



PLANNING DEPARTMENT

Date of Notice: **May 24, 2016**

PUBLIC NOTICE OF A

DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)

I.O. No.: 21003653

PUBLIC NOTICE: The City of San Diego Planning Department has prepared a draft PEIR for the following project and is inviting your comments regarding the adequacy of the document. The draft PEIR and associated technical appendices have been placed on the City of San Diego Planning Department website under the heading “Draft CEQA Documents” and can be accessed using the following link:

<https://www.sandiego.gov/planning/programs/ceqa>

The DEIR public notice has also been placed on the City Clerk website at:

<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>

Your comments must be received by July 8, 2016 to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Rebecca Malone, Environmental Planner, City of San Diego Planning Department, 1010 Second Avenue, MS 413, San Diego, CA 92101** or e-mail your comments to PlanningCEQA@sandiego.gov with the Project Name and Number in the subject line. Please note only written comments, received either via US Mail, hand-delivered, or via email, will be considered official comments in the Final EIR.

PROJECT NAME: San Ysidro Community Plan Update and San Ysidro Historic Village Specific Plan

PROJECT No. 310690 / SCH No. 2015111012

COMMUNITY AREA: San Ysidro

COUNCIL DISTRICT: 8

PROJECT DESCRIPTION: The proposed update for the San Ysidro Community Plan (SYCPU) and San Ysidro Historic Village Specific Plan (SYHVSP) would be consistent with and incorporate relevant policies from the 2008 City of San Diego General Plan, as well as provide a long-range, comprehensive policy framework for growth and development in the San Ysidro community. The San Ysidro Community Plan, which includes San Ysidro Historic Village, was originally adopted in 1990, and was last amended in 2003. Separate plans are being prepared for the San Ysidro community and San Ysidro Historic Village, and would be evaluated in a single PEIR.

The SYCPU can be found on the Planning Department’s website at:

<http://www.sandiego.gov/planning/community/cpu/sanysidro/>

The proposed SYCPU provides detailed neighborhood-specific land use, development regulations that are consistent with city-wide zoning classifications, development design guidelines, and numerous other mobility and public realm guidelines, incentives, and programs to revitalize the urban core in accord with the general goals stated in the General Plan. The proposed CPU would additionally serve as the basis for guiding a variety of other actions, such as parkland acquisitions and transportation improvements.

San Ysidro Community Plan Update

The San Ysidro Community Planning Area encompasses a total of 1,863 acres in the southernmost part of the City. The San Ysidro community lies south of State Route 905 (SR-905) and north of the international border with Mexico, primarily between Interstate 5 (I-5) and Interstate 805 (I-805), with some portions east of I-805 near Otay Mesa, and some west of I-5 adjacent to the Tijuana River Valley. Neighborhoods contained in San Ysidro include Southern, East Beyer and Hill Street, El Pueblito Viejo, Sunset, and Suburbs.

In addition to adoption of the SYCPU, the project includes: Amendments to the General Plan to incorporate the updated community plan; Creation of a Local Coastal Program; Provision of site-specific policies; Amendments to the Land Development Code for adoption of a rezone; Rescission of the San Ysidro Planned District Ordinances (PDO); and Comprehensive updates to both existing Public Facilities Financing Plans resulting in a new Impact Fee Studies (IFS) for the plan area. A Community Implementation Overlay Zone (CPIOZ) may be included. The actions together with the proposed CPU form the Project for this EIR. Discretionary actions by other agencies include recommendation from the California Coastal Commission. The community plan would implement the General Plan policies through the provision of community-specific recommendations. The updated community plan would identify a land use plan to address land use conflicts and include the following elements: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Conservation; and Historic Preservation. The CPU would identify three village areas in San Ysidro that would implement the City of Villages strategy which is a central theme of the City of San Diego's General Plan. The village areas are San Ysidro Historic Village (SYHV), Border Village (BV) and the Future Hillside Neighborhood Village (FHNV). The village areas' land uses, goals, and policies focus future growth away from the established low intensity neighborhoods. Instead future growth and development would be focused in close proximity to the transit nodes and commercial corridors. These areas are intended to become higher density mixed-use activity areas that are pedestrian-friendly districts linked to an improved regional transportation system. The Villages are envisioned to have a highly integrated mix of uses, accessible and attractive streets, and public spaces.

Specific Plans would provide additional guidelines for future development within these areas, and are intended to create mixed-use centers for the community; the Specific Plan for SYHV is analyzed in this PEIR. The integration of commercial and residential uses is emphasized in the Villages, including uses such as retail, professional/administrative offices, commercial recreation facilities, and service businesses. Civic uses are also an important component in the Villages and the central role they would play in the community. Development in the Villages would support transit use, reduce dependence on the automobile, establish a pedestrian-friendly orientation, and offer flexibility for redevelopment opportunities, while maintaining community character and providing a range of housing opportunities. Development standards and incentives in the Villages would be included in their respective Specific Plans. SYHV should be considered a "transit priority area," where new development may undergo streamlined CEQA review process per Senate Bill 743 (Chapter 386, Statutes of 2013).

San Ysidro Historic Village Specific Plan

The San Ysidro Historic Village neighborhood is located in the geographic center of the SYCPU area bounded by Beyer Boulevard on the north, East Beyer Boulevard and I-805 on the east, San Ysidro Boulevard on the south, and Smythe Avenue on the west. It consists of a small neighborhood of circa 1920 homes and the remaining portion of the historic Little Landers Colony from the turn-of-the-century. This neighborhood consists primarily of single-family homes with several units on one lot, bungalow courts, and small-scale attached units. Several large-scale multi-family developments, on two or more consolidated lots, also occur within this neighborhood. Commercial uses are located along San Ysidro Boulevard, Beyer Boulevard, and East Olive Drive. In addition, a linear park (San Ysidro Community Park) is located between West Park Avenue and East Park Avenue that includes a recreation center, senior center, library, gymnasium, tennis and basketball courts, tot lot, and sports fields.

The SYHV is located in the heart of the community and is designed to build on the central role the area has played in the community. Development within the SYHV would be guided by the SYHVSP. The SYHVSP would provide additional development standards, incentives, and guidelines for the future development within the area with the intention of creating a mixed-use center for the community. Policies established for the SYHV in the Specific Plan include implementing a mixed-use village concept, developing a parking lot associated with the Beyer Trolley Station into a mixed-use housing project, encouraging commercial development along Beyer Boulevard, between North Lane and Alaquinas Drive, to form a more cohesive neighborhood-serving center.

Applicant: City of San Diego, Planning Department

Recommended Finding: The draft PEIR concludes that the proposed project would result in significant environmental impacts in the following areas: **Transportation/Circulation, Air Quality, Noise, Biological Resources, Historical Resources, Geology and Soils, and Paleontological Resources.** All other impacts analyzed in this EIR were found to be less than significant.

Availability in Alternative Format: To request the this Notice or the City's letter detailing the required scope of work (EIR Scoping Letter) in alternative format, call the Planning Department at (619) 235-5200 (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Rebecca Malone at (619) 446-5371. The Draft EIR and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Planning Department. For information regarding public meetings/hearings on this project, contact the Project Manager, Sara Osborn, at (619) 236-6368.

This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **May 24, 2016.**

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Planning Department