direct or indirect physical change in the environment. However, future growth is anticipated and the construction of future public utilities needed to support that growth may result in environmental impacts. Therefore, impacts associated with the construction of public utilities may occur and even though mitigation measures have been identified, those impacts remain significant and unavoidable.

These impacts may be mitigated through innovative project design, construction and operations to reduce stormwater pollution, energy use, and waste generation. The strategic planting of trees in quantities and locations that maximize environmental benefits such as shading, could also mitigate certain impacts. Specific city-wide policies that apply to project review include the City's Sustainable Building Policy (900-14), which allows an expedited review time for the private sector building projects meeting LEED silver criteria. The City of Villages strategy, which is a part of the General Plan, calls for strategic project siting, mix of land uses, and design that reduces the need to drive, thus reducing vehicle miles traveled compared to what would occur through conventional development. Additionally, the City's implementation of water and energy conservation measures is beyond what is required by local, state, and federal regulations. Additional policies within the Draft General Plan augment water supply contingency plans. The revised Draft General Plan contains strengthened and amplified policies to address the GHG emissions of future development, and sustainable development.

### Transportation/Traffic/Circulation/Parking

Implementation of the Draft General Plan could result in significant impacts to traffic. At this time, no specific projects have been proposed, and therefore it is not possible to propose feasible mitigation measures to reduce project-level impacts. The Draft General Plan has established measures that will guide transportation development and planning in the future. Policies that address walkable communities, street and freeway system improvements, transportation demand management (TDM), bicycling, and parking management will serve to mitigate certain traffic impacts both at the project and city-wide level.

It is infeasible in this program level EIR to provide project-specific mitigation that would reduce impacts to a less than significant level. As such, significant unavoidable impacts related to transportation, traffic, circulation, and parking remain.

## Visual Effects and Neighborhood Character

Implementation of the Draft General Plan could result in significant impacts to visual effects and neighborhood character. Future discretionary actions, private development projects, and public facilities (i.e. roads, transit lines, utilities) that occur subsequent to General Plan adoption may result in significant impacts associated with changes to the landform that may occur through site-specific grading, blocked public views from development that is incompatible in shape, form or intensity, and substantially altering the existing character of the City's neighborhoods. While the Draft General Plan policies are designed to minimize such impacts, there is no guarantee that all future implementation actions and development projects will adequately implement Draft General Plan policies.

The policies resulting from the adoption of the Draft General Plan could avoid or reduce the potential significant impacts to topography, public views and the existing character of established communities, but possibly not to below a level of significance. In addition, future community plan updates and the existing development review process could reduce potential impacts to visual and neighborhood quality. Because the degree of impact and applicability, feasibility, and success of future mitigation measures can not be adequately known for each specific future project at this program level of analysis, the program-level impacts related to topography, public views and character remains significant and unavoidable.

## Water Quality

Implementation of the Draft General Plan could result in significant impacts to water quality. Almost all pollutants found in the impaired water bodies within the City have anthropogenic (man-made) origins; therefore increasing the population could increase the amount of pollution entering the aquatic ecosystem. Redevelopment and infill activities in urbanized areas could result in an increased amount of impervious surfaces. In addition, most development of vacant land could also decrease permeability. These impervious surfaces would result in increased runoff, adding to local non-point source pollution. Development could also cause erosion due to exposed graded surfaces, excavation, stock piling, or boring, and would potentially contribute to the sediment load in surface waters. Deposition of sediments downstream may be significant if they are introduced into a potable water supply (reservoirs), flood control channels, or wetlands. Increased deposition of sediments into water bodies can result in increased turbidity, clog streambeds, degrade aquatic habitat, and interfere with flow.

Future growth and development also has the potential to create impacts to groundwater quality. Groundwater degradation takes three forms: stock depletion, contamination, and secondary problems such as land subsidence and saline intrusion.

Mitigation can be conducted at the project review level by requiring developers to increase on-site filtration, preserve/restore/incorporate natural drainage systems into site design, and direct concentrated flows away from MHPA and open space areas. To the extent feasible,

avoiding development of areas particularly susceptible to erosion and sediment loss can additionally serve as a mitigation measure.

Because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to water quality remains significant and unavoidable.

#### RECOMMENDED ALTERNATIVES FOR REDUCING SIGNIFICANT UNMITIGATED IMPACTS:

None of the project alternatives analyzed in this EIR would completely eliminate all of the significant impacts of the project. Selection of any of the project alternatives would, however, reduce the project's contribution to one or more of the significant impacts.

##### No Project

The No Project Alternative represents buildout under the currently adopted plans and does not represent a "no build" scenario in which no future development would occur. Under the No Project Alternative, the Draft General Plan would not be implemented and projected future growth would occur in accordance with the 1979 Progress Guide and General Plan (existing General Plan), the Strategic Framework Element, which was adopted by the City Council in October 2002, and the City's Housing Element, which was adopted in December 2006.

The No Project Alternative would generally meet all of the project objectives. Impacts associated with agricultural resources, biological resources, geologic conditions, health and safety, historic resources, hydrology, mineral resources, noise, paleontological resources, population and housing, public services and facilities, public utilities, visual effects and neighborhood character, and water quality would be similar compared to the Draft General Plan. Air quality, global warming, land use and traffic impacts would be greater when compared to the Draft General Plan.

##### Enhanced Sustainability

This alternative is analyzed as a means of further reducing the environmental effects of the Draft General Plan related to energy and water consumption, solid waste generation, water quality and air quality. Specifically, this alternative would add mandatory policies to the Draft General Plan to enhance the sustainability of future development within the plan area.

The Enhanced Sustainability alternative would meet all of the project objectives. Impacts associated with agricultural resources, biological resources, geologic conditions, health and safety, historic resources, land use, mineral resources, noise, paleontological resources, population and housing, public services and facilities, traffic, and visual effects and neighborhood character would be similar compared to the Draft General Plan. Air quality, global warming, hydrology, public utilities, and water quality impacts were originally

determined to be less under this alternative. However, since the City has incorporated the principal objectives of this alternative into the Draft General Plan, the Draft General Plan now approaches the level of impacts estimated to occur under the Enhanced Sustainability Alternative. This is the environmentally superior alternative to the Draft General Plan.

### Increased Parking Management

This alternative expands the currently available parking management tools by expanding implementation of Community Parking Districts and permit parking districts throughout the City. This alternative would also increase parking meter fees and extend the hours when parking meter payment is required. The Community Parking District program allows for direct investment and benefit of the parking management revenue generated within its boundaries, thus providing a source of revenue for community infrastructure and amenities. Permit parking districts address transient and spillover parking problems by restricting on-street parking to permit holders within a specified area. This alternative would substantially reduce free on-street parking in the City, increase parking meter fees and hours of enforcement thereby increasing the cost of parking. This would serve to reduce and or eliminate a number of automobile trips, reduce parking demand, and increase the number of multimodal trips such as carpooling, transit, walking and biking. This alternative is analyzed as a means of further reducing the environmental effects of the Draft General Plan relating to air quality and traffic.

The Increased Parking Management Alternative would meet all of the project objectives. Impacts associated with agricultural resources, biological resources, geologic conditions, health and safety, historic resources, hydrology, land use, mineral resources, noise, paleontological resources, population and housing, public services and facilities, public utilities, visual effects and neighborhood character, and water quality would be similar compared to the Draft General Plan. Air quality, global warming, and traffic impacts were initially determined to be less under this alternative. However, since the City has incorporated the principal environmental objective of this alternative into the Draft General Plan, and the implementation mechanisms for the plan and the alternative would be similar (e.g. community specific parking plans and ordinance amendments), the Draft General Plan now approaches the level of impacts of the Increased Parking Management Alternative.

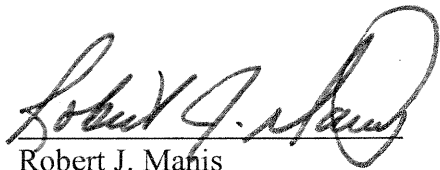
### Concentrated Growth

This alternative is analyzed within this Program EIR as a means to focus projected growth into four subareas of the City that are served by high quality transit. Global warming impacts would be greater under this alternative. Other environmental impacts would be greater in the four subareas, but would likely decrease in other areas of the City. Under this alternative, infill and redevelopment would be focused in the Downtown San Diego and Uptown communities; and in Urban Village Centers within the Mission Valley/Morena/Grantville, University/Sorrento Mesa, and Midway-Pacific Highway subareas to a greater extent than is envisioned under the Draft General Plan. In addition, under this

alternative, higher density infill and redevelopment would be discouraged in Neighborhood/Community Villages and within Transit Corridors outside of the above-referenced subareas. Due to the high cost of land and the scarcity of vacant developable land in the four subareas, it would be difficult to secure the population-based park lands needed to provide public facilities in accordance with General Plan, as compared to the Draft General Plan.

MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

The Mitigation Framework has been revised and amplified to further clarify within the MMRP (PEIR Section 9) the General Plan policies that would provide mitigation at the program level. Since the Draft General Plan does not include specific development projects, it is infeasible at the Program EIR level to provide project-specific mitigation that would reduce any future impacts to a less than significant level. Therefore, at this program level of review there is no project-specific Mitigation, Monitoring and Reporting Program proposed and significant and unavoidable impacts associated with the project remain.



Robert J. Mahis  
Deputy Director  
Development Services Department

April 26, 2007  
Date of Draft Report

September 28, 2007  
Date of Final Report

Analyst: M. Mirrasoul

December 2008  
Date of Revised Final Report

RESULTS OF PUBLIC REVIEW

- ( ) No comments were received during the public input period.
- ( ) Comments were received but the comments do not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the EIR.
- (X) Comments addressing the accuracy or completeness of the EIR were received during the public input period. **The letters and responses are located in Appendix C of this document.**

## **PUBLIC REVIEW:**

The following individuals, organizations, and agencies received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency.

### **Federal Agencies**

#### **Federal Aviation Administration (1)**

U. S. Fish and Wildlife Service (23)

U. S. Army Corps of Engineers (26)

U. S. Department of Agriculture (25)

#### *Military*

Naval Facilities Engineering Command, SW Division, Environmental Planning (12)

MCAS Miramar (13)

### **State of California**

#### *Departments*

#### **Department of Justice, Attorney General Edmund G. Brown**

Department of Transportation, District 11 (33)

Department of Fish and Game (32)

Department of Parks and Recreation (40)

Department of Parks and Recreation, Office of Historic Preservation (41)

Department of Housing and Community Development (38)

Department of Toxic Substances Control (39)

Department of Conservation (60)

Department of Water Resources (45)

Department of Boating and Waterways (52)

Office of Planning and Research (57)

State Clearinghouse (46A)

#### *Agencies*

Resources Agency (43)

Regional Water Quality Control Board, Region 9 (44)

California Environmental Protection Agency (37)

#### *Commissions/Boards*

California Coastal Commission (47)

Native American Heritage Commission (56)

California State Lands Commission (62)

California Energy Commission (59)

California Public Utilities Commission

California Integrated Waste Management Board (35)

California State Coastal Conservancy (54)

#### *Universities*

University of San Diego (251)

San Diego State University (455)

University of California, San Diego (134)

### **San Diego County**



Department of Planning and Land Use (68)  
Department of Environmental Health (75 &76)  
Department of Parks and Recreation (69)  
Department of Agriculture (64)  
Department of Education (66)  
Department of Public Works (72)

### **City of San Diego**

#### *Elected Officials*

Mayor Sanders  
Council President Peters, District 1  
Councilmember Faulconer, District 2  
Councilmember Atkins, District 3  
Councilmember Young, District 4  
Councilmember Maienschein, District 5  
Councilmember Frye, District 6  
Councilmember Madaffer, District 7  
Councilmember Hueso, District 8  
City Attorney Aguirre, Shirley Edwards

#### *Departments*

Development Services Department  
    Noise Analysis (82) – Werner Landry  
    LDR Engineering (MS 501) – Don Weston  
    LDR EAS (MS 501) – Marilyn Mirrasoul  
    LDR Landscaping (MS 501) – Christine Rothman  
    LDR Floodplain (MS 501) – Steve Lindsay  
    LDR Planning (MS 501) – Anna McPherson  
    LDR Transportation (MS 501) – Labib Qasem, Victoria Huffman, Ann Gonsalves  
    LEA (MS 606L) – Bill Prinz  
Park and Recreation Department (89) – Deborah Sharpe  
    Park Development (93) – Jeff Harkness  
Environmental Services Department (MS 1102A) – Lisa Wood  
Water Department (MS 906) – George Adrian  
Metropolitan Wastewater Department (MS 922) – Mehdi Rastakhiz  
Library Department (81) – Mary Ann Tilotta  
Fire-Rescue Department (MS 603) - Javier Mainar, Assistant Fire Chief  
Police Department (MS 710) – Darryl Hoover, Sergeant  
City Planning & Community Investment Department (MS 5A)  
    MSCP Reviewer (5A) – Jeanne Krosch  
    Facilities Financing (MS 606F) – Charlene Gabriel  
Governmental Relations Department (MS 51M)  
Neighborhood Code Compliance (MS 51N)  
Real Estate Assets Department (85)  
Engineering and Capital Projects Department (86)

#### *City Agencies*

San Diego Housing Commission (MS 49N)  
City of San Diego Redevelopment Agency (MS 904)  
Centre City Development Corporation (MS 51 D)  
Southeastern Economic Development Corporation (SEDC) (448)

## San Diego Regional Economic Development Corporation

### *Commissions*

Commission for Arts and Culture (MS 652)  
Library Commission (MS 17)  
Planning Commission (MS 401)

### *Advisory Boards*

San Diego Park and Recreation Board (MS 37C)  
Small Business Advisory Board (MS 904)  
Historical Resources Board (87)  
Wetland Advisory Board (91A)  
La Jolla Shores PDO Advisory Board (279)

### *Advisory Committees*

Mission Bay Park Committee (320)  
Balboa Park Committee (MS 35)  
Airports Advisory Committee (MS 14)

### *Libraries*

Balboa Branch Library (81B)  
Beckwourth Branch Library (81C)  
Benjamin Branch Library (81D)  
Carmel Mountain Ranch Branch (81E)  
Carmel Valley Branch Library (81F)  
City Heights/Weingart Branch Library (81G)  
Clairemont Branch Library (81H)  
College-Rolando Branch Library (81I)  
Kensington-Normal Heights Branch Library (81K)  
La Jolla/Riford branch Library (81L)  
Linda Vista Branch Library (81M)  
Logan Heights Branch Library (81N)  
Malcolm X Library & Performing Arts Center (81O)  
Mira Mesa Branch Library (81P)  
Mission Hills Branch Library (81Q)  
Mission Valley Branch Library (81R)  
North Clairemont Branch Library (81S)  
North Park Branch Library (81T)  
Oak Park Branch Library (81U)  
Ocean Beach Branch Library (81V)  
Otay Mesa-Nestor Branch Library (81W)  
Pacific Beach/Taylor Branch Library (81V)  
Paradise Hills Branch Library (81Y)  
Point Loma/Hervey Branch Library (81Z)  
Rancho Bernardo Branch Library (81AA)  
Rancho Peñasquitos Branch Library (81BB)  
San Carlos Branch Library (81DD)  
San Ysidro Branch Library (81EE)  
Scripps Miramar Ranch Branch Library (81FF)  
Serra Mesa Branch Library (81GG)  
Skyline Hills Branch Library (81HH)  
Tierrasanta Branch Library (81II)

University Community Branch Library (81JJ)  
University Heights Branch Library (81KK)  
Malcolm A. Love Library (457)

*Community Service Centers*

Clairemont (274)  
Navajo (337)  
Peninsula (389)  
Rancho Bernardo (399)  
San Ysidro (435)  
Scripps Ranch (442)

**Other Cities**

City of Chula Vista (94)  
City of Coronado  
City of Del Mar (96)  
City of El Cajon (97)  
City of Escondido (98)  
City of Imperial Beach (99)  
City of La Mesa (100)  
City of Lemon Grove (101)  
City of National City (102)  
City of Poway (103)  
City of Santee (104)  
City of Solana Beach (105)

**Native Americans**

Ron Christman (215)  
Louie Guassac (215A)  
Clint Linton (215B)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Bands and Groups (225A - Q)

**Other Agencies**

San Diego Association of Governments (108)  
San Diego Transit Corporation (112)  
Sempra (114)  
Metropolitan Transit Systems (115)  
San Diego County Regional Airport Authority (110)  
Local Agency Formation Commission (LAFCO) (111)  
Otay River Park Joint Powers Authority  
5201 Ruffin Road, Suite P, San Diego, CA 92123  
San Dieguito River Park Joint Power Authority (425A)  
County Water Authority (73)  
Air Pollution Control District (65)  
San Diego Unified Port District (109)

**Community Groups, Associations, Boards, Committees and Councils**

Community Planners Committee (194)

*Community Planning Groups*

Centre City Advisory Committee (243)  
Otay Mesa - Nestor Planning Committee (228)

Otay Mesa Planning Committee (235)  
Clairemont Mesa Planning Committee (248)  
Greater Golden Hill Planning Committee (259)  
Serra Mesa Planning Group (263A)  
Kearny Mesa Community Planning Group (265)  
Linda Vista Community Planning Committee (267)  
La Jolla Community Planning Association (275)  
City Heights Area Planning Committee (287)  
Kensington-Talmadge Planning Committee (290)  
Normal Heights Community Planning Committee (291)  
Eastern Area Planning Committee (302)  
Midway Community Planning Advisory Committee (307)  
Mira Mesa Community Planning Group (310)  
Mission Beach Precise Planning Board (325)  
Mission Valley Unified Planning Organization (331)  
Navajo Community Planners Inc. (336)  
Carmel Mountain Ranch Community Council (344)  
Carmel Valley Community Planning Board (350)  
Del Mar Mesa Community Planning Board (361)  
Greater North Park Planning Committee (363)  
Ocean Beach Planning Board (367)  
Old Town Community Planning Committee (368)  
Pacific Beach Community Planning Committee (375)  
Rancho Peñasquitos Planning Board (380)  
Peninsula Community Planning Board (390)  
Rancho Bernardo Community Planning Board (400)  
Sabre Springs Community Planning Group (407)  
San Pasqual - Lake Hodges Planning Group (426)  
San Ysidro Planning and Development Group (433)  
Scripps Ranch Community Planning Group (437)  
Miramar Ranch North Planning Committee (439)  
Skyline - Paradise Hills Planning Committee (443)  
Torrey Hills Community Planning Board (444A)  
Southeastern San Diego Planning Committee (449)  
Encanto Neighborhoods Community Planning Group (449A)  
College Area Community Council (456)  
Tierrasanta Community Council (462)  
Torrey Pines Community Planning Group (469)  
University City Community Planning Group (480)  
Uptown Planners (498)

*Town/Community Councils*

Clairemont Town Council (257)  
Serra Mesa Community Council (264)  
Rolando Community Council (288)  
Oak Park Community Council (298)  
Webster Community Council (301)  
Darnell Community Council (306)  
La Jolla Town Council (273)  
Mission Beach Town Council (326)  
Mission Valley Community Council (328 C)  
San Carlos Area Council (338)

Ocean Beach Town Council, Inc. (376 A)  
Pacific Beach Town Council (374)  
Rancho Penasquitos Community Council (378)  
Rancho Bernardo Community Council, Inc. (398)  
Rancho Penasquitos Town Council (383)  
United Border Community Town Council (434)  
San Dieguito Planning Group (412)  
Murphy Canyon Community Council (463)

*Community Associations/Committees*

North Park Community Association (366)  
Normal Heights Community Center (293)  
Normal Heights Community Association (292)  
La Jollans for Responsible Planning (282)  
Mission Hills Association (327)  
La Jolla Shores Association (272)  
Southeastern San Diego Development Committee (449)  
Arroyo Sorrento Homeowners Association (356)  
Burlingame Homeowners Association (364)  
Crown Point Association (376)  
Torrey Pines Association (379)  
The San Dieguito Lagoon Committee (409)  
Scripps Ranch Civic Association (440)  
Torrey Pines Association (472)  
Crest Canyon Citizens Advisory Committee (475)  
University City Community Association (486)  
Hillside Protection Association (501)  
Allen Canyon Committee (504)

Redevelopment Project Area Committees

Barrio Logan  
Crossroad  
College Community  
City Heights  
North Park  
North Bay

Other Interested Parties

San Diego Apartment Association (152)  
San Diego Chamber of Commerce (157)  
Building Industry Association/Federation (158)  
San Diego River Park Foundation (163)  
Sierra Club (165)  
San Diego Natural History Museum (166)  
San Diego Audubon Society (167, 167A)  
California Native Plant Society (170)  
Center for Biological Diversity (176)  
San Diego River Conservancy (168)  
Environmental Health Coalition (169)  
Endangered Habitats League (182 & 182A)  
Carmel Mountain Conservancy (184)  
Torrey Pines Association (186)

AIA (190)  
League of Women Voters (192)  
Carmen Lucas (206)  
Dr. Jerry Schaefer (208A)  
South Coastal Information Center (210)  
San Diego Historical Society (211)  
San Diego Archaeological Center (212)  
Save Our Heritage Organisation (214)  
San Diego County Archaeological Society Inc. (218)  
La Jolla Historical Society (221)  
University of San Diego (251)  
Tecolote Canyon Citizens Advisory Committee (254)  
Friends of Tecolote Canyon (255)  
Tecolote Canyon Rim Owner's Protection Association (256)  
Marian Bear Natural Park Recreation Council (267 A)  
UCSD Natural Reserve System (284)  
Friends of the Mission Valley Preserve (330)  
Mission Trails Regional Park Citizens Advisory Committee (341)  
Los Peñasquitos Canyon Preserve Citizens Advisory Committee (360)  
Friends of Rose Canyon (386)  
Pacific Beach Historical Society (377)  
Sunset Cliffs Natural Park Recreation Council (388)  
San Dieguito Lagoon Committee (409)  
San Dieguito River Park CAC (415)  
San Dieguito River Valley Conservancy (421)  
RVR PARC (423)  
Beeler Canyon Conservancy (436)  
Mission Trails Regional Park (465)  
Friends of Los Peñasquitos Canyon Preserve, Inc., (313)  
Tijuana River National Estuarine Reserve (229)  
Tijuana's Municipal Planning Institute  
San Dieguito River Park (116)  
San Diego Regulatory Alert (174)  
League of Conservation Voters (322)  
Citizens Coordinate for Century III (324 A)  
River Valley Preservation Project (334)  
Friends of Adobe Falls (335)  
Carmel Valley Trail Riders Coalition (351)  
Carmel Mountain Conservancy (354)  
Friends of San Dieguito River Valley (419)  
Beeler Canyon Conservancy (436)  
San Diego Board of Realtors (155)  
San Diego Convention and Visitors Bureau (159)  
CalPIRG (154)  
San Diego Baykeeper (173)  
San Diego Civic Solutions (*Canyonlands*)  
Bobbie Herdes, RECON Environmental  
[Donna Jones, Otay Mesa Planning Coalition](#)  
[John Ponder, Otay Mesa Planning Coalition](#)  
[Everett Delano, Friends of San Diego](#)  
[Bruce Warren, EnvironMINE, Inc.,](#)  
[Lee Campbell](#)

[Eric Germain](#)  
[Carolyn R. Thomas](#)  
[Randy Berkman](#)  
[Rebecca Robinson-Wood](#)  
[Stephen Haase, NAIOP](#)

### **School Districts**

#### *Elementary*

Chula Vista School District (118)  
Del Mar Union School District (119)  
Solana Beach School District (129)  
South Bay Union School District (130)  
La Mesa-Spring Valley School District (121)  
Lemon Grove School District (122)  
National City School District (123)  
San Ysidro School District (127)  
Santee School District (128)

#### *High School*

San Dieguito Union High School District (126)  
Sweetwater Union High School District (131)  
Grossmont Union High School District (120)

#### *Unified*

San Diego Unified School District (132)  
Poway Unified School District (124)

### **Community College Districts**

San Diego Community College District (133)  
San Diego Mesa College (268)  
Southwestern Community College District

### **General Plan E-mail Distribution List**

The CPCI Department maintains an emailing distribution list with over 2,000 contacts. These contacts received the public notice via e-mail with a link to the website document.