



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 16, 2013

REPORT NO. PC-13-017

ATTENTION: Planning Commission Agenda of January 31, 2013

SUBJECT: GENERAL PLAN HOUSING ELEMENT UPDATE 2013 - 2020

SUMMARY

Issue: Should the Planning Commission recommend approval of the General Plan Housing Element Update 2013 – 2020 to the City Council?

Staff Recommendation: That the Planning Commission recommend approval of the General Plan Housing Element Update 2013 – 2020 to the City Council.

Community Planning Group Recommendation: On November 27, 2012, the Community Planners Committee (CPC) voted 20-4-1 to recommend approval of the General Plan Housing Element Update 2013 – 2020.

Environmental Review: An Addendum to Environmental Impact Report No. 104495 was prepared, and certified on December 12, 2012.

BACKGROUND

The General Plan Housing Element serves as a policy guide to address the comprehensive housing needs of the City. It is one of ten elements of the City of San Diego's General Plan, however it is provided under separate cover due to the need for frequent updates and to facilitate compliance with State reporting requirements. State law requires that local jurisdictions update their Housing Elements every eight years in order to outline the existing and projected housing needs of their community, the barriers or constraints to providing that housing and actions proposed to address these concerns.

The Housing Element must remain consistent with all other elements of the General Plan, incorporating the City of Villages strategy as the key framework. The City of Villages strategy is to focus growth into mixed-use activity centers that are pedestrian friendly and linked to the regional transit system. This is an important component of the City's effort to reduce local contributions to greenhouse gas emissions because it becomes possible for larger numbers of people to make fewer and shorter auto trips, and helps the region meet the requirements of California Senate Bill 375 (2008).

DISCUSSION

Overview:

The November 2012 Draft Housing Element is organized into eight chapters, beginning with a detailed citywide profile of major demographic characteristics and trends. Chapters 2-6 present five major goals, and their associated objectives, policies, and programs. Chapter 7 is a summary of the adequate sites inventory and Chapter 8 provides an analysis of the previous housing element. As with other elements of the General Plan, the Housing Element provides the policy framework for future planning decisions, and identifies a series of implementation steps intended to meet the goals, objectives, and policies.

Goals, Objectives, Policies, and Programs:

The Draft Housing Element includes a series of five goals aimed at ensuring the provision of sufficient housing for all income groups; maintaining the quality of San Diego's housing stock; streamlining the residential permitting process; facilitating compliance with housing regulations; and promoting sustainability. Each goal includes an implementation table which will be used to track the progress of program performance on an annual basis.

Regional Housing Needs Allocation (RHNA) :

RHNA goals represent the projected share of regional housing needs for all income groups over the course of each Housing Element cycle. The San Diego Association of Governments (SANDAG) worked with each jurisdiction to conduct the RHNA process, based on such factors as: market demand, employment, availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing need. On October 28, 2011, the SANDAG Board approved the RHNA for the current cycle. The City's regional share goal for the 11-year period, January 1, 2010 – December 31, 2020, has been determined to be 88,096. This goal is further broken down by income group as follows:

	Area Median Income (AMI)	Share (Housing Units)
Very Low-Income	0-50% of AMI	21,977
Low-Income	51-80% of AMI	16,703
Moderate-Income	81-120% of AMI	15,462
Above Moderate-Income	121% + of AMI	33,954

The regional share goal will be met if the City provides sufficient vacant and potentially redevelopable land, zoned for residential use in various density categories, to potentially meet the goals in each income group. It does not mean that San Diego must provide these numbers of housing units in each income category.

Adequate Sites Inventory:

In accordance with State law, the Adequate Sites Inventory must demonstrate that the housing potential on land suitable for residential development is adequate to accommodate the City's regional share goal of 88,096 for the 11-year period, January 1, 2010 – December 31, 2020. In

2012, the City conducted a comprehensive Adequate Sites Inventory, the results of which indicate that the City does have sufficient land available to accommodate 126,335 potential housing units of which 67,898 could be low- or very low-income units (i.e., either permitted for affordable housing units or allow density of 30 dwelling units per acre or more). The inventory results are summarized in Chapter Seven and provided in full form on the City's website: www.sandiego.gov/planning/genplan/heu/workingdocs.shtml.

Analysis of the FY 2005 – 2010 Housing Element:

The Draft Housing Element concludes with a detailed table analyzing the progress in which San Diego has made in implementing the policies and programs and achieving the goals and objectives of the FY 2005 – 2010 Housing Element. This table provides useful information to evaluate the effectiveness of current and past programs and provide guidance for future actions.

Community participation and public outreach efforts:

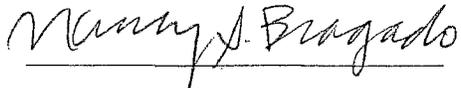
In order to reach a broad range of participants, the City has utilized a variety of outreach methods, including public workshops, task force meetings, email blasts, newsletter articles, the City's TV station, and a dedicated Housing Element Update web page. A community workshop was held on March 9, 2012 at the Mission Valley Library; followed by an informational workshop at the May 9, 2012 Land Use & Housing Committee meeting; a community workshop at the Jacobs Center for Neighborhood Innovation in Encanto on July 27, 2012; a presentation to the Community Planners Committee on September 25, 2012; a joint workshop of the Planning Commission and Land Use & Housing Committee on September 27, 2012; and a presentation to the Community Planners Committee on November 27, 2012. Over 5,000 individuals and organizations were sent email invitations to each of the community workshops and translation services were made available to ensure the public participation of all economic segments of the community.

Additionally, from January 2011 to present, monthly updates and discussions took place at the Affordable Housing Best Practices Task Force meetings. The Task Force, established by the San Diego Housing Commission per the direction of the City Council's Land Use & Housing Committee, is comprised of a diverse group of affordable housing stakeholders with the task of developing a menu of recommendations for potential policy changes, incentives and other revenue resources to increase affordable housing in San Diego.

Conclusion:

In accordance with State Law, the City of San Diego must have a City Council- adopted and State-Certified Housing Element by April 28, 2013. Throughout 2011 and 2012 City staff conducted a multi-faceted public outreach effort, resulting in release of the August 2012 Draft General Plan Housing Element. From August 2012 to October 2012 the City again conducted a widespread outreach effort soliciting public comments, resulting in a final November 2012 Draft. On November 13, 2012, the State of California Department of Housing and Community Development completed its review of the City of San Diego's draft Housing Element and determined that upon adoption by the City Council, the Housing Element will be found to be consistent with the statutory requirements of State housing element law (Article 10.6 of the Government Code).

Respectfully submitted,



Nancy Bragado
Program Manager
Development Services



Brian Schoenfisch
Housing Element Project Manager
Development Services

Attachments:

1. November 2012 Draft General Plan Housing Element
2. Addendum to Environmental Impact Report No. 104495
3. Summary Table of Public Comments Received (August 2012 – November 2012)
4. November 13, 2012 Letter from the State of California Department of Housing and Community Development



**Advanced Planning &
Engineering Division
(619) 446-5460**

**ADDENDUM TO
ENVIRONMENTAL IMPACT REPORT No. 104495**

Project No. 270400
SCH No. N/A

SUBJECT: **GENERAL PLAN HOUSING ELEMENT UPDATE, 2013-2020:** The Housing Element Update for 2013-2020 is intended to identify and analyze the City's housing needs, establish reasonable goals, objectives and policies based on those needs, and provide a comprehensive eight-year program of actions to achieve the identified goals and objectives. As required by State law, it includes standards and plans for the improvement of housing, the provision of adequate sites for housing, and the adequate provision of the housing needs of all segments of the City within the specified eight-year cycle as required by State law.

Applicant: City of San Diego

I. PROJECT DESCRIPTION:

Background:

The Housing Element is one of ten elements of the City of San Diego's General Plan mandated by State law and must be updated every eight years. State law also requires that the Housing Element be consistent with other elements of the General Plan. Therefore, the proposed Housing Element update has been prepared to be consistent with and help implement the goals of the General Plan adopted March 2008.

State law also requires that regional councils of government determine "regional share goals" for each local jurisdiction. These goals are the projected share of regional housing needs for all income groups for the next eight-year housing element cycle. San Diego's regional share goal for the 11-year period from January 1, 2010 – December 31, 2020 has been determined by San Diego Association of Governments (SANDAG) to be 88,096 housing units for very low-income, low-income, moderate income, and above moderate income categories. This goal does not require the housing units affordable in each income category be provided, but does require that San Diego have sufficient vacant and potentially redevelopable land zoned for residential use in various density categories to potentially meet the housing goals for each income group. An inventory of potential sites was conducted between January 2010 and July 2012, and it was determined that San Diego will have sufficient land available to accommodate San Diego's regional share requirement.

State Housing Element law requires that the City determine the "Maximum Feasible Units for New Construction, Rehabilitation, and Preservation," which it believes can be accomplished during this eight-year Housing Element cycle for all income categories. Table 1 shows the projected housing unit estimates, which are based on the quantified objectives and program targets proposed in the body of the Housing Element, a comprehensive assessment of current economic and market conditions, and the resources anticipated to be available through the conclusion of this Housing Element cycle.

Table 1: QUANTIFIED OBJECTIVES FOR HOUSING PRODUCTION

INCOME GROUP	NEW CONSTRUCTION	REHABILITATION	PRESERVATION
Extremely Low-income	3,000	600	250
Very Low-income	3,000	600	250
Low-income	3,600	800	400
Moderate-income	700	400	0
Above Moderate-income	34,800	0	0
Total	10,300	2,400	900

The Housing Element contains objectives, policies, and programs for each of the following main goals:

1. Ensure the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth over the next Housing Element cycle 2013 – 2020, in a manner consistent with the development pattern of the Sustainable Communities Strategy (SCS), that will help meet regional Green House Gas (GHG) targets by improving transportation and land use coordination and jobs/housing balance, creating more transit-oriented, compact, and walk-able communities, providing more housing capacity for all income levels, and protecting resource areas.
2. Maintain at a high level and upgrade, where necessary, the quality, safety, and livability of San Diego's housing stock, with emphasis on preservation of San Diego's Affordable Housing Stock.
3. Streamline the entitlement and permitting process for new residential development by minimizing governmental constraints in the development, improvement, and maintenance of housing without compromising the quality of governmental review or the City's responsibility to ensure development takes place in a sustainable manner.
4. Provide affordable housing opportunities consistent with a land use pattern, which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws.
5. Cultivate the City as a sustainable model of development.

Goal 1.

Ensure the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth over the next Housing Element cycle 2013 – 2020, in a manner consistent with the development pattern of the Sustainable Communities Strategy (SCS), that will help meet regional GHG targets by improving transportation and land use coordination and jobs/housing balance, creating more transit-oriented, compact, and walkable communities, providing more housing capacity for all income levels, and protecting resource areas.

Objective A: Identify and make available for development adequate sites to meet the City's diverse housing needs.

The City of San Diego encourages the production of new housing units that offer a diversity of housing types to ensure that an adequate supply is available to meet the existing and future needs of all groups. The City is to continue to maintain an inventory of both vacant and redevelopable land which is distributed throughout the City in such a way that the City can achieve its 11 year regional share goal of 88,096 units, as allocated by SANDAG in the Regional Housing Needs Statement during the period January 1, 2010 – December 31, 2020. The inventory shall not fall below the number of sites required to accommodate 88,096 housing units by the end of this period.

Objective B: New Construction

Provide at least 700 additional units for moderate-income households, 3,600 additional units for low-income households and approximately 3,000 additional units of housing for very low-income households and 3,000 units for extremely low-income households by December 31, 2020.

Goal 2.

Maintain at a high level and upgrade, where necessary, the quality, safety, and livability of San Diego's housing stock, with emphasis on preservation of San Diego's affordable housing stock.

Objective C: Maintenance and Preservation.

Develop and maintain programs that identify substandard housing and provide a wide spectrum of options to correct housing code violations.

Objective D: Preservation of existing low-income housing.

The City of San Diego will continue or undertake the following programs and activities during the eight-year period of the Housing Element. The San Diego Housing Commission will implement these efforts, except where another division or agency of the City of San Diego is identified. Funding sources to support the implementation of these efforts is specified where appropriate. The efforts listed below represent a varied strategy to mitigate potential loss of "at-risk" units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.

Objective E: Housing Rehabilitation.

Rehabilitate at least 2,400 housing units during the eight-year plan period. Of these, 1,200 housing units would be affordable to extremely low-income households, 800 housing units would be affordable to very low-income households and 400 housing units would be affordable to low-income households at 65 percent of Average Median Income (AMI), the standard established under the Home Investments Partnerships Program (HOME).

Goal 3.

Streamline the entitlement and permitting process for new residential development by minimizing governmental constraints in the development, improvement, and maintenance of housing without compromising the quality of governmental review or the City's responsibility to ensure development takes place in a sustainable manner.

Objective F: Reduction of governmental constraints.

Ensure a streamlined, yet thorough, and transparent decision-making process. This includes implementing planning process improvements to both reduce, undue project delays and provide clear information to support community review. The City shall reduce permit processing times and create certainty in the development entitlement process by providing clear parameters for development and consistent application of these regulations.

Objective G: Infrastructure Strategy.

Improve infrastructure systems throughout the City's communities as to support infill development and promote new affordable housing. A comprehensive funding strategy should be developed in order to address existing deficiencies and future needs.

Goal 4.

Provide affordable housing opportunities consistent with a land use pattern, which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws.

Objective H: Affordable rental and homeownership opportunities.

Provide assistance in the form of rental subsidies to low-income households; provide homebuyer education, counseling, and workshops to low- or moderate-income households; provide financial assistance to low- and moderate-income families; offer homeownership opportunities through land use incentive programs such as inclusionary housing and density bonus to low- and moderate-income households.

Objective I: Community balance and fair housing.

The intent of community balance is to achieve a diversity of housing available to households of all income levels. A minimum of ten percent of all new units built in communities throughout the City should be affordable to low- and very low-income residents or for moderate-income homebuyers. A minimum of 20 percent of all units built in those portions of the North City, where a 20 percent inclusionary housing requirement has been adopted, should be affordable to low- and very low-income residents or for moderate-income homebuyers. Homeownership activities, preservation of "at-risk" affordable housing, rehabilitation of owner-occupied and rental housing, mixed-income rental housing acquisition and development will occur in all areas exhibiting need (subject to program guidelines). The City will pursue development or acquisition of affordable multi dwelling unit rental housing in areas with a low to moderate concentration of low-income households (0-60.9 percent of the population are low-income) as a priority. Development in those areas with a concentration of 61 percent or more low-income households will be supported under limited circumstances such as community support, elimination of blight, or as part of the developer's inclusionary housing requirement.

The City shall actively participate in an ongoing region-wide collaborative effort to improve fair housing choice and affirmatively further fair housing. The objective of this effort is to reduce impediments to addressing and eliminating discrimination identified in the recently updated Analysis of Impediments to Fair Housing Choice (2011).

Goal 5.

Cultivate the City as a sustainable model of development.

Objective J: Promote reduction of greenhouse gas (GHG) emissions in accordance with SB 375; and promote consistency with the General Plan's City of Villages Strategy and other citywide planning efforts.

Senate Bill 375 (SB 375), which went into effect in 2009, added statutes to the California Government Code to encourage planning practices that create sustainable communities. Additionally in 2009, the California Air Resources Board (CARB) set specific targets for reducing greenhouse gas emissions in the San Diego region that call for a seven percent reduction by 2020 and a 13 percent reduction by 2035. The City's General Plan, including this Housing Element, promote a land use pattern that is anticipated to reduce Vehicle Miles

Traveled (VMT's) and result in our region meeting or exceeding the targets established by CARB. The key component of the City's General Plan and the City of Villages strategy, promotes the integration of land use planning and transit. By providing opportunities for people to live near their place of work or in close proximity to high-frequency transit services, General Plan policies aim to guide the City toward a more sustainable future.

In addition to targeting new growth into the right locations, the City's General Plan promotes "green" development in both new construction and reconstruction. The City will continue its commitment to sustainable development projects by offering incentives for projects that achieve the established goals. The City promotes increased energy conservation in housing developments by encouraging developers to employ resource efficiency including energy, water, and building materials. Incentive programs are in place to expedite project processing for sustainable housing developments including Council Policy 900-14- the Sustainable Buildings Policy and Council Policy 600-27- the Sustainable Development Incentive Policy, which is currently being expanded in order to further increase the expedite process.

II. ENVIRONMENTAL SETTING: See Final PEIR Number 104495 for the City of San Diego General Plan.

III. PROJECT BACKGROUND:

The Housing Element serves as a policy guide to address the comprehensive housing needs of the City. It is one of ten elements of the City of San Diego's General Plan and is mandated by the State of California Government Code. State law requires that local jurisdictions outline the housing needs of their community, the barriers or constraints to providing that housing, and actions proposed to address these concerns over an eight-year period. The Housing Element is subject to detailed statutory requirements and mandatory review by Housing and Community Development (HCD), acknowledging that the availability of housing is a matter of statewide importance and that cooperation between government and the private sector is critical to attainment of the State's housing needs, including their share of the regional housing need. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide housing opportunities for, and do not unduly constrain, housing development. Further, in accordance with California Senate Bill 375, the Housing Element would identify how regional greenhouse gas targets would be achieved through feasible development patterns, infrastructure investments, and/or transportation measures or policies, consistent with a regional "Sustainable Communities Strategy."

IV. DISCUSSION:

The City of San Diego previously prepared a Program Environmental Impact Report (PEIR) No. 104495 for the General Plan described in the attached conclusions. The Housing Element was evaluated using the PEIR to determine if any additional impacts would occur as a result of its implementation. Land Use, Mobility, Urban Design, Economic Prosperity, Public Services, Recreation, Conservation, Historic Preservation and Noise elements of the General Plan were taken into consideration. Following is a discussion of each of these elements and the Housing Element's consistency with each.

Land Use and Community Planning

The Land Use and Community Planning Element (Land Use Element) provides policies to implement the City of Villages strategy within the context of San Diego's community planning program. The Land Use Element establishes a structure that respects the diversity of each community and includes policy direction to govern the preparation of community plans. The

element addresses zoning and policy consistency, the plan amendment process, annexation policies, airport-land use planning, balanced communities, equitable development, and environmental justice.

Mobility Element

The Mobility Element contains policies that promote a balanced, multi-modal transportation network that gets us where we want to go and minimizes environmental and neighborhood impacts. In addition to addressing walking, bicycling, transit, and streets, the element also includes policies related to regional collaboration, parking, the movement of goods, and other components of our transportation system.

Urban Design Element

Urban Design Policies capitalize on San Diego's natural beauty and unique neighborhoods by calling for development that respects the natural setting, enhances the distinctiveness of our neighborhoods, strengthens the natural and built linkages, and creates mixed-use, walkable villages throughout the City.

Economic Prosperity Element

The structure of San Diego's economy influences the City's physical development and capacity to fund essential services. A strong economy creates wealth that makes continued investment in and maintenance of, San Diego's infrastructure possible.

Public Facilities, Services, and Safety Element

Providing adequate public facilities and services needed to serve the City's current and future population continues to be a great challenge. The Public Facilities, Services, and Safety Element responds to this challenge through policies that address public financing strategies, public and developer financing responsibilities, prioritization, and the provision of specific facilities and services that must accompany growth.

Recreation Element

The City of San Diego has over 38,930 acres of park and open space lands that offer a diverse range of recreational opportunities. The City's parks, open space, trails, and recreation facilities play an important role in the physical, mental, social, and environmental health of the City and its residents. Parks and open space lands also benefit the environment by providing habitat for plants and animals, and space for urban runoff to percolate into the soil, while also serving to decrease the effects of urban heat islands.

Conservation Element

The Conservation Element contains policies to guide the conservation of resources that are fundamental components of San Diego's environment, that help define the City's identity, and that are relied upon for continued economic prosperity. Over long term, conservation is the most cost-effective strategy to ensure that there will be a reliable supply of the resources that are needed now and in the future.

Historic Preservation Element

The Historic Preservation Element seeks to guide in the preservation, protection, restoration, and rehabilitation of historical and cultural resources and maintain a sense of the City. San Diego's rich and varied historical and cultural resources include buildings, structures, objects, landscapes, districts, archaeological sites, and traditional cultural properties that possess historical, scientific architectural, aesthetic, cultural, or ethnic significance.

Noise Element

Noise at excessive levels can affect our environment and our quality of life. At excessive levels, people typically perceive noise as being intrusive, annoying, and undesirable. The most prevalent

noise sources in San Diego are from motor vehicle traffic on interstate freeways, state highways, and local major roads generally due to higher traffic volumes and speeds. Aircraft noise is also present in many areas of the City. Rail traffic and industrial and commercial activities contribute to the noise environment.

In conclusion, the Housing Element update for 2013-2020 is consistent with all other elements of the General Plan and there would be no new significant environmental impacts which were not already considered in the previous PEIR.

V. DETERMINATION

The City of San Diego previously prepared and Program Environmental Impact Report Project No. 104495 City of San Diego General Plan. Based upon a review of the proposed Housing Element Update for Fiscal Years 2013-2020, it has been determined that:

- a. There are no new significant environmental impacts not considered in the previous PEIR;
- b. No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and
- c. There is no new information of substantial importance to the project.

Therefore, in accordance with Section 15164 of the State CEQA Guidelines this addendum has been prepared.

VI. MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

The previous final PEIR No. 104495 for the *City of San Diego Draft General Plan*, dated March 10, 2008, concluded that the General Plan would result in significant and unmitigated impacts to Agricultural Resources, Air Quality, Biological Resources, Geologic Conditions, Health and Safety, Historic Resources, Hydrology, Land Use, Mineral Resources, Noise, Paleontological Resources, Population and Housing, Public Facilities, Public Utilities, Transportation/Traffic/Circulation/Parking, Visual Effects and Neighborhood Character, and Water Quality. 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.

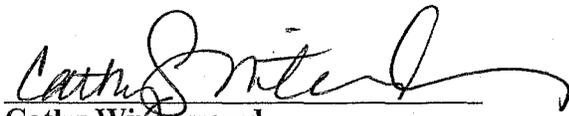
VII. SIGNIFICANT UNMITIGATED IMPACTS:

There are no new significant impacts identified in conjunction with the implementation of the Housing Element Update, and significant effects previously examined will not be substantially more severe than shown in the previous PEIR. There is no new information that was not known when the original PEIR was certified, and the significant effects previously examined would not be substantially more severe than those shown in the previous PEIR. Because there are significant unmitigated impacts associated with the original project, approval of the project required the decision maker to make specific and substantiated CEQA findings which stated that: a) specific economic, social or other considerations make infeasible the mitigation measure or project alternatives identified in the final PEIR, and b) these impacts have been found acceptable because of specific overriding considerations. No new CEQA findings are required for this project.

VII. Results of Public Review:

- (X) No comments were received during the public input period.
- () Comments were received but did 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.
- () Comments addressing the accuracy or completeness of the EIR were received during the public input period. The letters and responses follow.

Copies of the addendum, the final EIR, the Mitigation Monitoring and Reporting Program, and any technical appendices may be reviewed in the office of the Entitlements Division of the Development Services Department, or purchased for the cost of reproduction.


Cathy Winterrowd
Assistant Deputy Director
Development Services Department

November 19, 2012
Date of Draft Report

December 12, 2012
Date of Final Report

Analyst: **Lizzi**

DISTRIBUTION:

The addendum and conclusions of the final EIR were distributed to:

State of California

Caltrans Planning (31)
Housing and Community Development (38)
California Coastal Commission (47)
California Transportation Commission (51A)
Office of Planning and Research (57)

San Diego County

Department of Planning and Land Use (68)

City of San Diego

Office of the Mayor (91)
Councilmember Lightner, District 1 (MS 10A)
Councilmember Faulconer, District 2 (MS 10A)
Councilmember Gloria, District 3 (MS 10A)
Councilmember Young, District 4 (MS 10A)
Councilmember DeMaio, District 5 (MS 10A)
Councilmember Zapf, District 6 (MS 10A)
Councilmember Emerald, District 7 (MS 10A)
Councilmember Alvarez, District 8 (MS 10A)

Departments

Development Services Department
Brian Schoenfisch (MS 401)
Nancy Bragado (MS 401)
Cecilia Gallardo (MS 501)
Cathy Winterrowd (MS 501)
Governmental Relations Department (MS 51M)

City Agencies

Civic San Diego (243)
Housing Commission (MS 49N) (NOTICE ONLY)

Advisory Committees

Mission Bay Park Committee (320)

Libraries (NOTICE ONLY)

Library Gov't Documents Department (81 & 81A)
Balboa Branch Library (81B)
Beckwourth Branch Library (81C)
Benjamin Branch Library (81D)
Carmel Mountain Ranch Branch Library (81E)
Carmel Valley Branch Library (81F)
City Heights/Weingart Branch Library (81G)
Clairemont Branch Library (81H)
College-Rolando Branch Library (81I)
Environmental Services Library (81J)
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 (81X)
Paradise Hills Branch Library (81Y)
Point Loma/Hervey Branch Library (81Z)
Rancho Bernardo Branch Library (81AA)
Rancho Peñasquitos Branch Library (81BB)
Read San Diego (81CC)
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)
North University Branch Library (81JJJ)
University Heights Branch Library (81KK)

Other Agencies

San Diego Association of Governments (108)

Community Groups, Associations, Boards, Committees and Councils (NOTICE ONLY)

Community Planners Committee (194)
Balboa Park Committee (226A)
Black Mountain Ranch –Subarea I (226C)
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)
North Bay Community Planning Group (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 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)
Pacific Highlands Ranch – Subarea III (377A)
Rancho Peñasquitos Planning Board (380)
Peninsula Community Planning Board (390)
Rancho Bernardo Community Planning Board (400)
Sabre Springs Community Planning Group (406B)
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 Highlands – Subarea IV (467)
Torrey Pines Community Planning Group (469)
University City Community Planning Group (480)
Uptown Planners (498)

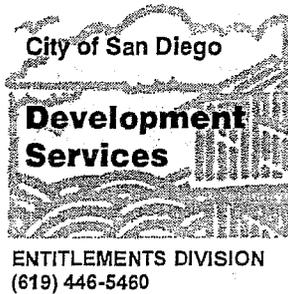
Town/Community Councils

Town Council Presidents Association (197)
Harborview Community Council (243)
Carmel Mountain Ranch Community Council (344)
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. (367 A)
Pacific Beach Town Council (374)
Rancho Bernardo Community Council, Inc. (398)
Rancho Penasquitos Town Council (383)
San Dieguito Planning Group (412)
United Border Community Town Council (434)
Tierrasanta Community Council (462)
Murphy Canyon Community Council (463)

Other Interested Parties (NOTICE ONLY)

San Dieguito River Park (116)
San Diego Regulatory Alert (174)
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)
San Diego River Conservancy (168)
Environmental Health Coalition (169)
California Native Plant Society (170)
Citizens Coordinate for Century 3 (179)
Endangered Habitats League (182 & 182A)
Carmel Mountain Conservancy (184)
San Diego Tracking Team (187)
League of Women Voters (192)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
San Diego County Archaeological Society Inc. (218)
Otay Valley Regional Park CAC – John Willett (227)
Tijuana River National Estuarine Reserve (229)
Theresa Quiroz
4719 Baily Place, San Diego, CA 92105
Chuck Tanner – County San Diego OVRP Rep (232)
Deron Bear – Marion Bear Natural Park Recreation Council (253)
Tecolote Canyon Citizens Advisory Committee (254)
Friends of Tecolote Canyon (255)
Tecolote Canyon Rim Owner's Protection Association (256)
Friends of Switzer Canyon (260)
Marion Bear Natural Park Recreation Council (266A/267A)
UCSD Natural Reserve System (284)
John Stump (304)
Chollas Lake Park Recreation Council (305)
Friends of Los Peñasquitos Canyon Preserve, Inc. (313)
Surfer's Tired of Pollution (318)
Debbie Knight (320)
League of Conservation Voters (322)
Mission Bay Lessees (323)
San Diego River Conservancy (330A)
Friends of the Mission Valley Preserve (330B)
River Valley Preservation Project (334)
Mission Trails Regional Park Citizens Advisory Committee (341)
Carmel Valley Trail Riders Coalition (351)
Carmel Mountain Conservancy (354)
Los Peñasquitos Canyon Preserve Citizens Advisory Committee (360)
Ocean Beach Merchant's Association (367B)
Friends of Rose Canyon (386)
San Dieguito Lagoon Committee (409)
San Dieguito River Park CAC (415)
Friends of San Dieguito River Valley (419)
San Dieguito River Valley Conservancy (421)
RVR PARC (423)
Beeler Canyon Conservancy (436)
Jim Dawe (445)
Mission Trails Regional Park (465)



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 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.

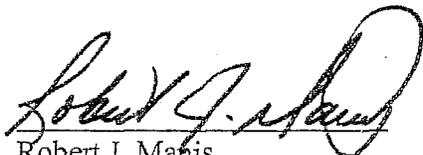
Concentrated Growth

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. Manis
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.

Summary Table of Public Comments Received (August 2012 - November 2012)

Date Received	Name/Organization	Subject	Comments	Were Changes Made to the Document?	Page Number
8/31/2012	Joe LaCava	Water Supply	Added language about water & sewer capacity	yes	164
9/4/2012	Peter St. Clair	City of Villages/Mixed Use Development Companion Units	Added language	yes	101, 111
9/5/2012	SD Housing Federation	Transit Village Districts	Added section	yes	136
		State should create permanent funding source	Added language	yes	174
		Housing Impact Statements	Added language	yes	186
		Surplus City properties density bonus program	Added language additional language was added (program #1)	yes yes	45 53
9/6/2012	Krout & Associates	Sustainability Chapter	Consultant provided additional language	yes	132-147
9/6/2012	Staff Comment	Table 33	Updated table & language	yes	32
9/10/2012	United States Marine Corps	Military Housing	Number changed from 1,600 to 1,400	yes	54
			Number changed from 1,600 to 1,400	yes	63
			Number changed and base name changed	yes	153
			Number changed from 1,600 to 1,400	yes	157
9/13/2012	Kayla Hardin	Persons with Developmental Disabilities	Use "People First Language" within section	yes	23
		Shiver R-Word Act	Changed wording to "intellectual disability"	yes	23
		Funding for Developmentally Disabled	SDHC should consider setting aside funds and/or affordable housing for the developmentally disabled	yes	24
9/28/2012	Workshop/Staff Comments	Downpayment/Closing Cost Assistance Grants	additional program (#17)	yes	121
		mortgage credit certificate program	additional program (#18)	yes	122
		deferred payment 3% interest loan program	additional program (#19)	yes	122
		mobile home repair grants	additional language was added (program #3)	yes	86
		no interest 0% deferred payment loans	additional program (#7)	yes	86
		multifamily bond program	additional financing source	yes	79
		multifamily rental development program	additional financing source	yes	79
		coastal affordable housing replacement program	program name was changed; language was added (program #3)	yes	53
		Section 8	program name was changed; language was added	yes	77, 118
		single room occupancy	additional language was added (program #4)	yes	53
		Housing enhancement loan program	additional program (#8)	yes	87
		Low income housing tax credits	additional language was added	yes	78
HUD lead hazard control grant	additional program (#6)	yes	81		
HUD healthy homes demonstration grant	additional program (#7)	yes	81		

9/28/2012	Workshop/Staff Comments	supportive housing program	additional language was added (program #2)	yes	118, 119
		Homelessness	Added info/stats from Regional Task Force on Homeless	yes	31-37
		shelter plus care	additional language was added (program #4)	yes	119
		bicycle sharing	bicycle sharing program & description was added (#5)	yes	137
10/3/2012	staff comments	Above Moderate Income Category	Above Moderate Income category was added to table 1	yes	4
		Formatting	Changes were made throughout the document to make format more compatible with the General Plan	yes	throughout
		Goal 5	Update goal 5 to reflect changes made by our sustainability consultant	yes	133-147
		Relate Constraints to Policies/Programs	Previous Chapter 7 (Constraints to Development) merged with Chapter 4 (Facilitate Development)	yes	91 - 115
		Cedillo Bill	The H.E. addresses requirements of the Cedillo Bill	yes	126,127
10/3/2012	Rosemary Johnston	Julian's Anchorage	Deleted "Julian's Anchorage" under program G--This no longer exists	yes	56
		adequate housing sites inventory summary table	Updated table to reflect most current housing sites inventory (Table #47)	yes	150-157
10/12 - 11/12	Housing Commission	Updates to ongoing programs implemented by the SDHC	Updated information regarding SDHC implementation programs currently in progress	yes	throughout
11/27/2012	CPC	Statement regarding full realization of adequate sites inventory and infrastructure	Added statement to page 3 intro discussion of RHNA and adequate sites inventory	yes	3
		Affordable housing projects/adequate housing sites inventory	Updated numbers in document to reflect changes made in Tables #47 and #48	yes	3, 149, 158, 159
11/1/2012	HCD Comments	Extremely Low Households	Added estimate for extremely low income category for RHNA & in Table 1	yes	3, 4
		Goal 3 Implementation Chart	Corrected chart	yes	114
		Affordable housing projects in process	Updated table to reflect most current affordable housing projects (Table #48)	yes	160, 161
		Feasibility & Strategies/Incentives regarding small sites & non vacant sites	Added language & analysis for non vacant & small sites	yes	162, 163
		Cedillo Bill	Added and Amended language	yes	126, 127
		Employee-Housing Act	Amended language to reflect compliance	yes	54, 55
		At Risk Units	Table 43 was updated	yes	72, 73
		At Risk Programs	Added language under # 2	yes	84
		Fees/Exactions	Added language & numbers regarding fees & exactions	yes	102, 103
		General Plan Consistency with AB 162	Added language under Flood Legislation	yes	103
		Availability of Financing	Added section on financing	yes	104
		Land and Construction Costs	Added typical land and construction costs	yes	104
		Substandard Housing	Added language & numbers on substandard housing	yes	29
		Outline of development Project Processing	Added section	yes	99, 100
12/12/2012	Jim Varnadore	Council Policy 600-19	Added paragraph to Intro Section	yes	4

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



November 13, 2012

Mr. Kelly Broughton, Director
Development Services
City of San Diego
1222 First Avenue, MS 413
San Diego, CA 92101-4101

Dear Mr. Broughton:

RE: Review of the City of San Diego's Draft Housing Element

Thank you for submitting San Diego's draft housing element received for review on September 17, 2012 and providing revisions on November 6 and 7, 2012. The draft housing element was submitted for the 5th planning cycle and covers the 2013-2021 planning period.

Government Code (GC) 65585(b) requires the Department of Housing and Community Development (Department) to review draft housing elements and report its findings to the locality. The Department's review was facilitated by communications with Mr. Brian Schoenfisch, Housing Element Project Manager.

The Department has determined the draft element addresses statutory requirements of State housing element law (Article 10.6 of the Government Code). The element will comply with the law when adopted and submitted to the Department for final approval pursuant to GC 65585(g). The Department's finding was based on, among other things, the identification of adequate sites to accommodate the City's regional housing need allocation for lower-income households.

For your information, Senate Bill 375 (Chapter 728, Statutes of 2008) amended State housing law adding GC 65588(e)(4) regarding timely adoption of the housing element. Localities on an 8-year planning period that do not adopt the housing element within 120 calendar days from the statutory due date (April 30, 2013 for SANDAG localities) are required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf

Page 2

Mr. Kelly Broughton, Director

The Department appreciates the efforts of Brian Schoenfisch in updating the housing element and looks forward to receiving the adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 323-3175.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora".

Glen A. Campora
Assistant Deputy Director