



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: July 25, 2025

TO: Heidi Vonblum, Director, City Planning Department

FROM: Rebecca Malone, AICP, Program Manager, City Planning Department

SUBJECT: Environmental Support for Preparing an Addendum to the Program Environmental Impact Report for the Blueprint SD Initiative for the College Area Community Plan Update

The Environmental Review Section of the City Planning Department has reviewed the College Area Community Plan Update and determined that, pursuant to CEQA Guidelines Sections 15162, 15164, and 15168, an addendum to the Final Program Environmental Impact Report (PEIR) for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment, and University Community Plan Update (SCH No. 2021070359) is the appropriate environmental document. This memorandum is to provide environmental support for this determination.

Previously Certified CEQA Documents

The Environmental Review Section reviewed the College Area Community Plan Update to determine if conditions specified in CEQA Guideline Section 15162 would trigger the preparation of a subsequent environmental document, and determined that the adoption of this Community Plan Update would not result in new significant impacts over and above those disclosed in the previously certified Final Program Environmental Impact Report (PEIR) for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment, and University Community Plan Update (SCH No. 2021070359), certified by the City Council on July 23, 2024 (Resolution No. R-315701).

A PEIR is defined in Section 15168 of the CEQA Guidelines. A PEIR is prepared for a series of actions that are characterized as one large project through reasons of geography; as logical parts in the chain of contemplated actions; in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or where individual activities will occur under the same regulatory process and having generally similar environmental impacts that can be mitigated in similar ways. In the case of the Final PEIR for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment, and University Community Plan

Update, a PEIR was appropriate because that Final PEIR was and is intended to be used for the adoption of future Community Plan Updates (CPUs), Specific Plans, and/or Focused Plan Amendments (FPAs) that are consistent with the General Plan.

In accordance with CEQA Guidelines Section 15168, a PEIR may serve as the Environmental Impact Report (EIR) for subsequent activities or implementing actions, provided it contemplates and adequately analyzes the potential environmental impacts of those subsequent projects. If, in examining future actions for development within the project areas, the City finds no new effects could occur or no new mitigation measures would be required other than those analyzed and/or required in this PEIR, the City can approve the activity as being within the scope covered by this PEIR and no new environmental documentation would be required. Pursuant to CEQA Guidelines Section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. The Environmental Review Section determined that an addendum to the Final PEIR for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment, and University Community Plan Update is the appropriate environmental document to update the environmental analysis for the Blueprint SD Initiative with plan-specific details for the College Area Community Plan Update.

Background and Scope of the Proposed Action

The proposed College Area Community Plan Update is a comprehensive update to the existing College Area Community Plan that was adopted in 1989. The College Area Community Plan Update establishes an updated vision and land use and policy strategy to guide future growth and development within the College Area community. The proposed Community Plan Update aligns with the City's amended General Plan (Blueprint SD Initiative) land use and policy framework and the City of Villages land use strategy as well as the City's Climate Action Plan. The proposed Community Plan Update reinforces the community's role as a college town with vibrant mixed-use corridors and nodes that connect to employment centers, neighborhoods, and San Diego State University, and that enhance the community.

CEQA Guidelines Section 15162 Criteria

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, based on substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the

severity of previously identified significant effects;

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of the three criteria listed above has occurred. Therefore, the Environmental Review Section of the City Planning Department determined that the requirement to prepare subsequent or supplemental environmental documents for the proposed College Area Community Plan Update is not applicable. Nevertheless, the Environmental Review Section is preparing an addendum to the Final PEIR for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment, and University Community Plan Update to incorporate plan-specific detail related to the College Area Community Plan Update into the environmental analysis for the Blueprint SD Initiative.

Addendum to the Final PEIR for the Blueprint SD Initiative

The purpose of the College Area Community Plan Update is to provide a comprehensive policy framework for growth and development over the next 30 years in the College Area Community Plan area. Consistent with the General Plan

City of Villages Strategy and the Climate Action Plan, the proposed College Area Community Plan Update balances employment, commercial, and residential uses within urban villages supported by a multi-modal transportation system, public spaces, and facilities. Based upon a review of the proposed project, none of the situations described in CEQA Guidelines Section 15162 apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts – not already previously analyzed in the underlying PEIR – as a result of the project. Therefore, an addendum to the Blueprint SD PEIR is being prepared in accordance with CEQA Guidelines Section 15164. Further, use of an addendum for the project complies with CEQA Guidelines Section 15168(c). Appropriate mitigation measures from the Blueprint SD PEIR will be incorporated, as applicable.

A handwritten signature in black ink, reading "Rebecca Malone". The signature is fluid and cursive, with a long horizontal line extending from the end.

Rebecca Malone, AICP, Program Manager
City Planning Department

RM: rm