

**ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT
Project No. 104495/SCH No. 2006091032**

SUBJECT: GENERAL PLAN PUBLIC FACILITIES, SERVICES, AND SAFETY ELEMENT UPDATE:
The proposed Public Facilities, Services, and Safety Element (Public Facilities Element) update would support the creation of a more equitable funding system for public facilities. Build Better SD is the City's initiative to support San Diego's equity, climate, housing and conservation goals by creating a more equitable funding system for public facilities and prioritizing public investments in areas with the greatest need. To achieve these goals, Build Better SD will include an amendment to the City's General Plan, restructured development impact fees, an update to the City's Regional Transportation Congestion Improvement Program, and amendments to the City's Land Development Code.

Applicant: City of San Diego Planning Department - Environment & Public Spaces Division

I. PROJECT DESCRIPTION:

The Public Facilities Element Update contains goals and policies for each of the following sections:

- A. Infrastructure and Public Spaces
- B. Public Facilities Financing and Evaluation of Growth, Facilities and Services
- C. Public Facilities and Services Prioritization

Section A: Infrastructure and Public Spaces

Infrastructure and public spaces play a critical role in ensuring that the needs of all San Diegans are met. In addition to providing pathways for public transport and street lighting, infrastructure and public spaces play a key role for people in traditionally underserved communities, who largely depend on access to public spaces for day-to-day activities and sociocultural and political events.

The proposed Public Facilities Element Update includes the following goal to guide the future development of infrastructure and public spaces:

1. Develop and manage infrastructure and public spaces to provide long-term environmental, economic, social and health benefits for all residents and communities across the City.

Section B: Public Facilities Financing and Evaluation of Growth, Facilities and Services

Dedicated funding is required to develop and manage public spaces. The City's public facilities financing strategies include Development Impact Fees (DIFs), general taxes, special

taxes, special assessments, fees and exactions, and leasing.

The proposed Public Facilities Element Update includes the following goal to guide the financing of public facilities:

1. Develop and maintain financially sustainable, quality infrastructure and public spaces for all San Diegans.

Section C: Public Facilities and Services Prioritization

In order to efficiently and effectively allocate available resources, there must be guidelines for how and where to prioritize the development of public facilities and services.

The proposed Public Facilities Element Update includes the following goals to guide the prioritization of public facilities and services:

1. Public facilities and services that are equitably and effectively provided through application of prioritization guidelines.
2. Maximum efficiency in the annual allocation of capital resources for the Capital Improvements Program (CIP).
3. Public facilities expenditures that are linked to implementation of the General Plan.
4. Public investments that prioritize public facilities in areas with the greatest need.

II. ENVIRONMENTAL SETTING:

See the Final Program Environmental Impact Report (PEIR) No. 104495/SCH No. 2006091032 for the City of San Diego General Plan.

III. PROJECT BACKGROUND:

The Public Facilities, Services, and Safety Element serves as a policy guide to address the comprehensive public facilities, services, and safety needs of the City. It is one of ten elements of the City of San Diego's General Plan. The Public Facilities Element is being updated to support the development of a more equitable funding system for public facilities.

IV. DETERMINATION:

The City of San Diego previously prepared and certified the draft General Plan PEIR (Project No. 104495/SCH No. 2006091032). Based upon a review of the current project, it has been determined pursuant to CEQA Guidelines Section 15162 and 15164 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, this Addendum has been prepared in accordance with CEQA Guidelines Section 15164. Public review of this Addendum is not required pursuant to CEQA.

As shown below, the Public Facilities Element Update 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. DISCUSSION

The Final PEIR for the General Plan found that, although significant impacts could be mitigated through a review of discretionary projects, implementation of the General Plan would result in significant and unavoidable 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 as site-specific details of future development projects are unknown at this time. Similarly, it is anticipated that implementation of the Public Facilities Element Update will also result in significant and unavoidable impacts in the same issue areas given the lack of site-specific details of future development projects that could occur under the Public Facilities Element Update. Thus, the City reviewed the Public Facilities Element Update against the other nine elements of the General Plan to determine the Public Facilities Element Update's consistency with what was previously analyzed.

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

The Public Facilities Element Update contains goals and policies that are in line with the Land Use Element vision for equitable development. One of the goals of Section C: Public Facilities and Services Prioritization is to have public investments that prioritize public facilities in areas with the greatest need. This echoes similar policies in the Land Use Element which promote equitable development that takes into account community input and needs (see Land Use Element policies LU-A.2, LU-H.1, and LU-I.5). The goal of Section B to develop and maintain financially sustainable, quality infrastructure and public spaces for all San Diegans across the City also aligns with the Land Use Element's goals and policies to create an equitable distribution of public facilities, infrastructure, and services throughout all communities (see Land Use Element policies LU-I.4 through LU-I.6). In addition, policy PF-B.2 which strives to prioritize investment in citywide public facilities that meet the current and future needs of the growing population supports the Land Use and Community Planning Element Section H goal of providing community specific strategies and implementation measures to achieve equitable development. Therefore, the proposed Public Facilities Element Update is consistent with the Land Use and Community Planning Element of the General Plan and there are no new significant environmental impacts not considered in the previous PEIR.

Mobility Element

The Mobility Element contains policies that promote a balanced, multi-modal transportation network, while minimizing environmental and neighborhood impacts. In addition to addressing walking, bicycling, transit, and streets, the Mobility Element includes policies related to regional collaboration, parking, the movement of goods, and other components of the City's transportation system.

The proposed Public Facilities Element Update complements and advances the goals and policies of the Mobility Element by implementing policies such as PF-A.6: Plan for safe and enjoyable opportunities for walking and biking for people of all age groups and abilities; and PF-B.2(a): Prioritize investments in projects that improve connectivity between communities and enable safe access to citywide infrastructure. Policy PF-C.3 also states that the City should evaluate and assign value to projects based on several factors, including how a project prioritizes and designs complete streets for safe mobility and non-motorized transportation, and how a project prioritizes and reclaims streets for pedestrians and creatively repurposes existing, old or vacant public infrastructure. Thus, the proposed Public Facilities Element Update is consistent with the Mobility Element, and there are no new significant environmental impacts not considered in the previous PEIR.

Urban Design Element

The Urban Design Element's 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.

The proposed Public Facilities Element Update incorporates policies which complement the goals of the Urban Design Element to promote development that is consistent with the social, economic, and aesthetic values of the City, such as Policy PF-A.1: Plan for infrastructure and public spaces that are models of environmental, economic, and social stewardship and that serve as examples for private development; Policy PF-A.2: Plan for public spaces such as libraries, public markets and playgrounds that will keep San Diego attractive to families with children; and Policy PF-C.3, which states that the City should evaluate and assign value to projects based on several factors, including if the project creates sustainable and high-quality public facilities, or the project delivers facilities that are models of environmental stewardship. These policies also support the Urban Design Element's goals to respect San Diego's natural environment and climate. The proposed Public Facilities Element Update also supports the Urban Design Element's goal to maintain the historic resources that contribute to the City's identity through policies such as PF-A.4: Encourage the protection, enhancement, and adaptive reuse of City-owned historic facilities. Through implementation of these policies, the proposed Update would be consistent with and would facilitate urban design in accordance with the Urban Design Element. There would be no new significant environmental impacts not considered in the previous PEIR.

Economic Prosperity Element

The structure of San Diego's economy influences the City's physical development and capacity to fund essential services, and vice versa. The purpose of the Economic Prosperity Element is to increase wealth and the standard of living of all San Diegans with policies that support a diverse, innovative, competitive, entrepreneurial, and sustainable local economy.

The proposed Public Facilities Element Update supports the goals and policies of the Economic Prosperity Element through several goals and policies. One of the main goals of Section A: Infrastructure and Public Spaces is to develop and manage infrastructure and public spaces to provide long-term environmental, economic, social and health benefits for all residents and communities across the City. The proposed Update also includes policy PF-A.1: Plan for infrastructure and public spaces that are models of environmental, economic, and social stewardship and that serve as examples for private development. Thus, the Public Facilities Element Update is consistent with the Economic Prosperity Element and there are no new significant environmental impacts not considered in the previous PEIR.

Housing Element

Providing the range of housing needed to serve the City's current and future population continues to be a great challenge. The Housing Element responds to this challenge with policies to guide the development and supply of adequate housing. The Housing Element aims to increase housing opportunities while enhancing the transportation and land use connection through an improved jobs-housing balance, and creating more compact and walkable communities.

The proposed Public Facilities Element Update incorporates policies that are in line with the Housing Element's goal to enhance quality of life, such as Policy PF-A.1: Plan for infrastructure and public spaces that are models of environmental, economic, and social stewardship and that serve as examples for private development. The Proposed Update also contains goals that align with the Housing Element's objective to create vibrant, equitable communities. One of the goals of Section C: Public Facilities and Services Prioritization is to have public investments that prioritize public facilities in areas with the greatest need. Policy PF-C.3, which states that the City should evaluate and assign value to projects based on several factors, including if the project creates sustainable and high-quality public facilities, or the project delivers facilities that are models of environmental stewardship, is in line with the Housing Element goal to exemplify Sustainable Development & Growth, as well as the Housing Element objective to innovative green / sustainable building practices. Thus, the Public Facilities Element Update is consistent with the Housing Element of the General Plan and there are no new significant environmental impacts not considered in the previous PEIR.

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.

The Public Facilities Element Update incorporates policies that support the Recreation Element's goal for: 1) a City with a diverse range of active and passive recreational opportunities that meet the needs of each neighborhood/community and reinforces the City's natural beauty and resources, and 2) a system of pedestrian, bicycle, and equestrian paths linking communities, neighborhoods, parks, and the open space system. The Proposed Update includes Policy PF-A.6: Plan for safe and enjoyable opportunities for walking/rolling and biking for people of all age groups and abilities, as well as Policy PF-C.3, which states that the City should evaluate and assign value to projects based on several factors, including if the project prioritizes and designs complete streets for safe mobility and non-motorized transportation, or if the project prioritizes and reclaims streets for pedestrians and creatively repurposes existing, old or vacant public infrastructure. Thus, the Public Facilities Element Update is consistent with the Recreation Element of the General Plan and there are no new significant environmental impacts not considered in the previous PEIR.

Conservation Element

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

The proposed Public Facilities Element Update incorporates several policies that are in line with the Conservation Element's goal to become a city that is an international model of sustainable development and conservation. These include Policy PF-A.1: Plan for infrastructure and public spaces that are models of environmental, economic, and social stewardship and that serve as examples for private development, and Policy PF-C.3, which states that the City should evaluate and assign value to projects based on several factors, including if the project creates sustainable and high-quality public facilities, or the project delivers facilities that are models of environmental stewardship. These policies are also consistent with Conservation Element policy CE-A.5: Employ sustainable or "green" building techniques for the construction and operation of building. Thus, the Public Facilities Element Update would be consistent with the goals of the Conservation Element, and there are no new significant environmental impacts not considered in the previous PEIR.

Historic Preservation Element

The Historic Preservation Element guides the preservation, protection, restoration, and rehabilitation of historical and cultural resources within the City of San Diego. 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.

The proposed Public Facilities Element Update would work together with the Historic Preservation Element to preserve and protect the City's historical and cultural resources by incorporating policies such as PF-A.4: Encourage the protection, enhancement, and adaptive reuse of City-owned historic facilities. Policy PF-A.4 is directly aligned with Historic Preservation Element Policy HP-A.5: Designate and preserve significant historical and

cultural resources for current and future generations, particularly with sections HP-A.5(e) which encourages the continued use and adaptive reuse of designated historical resources, and HP-A.5(f) which requires that City-owned designated historical resources be well maintained. Thus, the proposed update to the Public Facilities Element is consistent with the General Plan Historic Preservation Element, and there are no new significant environmental impacts not considered in the previous PEIR.

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. The purpose of the Noise Element is to protect people living and working in the City of San Diego from excessive noise.

Through policies such as PF-A.6: Plan for safe and enjoyable opportunities for walking/rolling and biking for people of all age groups and abilities; and Policy PF-C.3, which states that the City should evaluate and assign value to projects based on several factors, including how a project prioritizes and designs complete streets for safe mobility and non-motorized transportation, and how a project prioritizes and reclaims streets for pedestrians and creatively repurposes existing, old or vacant public infrastructure; the proposed Public Facilities Element Update supports Noise Element policy NE-B.4: Require new development to provide facilities which support the use of alternative transportation modes such as walking, bicycling, carpooling and, where applicable, transit to reduce peak-hour traffic. These new policies will also support the Noise Element's goal to minimize excessive motor vehicle traffic noise. Therefore, the Public Facilities Element Update is consistent with the Noise Element of the General Plan and there are no new significant environmental impacts not considered in the previous EIR.

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

The Final PEIR for the City of San Diego Draft General Plan (Project No. 104495 / SCH No. 2006091032), 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 implementation of the proposed Public Facilities Element Update, and significant effects previously examined will not be substantially more severe than shown in the previous Final PEIR. The Final PEIR for the original project identified significant unmitigated impacts for the following issue areas: 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. Because there were 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 conditions. No new CEQA findings are required for this project.



3/22/2022

Rebecca Malone, AICP
Program Manager *rym*
Planning Department

Date of Final Report

ANALYST: Moore/Johansen

The Addendum to Environmental Impact Report No. 104495/SCH No. 2006091032 was posted on the City of San Diego's California Environmental Quality Act webpage on March 22, 2022 at <https://www.sandiego.gov/ceqa/final>.

Copies of the addendum, the Final PEIR, the Mitigation, Monitoring and Reporting Program, and any technical appendices may be reviewed in the office of the Planning Department, or purchased for the cost of reproduction.