



THE CITY OF SAN DIEGO

PLANNING DEPARTMENT

Date of Notice: February 18, 2015

**PUBLIC NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
AND**

PUBLIC NOTICE OF AN ENVIRONMENTAL IMPACT REPORT SCOPING MEETING

IO No.: 21002571

PUBLIC NOTICE: The CITY OF SAN DIEGO as the Lead Agency has determined that the project described below will require the preparation of a Program Environmental Impact Report (PEIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a PEIR and Scoping Meeting was publicly noticed and distributed on February 18, 2015. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at:

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

SCOPING MEETING: A public scoping meeting will be held by the City of San Diego Planning Department on **Monday March 2, 2015**, from 5:00 PM to 7:00 PM at the Balboa Park Club, 2144 Pan American Road West, San Diego, CA 92101, (619) 235-1169. The scoping meeting will be held in the Santa Fe Room. **Please note that depending on the number of attendees, the meeting could end earlier than the time noted above.** Verbal and written comments regarding the scope and content of the proposed PEIR will be accepted at the meeting.

Written comments may also be sent to **Rebecca Malone, Associate Planner, City of San Diego Planning Department, 1222 First Avenue, MS 501, San Diego, CA 92101** or emailed to **DSDEAS@sandiego.gov** **referencing the Project Name and Number in the subject line.** Written comments must be received no later than 30 days after receipt of this notice. Responsible and Trustee agencies are requested to indicate their statutory responsibilities in connection with this project when responding. Upon completion of a draft PEIR, the City of San Diego will distribute the draft PEIR for public review and comment.

GENERAL PROJECT INFORMATION

PROJECT NAME: San Diego Climate Action Plan

SCH NO.: *Pending*

COMMUNITY AREA PLAN: All Community Plan Areas

COUNCIL DISTRICT: All Council Districts

SUBJECT: CITY COUNCIL APPROVAL for the adoption of the Climate Action Plan (CAP) and implementing regulations or policies, which may require amendments to the Municipal Code and/or Land Development Code. Former Governor Arnold Schwarzenegger's Executive Order S-3-05 established the 2050 statewide GHG reduction target of 80 percent below 1990 levels. The City of San Diego has prepared a draft CAP that identifies measures to effectively meet greenhouse gas (GHG) reduction targets for 2020 and 2035, as

“interim” targets for achieving the 2050 target. The CAP estimates the GHG emissions for the City of San Diego in the baseline year 2010 to be around 12.8 million metric tons of carbon dioxide equivalent (MMT CO₂e). By 2020 the CAP estimates the City’s emissions would increase to 13.9 MMT CO₂e, and to around 16.2 MMT CO₂e by 2035. With implementation of the CAP, the City aims to reduce emissions 15 percent below the 2010 baseline by 2020 to around 10.9 MMT CO₂e, and by a total of 49 percent by 2035 to 6.4 MMT CO₂e. With implementation of the CAP, it is anticipated that the City would exceed its reduction target by 0.9 MMT CO₂e in 2020 and 155,600 MT CO₂e in 2035. The CAP relies on significant City and regional actions, continued implementation of federal and state mandates, and five local strategies with associated action steps for target attainment. The five strategy areas are:

- Water & Energy Efficient Buildings;
- Clean & Renewable Energy;
- Bicycling, Walking, Transit & Land Use;
- Zero Waste; and
- Climate Resiliency.

Implementation of the CAP is divided into:

- Early Actions (Adoption of the CAP-December 31, 2017),
- Mid-Term Actions (January 1, 2018-December 31, 2020), and
- Longer-Term Actions (2021-2035).

Through 2020, the CAP meets the requirements set forth in CEQA Guidelines Section 15183.5, whereby a lead agency (e.g. the City of San Diego) may analyze and mitigate the significant effects of GHG emissions at a programmatic level, such as in a general plan, a long range development plan, or a separate plan to reduce GHG emissions. Following adoption of the CAP, eligible individual projects preparing project-specific environmental documents may tier from and/or incorporate by reference the CAP’s programmatic review of GHG impacts in their cumulative impacts analysis. The proposed CAP can be found at the following website:

<http://www.sandiego.gov/planning/genplan/cap/>

Applicant: City of San Diego

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project could potentially result in significant environmental impacts to the following areas: **Land Use, Visual Effects/Neighborhood Character, Air Quality, Greenhouse Gas Emissions, Historical Resources, Traffic/Circulation, Utilities, and Water Supply.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice or the City’s letter to the applicant detailing the required scope of work (EIR Scoping Letter) in alternative format, call the Planning Department at (619) 235-5200 or (800) 735-2929 (TEXT TELEPHONE).

ADDITIONAL INFORMATION: For information on environmental review and/or information regarding this project, contact Rebecca Malone, Associate Planner, at (619) 446-5371. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Planning Department on the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact the Project Manager, Seth Litchney, Senior Planner, at (619) 446-6892. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on February 18, 2015.

Tom Tomlinson, Interim Director
Planning Department

DISTRIBUTION: See Attached

DISTRIBUTION:

Federal Government

US Environmental Protection Agency (19)

US Fish and Wildlife Service (23)

State of California

Caltrans, District 11 (31)

California Department of Fish and Wildlife (32)

California Natural Resources Agency (43)

Regional Water Quality Control Board: Region 9 (44)

Department of Water Resources (45)

State Clearinghouse (46)

California Coastal Commission (48)

State Water Resources Control Board (55)

Native American Heritage Commission (56)

Office of Planning and Research (57)

County of San Diego

Air Pollution Control District (65)

Department of Planning and Land Use (68)

County Water Authority (73)

Department of Environmental Health (75)

City of San Diego

Mayor's Office (91)

Council President Lightner, District 1

Councilmember Zapf, District 2

Councilmember Gloria, District 3

Councilmember Cole, District 4

Councilmember Kersey, District 5

Councilmember Cate, District 6

Councilmember Sherman, District 7

Councilmember Alvarez, District 8

Council President Pro Tem Emerald, District 9

City Attorney's Office (MS 59)

Planning Department

Tom Tomlinson, Interim Director

Nancy Bragado, Deputy Director

Brian Schoenfisch, Program Manager

Rebecca Malone, Associate Environmental Planner

Myra Herrmann, Senior Environmental Planner

Seth Litchney, Senior Planner

Cathy Winterrowd

Development Services Department

Kerry Santoro, Deputy Director
Martha Blake, Senior Planner
Anna McPherson, Senior Planner
Elizabeth Shearer-Nguyen, Senior Planner
Jeff Szymanski, Senior Planner

Public Utilities Department

Nicole McGinnis

Public Works Department

Carrie Purcell

Environmental Services Department

Lisa Wood

Libraries

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

Tierrasanta Branch (81II)
University Community Branch (81JJ)
North University Branch (81JJJ)
University Heights Branch (81K)
Malcolm A Love Library (457)

Other Governments

City of Chula Vista (94)
City of Coronado (95)
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)
San Diego Association of Governments (108)
San Diego Unified Port District (109)
San Diego County Regional Airport Authority (110)
Metropolitan Transit System (112/115)
San Diego Gas & Electric (114)
San Dieguito River Park JPA (116)

Other Interested Agencies, Organizations, and Individuals

Community Groups, Associations, Boards, and Committees

Community Planning Committee (194)
Balboa Park Committee (226 and 226A)
Black Mountain Ranch-Subara 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 Committee (263A)
Kearney 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 Committee (307)
Mira Mesa Community Planning Committee (310)
Mission Beach Precise Planning Board (325)

Navajo Community Planners, Inc. (336)
Carmel Valley Community Planning Board (350)
Del Mar Mesa Community Planning Board (361)
North Park Planning Committee (363)
Ocean Beach Planning Board (367)
Old Town Community Planning Board (368)
Pacific Beach Community Planning Committee (375)
Pacific Highlands Ranch-Subarea III (377A)
Rancho Penasquitos Planning Board (380)
Peninsula Community Planning Board (390)
Rancho Bernardo Community Planning Board (400)
Sabre Springs Community Planning Group (406B)
San Pasqual-Lake Hodges Planning Group (426)
San Ysidro Planning and Development Group (433)
Scripps Miramar Ranch 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 Planning Board (456)
Tierrasanta Community Council (462)
Torrey Highlands – Subarea IV (467)
Torrey Pines Community Planning Board (469)
University City Community Planning Group (480)
Uptown Planners (498)

Town/Community Councils

Town Council Presidents Association (197)
Barrio Station, Inc. (241)
Downtown Community Council (243)
Harborview Community Council (245)
Clairemont Town Council (257)
Serra Mesa Community Council (264)
La Jolla Town Council (273)
Rolando Community Council (288)
Oak Park Community Council (298)
Darnell Community Council (306)
Mission Beach Town Council (326)
Mission Valley Community Council (328C)
San Carlos Area Council (338)
Carmel Mountain Ranch Community Council (344)
Ocean Beach Town Council, Inc. (367A)
Pacific Beach Town Council (374)
Rancho Penasquitos Town Council (383)
Rancho Bernardo Community Council, Inc. (398)
San Dieguito Planning Group (412)

United Border Community Town Council (434)
Tierrasanta Community Council (462)
Murphy Canyon Community Council (463)
City of San Diego Sustainable Energy Advisory Board
The Beach and Bay Beacon News (137)
San Diego Chamber of Commerce (157)
Building Industry Association (158)
San Diego River Park Foundation (163)
San Diego River Coalition (164)
Sierra Club (165)
San Diego Canyonlands (165A)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
Jim Peugh (167A)
San Diego River Conservancy (168)
Environmental Health Coalition (169)
Citizens Coordinate for Century 3 (179)
Endangered Habitats League (182 & 182A)
San Diego Tracking Team (187)
League of Women Voters (192)
National City Chamber of Commerce (200)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
Ron Chrisman (215)
Clint Linton (215B)
Frank Brown - Inter-Tribal Cultural Resource Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society Inc. (218)
Kuumeyaay Cultural Heritage Preservation (223)
Kuumeyaay Cultural Repatriation Committee (225)
Native American Distribution
Barona Group of Capitan Grande Band of Mission Indians (225A)
Campo Band of Mission Indians (225B)
Ewiiapaayp Band of Mission Indians (225C)
Inaja Band of Mission Indians (225D)
Jamul Indian Village (225E)
La Posta Band of Mission Indians (225F)
Manzanita Band of Mission Indians (225G)
Sycuan Band of Mission Indians (225H)
Viejas Group of Capitan Grande Band of Mission Indians (225I)
Mesa Grande Band of Mission Indians (225J)
San Pasqual Band of Mission Indians (225K)
Ipai Nation of Santa Ysabel (225L)

La Jolla Band of Mission Indians (225M)
Pala Band of Mission Indians (225N)
Pauma Band of Mission Indians (225O)
Pechanga Band of Mission Indians (225P)
Rincon Band of Luiseno Indians (225Q)
San Luis Rey Band of Luiseno Indians (225R)
Los Coyotes Band of Mission Indians (225S)

San Diego Apartment Association
Building Owners and Managers Association
San Diego Association of Realtors
Industrial Environmental Association
NAIOP San Diego
Urban Land Institute
American Institute of Architects, San Diego Chapter
Coastal and Estuarine Research Federation
The Nature Conservancy
Walk San Diego
Bike San Diego
Community Forest Advisory Board
Green Edge Technology
San Diego 350
Diane Coombs
Landry Watson
Nicole Capretz
Nicola Hedge
Doug Smith
Bill Powers
Elyse Lowe
Angie Mei
Dr. D. Bart Chadwick
Joan Raphael
Masada Disenhouse
Angela Deegan
Grace Van Thillo
Janina Moretti
Philip Petrie
Lyla Fadali
Mike Bullock



THE CITY OF SAN DIEGO

February 18, 2015

SUBJECT: Scope of Work for a Draft Program Environmental Impact Report for the City of San Diego Climate Action Plan ("Project"). SCH No. *Pending*

Pursuant to Section 15060(d) of the California Environmental Quality Act (CEQA), the Environmental and Resource Analysis (E&RA) Division of the City of San Diego Planning Department has determined that the proposed project, referenced above, may have significant effects on the environment, and the preparation of an Environmental Impact Report (EIR) is required. Staff has determined that a Program EIR (PEIR) is the appropriate environmental document for this project because the Climate Action Plan can be characterized as one large program that governs the interconnected and continued climate related planning of the entire City.

The purpose of this letter is to identify the specific issues to be addressed in the PEIR. The PEIR shall be consistent with CEQA Guidelines Section 15168 and will focus on key environmental issue areas, and will incorporate by reference the 2008 General Plan EIR, consistent with CEQA Guidelines Section 15150, as appropriate. The PEIR will demonstrate consistency of the CAP with CEQA Guidelines Section 15183.5 related to tiering and streamlining GHG emissions analysis at the subsequent project level, and adequacy of the use of the CAP as a "qualified GHG reduction plan."

The PEIR should be prepared in accordance with the *City of San Diego Technical Report and Environmental Impact Report Guidelines* (Updated May 2005). A Notice of Preparation (NOP) is being distributed concurrently to Trustee and Responsible Agencies and others who may have an interest in the project in accordance with CEQA Section 21083.9(a)(2) for projects of statewide, regional, or area-wide environmental impacts. A Scoping Meeting has been scheduled for March 2, 2015. Changes or additions to the scope of work may be required as a result of input received in response to the Scoping Meetings and NOP. Furthermore, should the project scope be modified during the scoping stage or PEIR review process and/or by the applicant, these changes shall be disclosed in the PEIR under the section "History of Project Changes" and be accounted for in the PEIR impacts analysis to the extent required by CEQA.

Each section and issue area of the PEIR shall provide a descriptive analysis of the project followed by a comprehensive evaluation. The PEIR shall also include sufficient graphics and tables, which in conjunction with the relevant narrative discussions, provide a complete and meaningful description of all major project features, the environmental impacts of the project, as well as cumulative impacts, mitigation of significant impacts, and alternatives to the project.

Project Location: The Climate Action Plan encompasses the entire City of San Diego.

SUBJECT: CITY COUNCIL APPROVAL for the adoption of the Climate Action Plan and implementing regulations or policies, which may require amendments to the Municipal Code and/or the Land Development Code. Former Governor Arnold Schwarzenegger's Executive Order S-3-05 established the 2050 statewide GHG reduction target of 80 percent below 1990 levels. The City of San Diego has prepared a draft Climate Action Plan (CAP) that identifies measures to effectively meet greenhouse gas (GHG) reduction targets for 2020 and 2035, as "interim" targets for achieving the 2050 target.

The CAP estimates the GHG emissions for the City of San Diego in the baseline year 2010 to be around 12.8 million metric tons of carbon dioxide equivalent¹ (MMT CO₂e). By 2020 the CAP estimates the City's emissions would increase to 13.9 MMT CO₂e, and to around 16.2 MMT CO₂e by 2035. With implementation of the CAP, the City aims to reduce emissions 15 percent below the 2010 baseline by 2020 to around 10.9 MMT CO₂e, and by a total of 49 percent by 2035 to 6.4 MMT CO₂e. With implementation of the CAP, it is anticipated that the City would exceed its reduction target by 0.9 MMT CO₂e in 2020 and 155,600 MT CO₂e in 2035. Additional analysis may be conducted to determine projected emissions level reductions, and the PEIR will reflect the updated information.

The CAP relies on significant City and regional actions, continued implementation of federal and state mandates, and local actions for target attainment. The CAP is focused around five primary strategies, implemented by 20 action steps that include new ordinances, City Council policies, resolutions, programs, incentives, and outreach and education activities. The five CAP strategies and associated action items are as follows:

- **Strategy 1: Water & Energy Efficient Buildings**
 - 1.1 Nonresidential Energy Conservation, Disclosure and Benchmarking Ordinance
 - 1.2 Residential Energy Conservation, Disclosure and Benchmarking Ordinance
 - 1.3 City of San Diego's Municipal Energy Strategy and Implementation Plan
 - 1.4 New Water Rate and Billing Structure
 - 1.5 Water Conservation, Disclosure and Benchmarking Ordinance
 - 1.6 Outdoor Landscaping Ordinance
- **Strategy 2: Clean & Renewable Energy**
 - 2.1 Community Choice Aggregation Program or Similar Program
 - 2.2 Conduit for solar photovoltaic systems (PV) and electric vehicles (EV), and Plumbing for Solar Water Heating
- **Strategy 3: Bicycling, Walking, Transit & Land Use**
 - 3.1 Mass Transit
 - 3.2 Commuter Walking

¹ Carbon dioxide equivalent is a metric measure used to compare the emissions from various greenhouse gases based upon their global warming potential (GWP).

- 3.3 Commuter Bicycling
- 3.4 Retiming Traffic Signals
- 3.5 Install Roundabouts
- 3.6 Municipal Zero Emissions Vehicles
- 3.7 Convert Municipal Waste Collection Trucks to Low Emission Fuel
- 3.8 Electric Vehicle Charging Infrastructure
- 3.9 Reduction in Average Commute
- **Strategy 4: Zero Waste**
 - 4.1 Divert Solid Waste and Capture Landfill Emissions
 - 4.2 Capture Methane from Wastewater Treatment
- **Strategy 5: Climate Resiliency**
 - 5.1 Urban Tree Planting Program

Additional supporting actions include regional efforts undertaken by the San Diego Association of Governments (SANDAG), pursuant to Senate Bill 375, the Renewable Portfolio Standard, California Solar Programs, Vehicle Efficiency Standards (Pavley 1 and CAFE), Low Carbon Fuel Standard, California Air Resources Board (CARB) Tire Pressure Program, and the CARB Heavy Duty Vehicle Aerodynamics Program.

Implementation of the CAP is divided into three separate phases.

- **Phase 1: Early Actions** (Adoption of the CAP-December 31, 2017) – High Priority with large emissions reductions that lay the foundation for longer-term actions.
- **Phase 2: Mid-Term Actions** (January 1, 2018-December 31, 2020) – Actions specifically focused on helping the City reach its 2020 GHG Emissions Reduction Target.
- **Phase 3: Longer-Term Actions** (2021-2035) – Actions focused on helping the City reach its 2035 GHG Emissions Reduction Target.

The CAP also discusses the social equity benefits and potential for job creation that would be associated with CAP implementation and reducing greenhouse gas emissions, and the need for the City to plan for climate change adaptation in the near future.

Through 2020, the CAP meets the requirements set forth in CEQA Guidelines section 15183.5, whereby a lead agency (e.g. the City of San Diego) may analyze and mitigate the significant effects of GHG emissions at a programmatic level, such as in a general plan, a long range development plan, or a separate plan to reduce GHG emissions. Following adoption of the CAP, eligible individual projects preparing project-specific environmental documents may tier from and/or incorporate by reference the CAP's programmatic review of GHG impacts in their cumulative impacts analysis.

The proposed CAP can be found at the following website:

<http://www.sandiego.gov/planning/genplan/cap/>

PROJECTS WITHIN THE SCOPE OF THE PEIR

Another purpose of this or any other PEIR is to streamline future environmental review of projects found to fall within the scope of the PEIR. The PEIR for this Project will address and evaluate the Climate Action Plan at a general programmatic level. The PEIR is not intended or structured to evaluate project level impacts although the PEIR may provide information and analyses that could be used in conjunction with future project-level environmental reviews. Project level impacts of subsequent activities are subject to additional environmental review in accordance with CEQA.

Pursuant to the CEQA Guidelines (Section 15168), a PEIR allows the lead agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and allow reduction in paperwork. In addition, it may be used with the intent of streamlining and limiting the later environmental review required for projects that implement the components of the Program.

PEIR FORMAT AND CONTENT

The PEIR serves to inform governmental agencies and the public of a project's environmental impacts. Emphasis on the PEIR must be on identifying feasible solutions to environmental problems. The objective is not simply to describe and document an impact, but to actively create and suggest mitigation measures or project alternatives that would avoid or substantially reduce the significant adverse environmental impacts. The adequacy of the PEIR will depend greatly on the thoroughness of this effort. The PEIR must be written in an objective, clear and concise manner, and must meet the requirements of CEQA. Wherever possible, use graphics to replace extensive word descriptions and to assist in clarification. Conclusions must be supported by substantial evidence presented in the PEIR or otherwise contained in the administrative record, with quantitative, as well as qualitative information to the extent practicable.

Prior to distribution of the Draft PEIR (DPEIR), Conclusions will be attached to the front of the DPEIR. The Conclusions cannot be prepared until a DPEIR has been submitted and accepted for release by the City. The DPEIR shall include a Title Page which includes the Project Number, State Clearinghouse Number (SCH No.) and the date of publication and an Executive Summary, reflecting the DPEIR outline for each issue area identified below in Section V, but need not contain every element of the DPEIR. Additional information regarding specific content and formatting of the DPEIR can be found in the City's *Environmental Impact Report Guidelines (updated December 2005)* as outlined below.

I. PEIR REQUIREMENTS

Each section and discussion area of the PEIR must provide a descriptive analysis of the project followed by an objective and comprehensive evaluation. The Draft PEIR must also include sufficient graphics and tables to provide a complete description. Please refer to the Environmental Impact Report Guidelines, updated May 2005, for additional details regarding the required information.

A. Introduction

Introduce the project with a detailed discussion of the intended use and purpose of the PEIR. Briefly describe the project and the necessity for any subsequent discretionary actions anticipated by the City and any other local, state, and/or federal approvals. Discuss how the PEIR may be used as the basis for environmental review of subsequent development approvals and/or environmental documents. Describe the parameters for the future use of the PEIR.

B. Environmental Setting

The PEIR should (i) describe the general location of the CAP planning area and present it on a topographic map and regional map; (ii) provide a local and regional description of the environmental setting of the project, as well as the zoning and land use designations of the affected areas, plan area topography, drainage characteristics and vegetation in the plan area; and (iii) include any applicable land use plans/overlay zones that would be affected by the CAP, such as the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan and associated Multi-Habitat Planning Area (MHPA).

C. Project Description

The PEIR should include a detailed discussion of the goals and objectives of the CAP. Project objectives will be critical in determining the appropriate alternatives for the project, which would avoid or substantially reduce potentially significant impacts. This section of the document should include a discussion of all discretionary actions required for project approval and implementation, including but not limited to a description of all permits and approvals required by local, state, and federal regulatory agencies.

II. HISTORY OF PROJECT CHANGES

This section of the PEIR shall outline the history of the project and any material changes that have been made to the proposed project in response to environmental concerns raised during public and agency review of the project (i.e., in response to NOP or public scoping meetings or during the public review period for the Draft PEIR).

III. ENVIRONMENTAL ISSUES

The potential for significant environmental impacts must be thoroughly analyzed and mitigation measures identified that would avoid or substantially lessen any such significant impacts. Below are key environmental issue areas that have been identified for this project, within which the issue statements must be addressed individually. Discussion of each issue statement should include an explanation of the existing conditions, impact analysis, significance determination, and appropriate mitigation. The impact analysis should address potential direct, indirect, and cumulative impacts that could be created through implementation of the proposed project and its alternatives. The environmental issues analysis will tier off the General Plan EIR, where appropriate, and will incorporate the General Plan EIR by reference.

LAND USE

- Issue 1: Would the proposed project conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project? Applicable plans and policies may include the City of San Diego General Plan, Community Plans, the 2030 SANDAG Regional Transportation Plan, Local Coastal Program (LCP) plans, and the Airport Land Use Compatibility Plan (ALUCP).**
- Issue 2: Would the proposed project result in a conflict with the environmental goals, objectives, or recommendations of the General Plan or affected community plans?**
- Issue 3: Would the proposed project result in a conflict with adopted environmental plans, including the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan or other approved local, regional or state habitat conservation plan adopted for the purpose of avoiding or mitigating an environmental effect for the area?**

The CAP planning area encompasses all land within the City General Plan planning area, which includes all of the City's Community Plan areas. The CAP does not propose any land use changes for any parcels within the planning area; rather, the CAP proposes energy efficiency improvements to existing buildings, utility systems, and roadway infrastructure to support existing land uses. The PEIR shall identify the relevant goals, objectives, and recommendations within the General Plan and various Community Plans and analyze whether implementation of all five strategies would be consistent with them.

The PEIR shall also evaluate conformance with the City of San Diego's MSCP Subarea Plan and Biological Resources Guidelines (2012). The PEIR should address land use compatibility issues identified in the ALUCP, including such issues as aircraft safety, noise, vibration, and the potential for aircraft operations interference.

VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER

- Issue 1: Would the project affect the visual quality of the area, particularly with respect to views from public viewing areas, vistas, or open spaces?**
- Issue 2: Would the proposed project be compatible with surrounding development in terms of bulk, scale, materials, or style? Would adverse aesthetic impacts result from the project?**
- Issue 3: Would the proposed project create substantial light or glare which would adversely affect daytime or nighttime views in the area?**

This section of the PEIR should include a discussion of the potential for changes to the visual character of existing development due to retrofit activities, solar panel installation, increased urban forest canopy, and the potential for changes to scenic resources from utility enhancements that could result from the implementation of Strategy 1: Energy and Water Efficient Buildings and Strategy 5: Climate Resiliency. The PEIR also should analyze the potential for proposed building material and solar arrays to emit or reflect a significant amount of light or glare and any potential effect on aviation.

AIR QUALITY/ODOR

Issue 1: Would the proposed project result in air emissions that would substantially deteriorate ambient air quality, including the exposure of sensitive receptors to substantial pollutant concentrations, (e.g., exposure to new residential areas resulting from truck route emissions; MHPA buffers)?

Issue 2: Would the proposed project affect the ability of the Regional Air Quality Strategy (RAQS) to meet the federal and state clean air standards? Would the proposed project conflict with implementation of other regional air quality plans?

The PEIR should describe the City of San Diego's climatological setting within the San Diego Air Basin and the basin's current attainment levels for state and federal Ambient Air Quality Standards. It should discuss both the potential stationary and non-stationary air emission sources related to construction activities associated with building retrofits, energy generation system installations, transportation-related improvements, and utility system enhancements. Should the project result in a significant decrease in the levels-of-service of roadways or intersections near transit-priority areas, the PEIR should address the potential degradation of air quality which may result, including the possibility of "hotspots" within the area, as analyzed in the General Plan EIR.

The PEIR should discuss any short, long-term, and cumulative impacts the project may have on regional air quality, including construction and transportation-related sources of air pollutants, and any proposed mitigation measures.

GREENHOUSE GAS EMISSIONS

Issue 1: Would the proposed project generate Greenhouse Gas (GHG) emissions, either directly or indirectly, that may have a cumulatively significant impact on the environment?

Issue 2: Would the proposed project conflict with the reduction measures identified in CARB's AB 32 Scoping Plan?

The GHG analysis should discuss the City of San Diego's the GHG emissions in the City through the CAP horizon year 2035, the GHG emissions reduction goals established in the CAP, and the potential for GHG emissions sources resulting from CAP reduction measure implementation. It should discuss any short-term, long-term, and cumulative impacts from General Plan development with and without CAP implementation may have on the region's ability to meet GHG emissions reduction goals and any proposed mitigation measures.

HISTORICAL RESOURCES

Issue 1: Would the proposed project result in any adverse physical or aesthetic effects to a prehistoric or historic building or structure?

The PEIR should discuss the potential for building retrofits to alter an existing historic building per Strategy 1: Energy and Water Efficient Buildings, and how projects being retrofitted would not be altered substantially in character as a result of such retrofits. The PEIR should discuss how building retrofits facilitated by the project would adhere to

applicable laws are regulations intended to protect historic resources, including the National Historic Preservation Act, the City of San Diego *Historical Resources Regulations of the Land Development Code* (Chapter 14, Division 3, and Article 2), and the Historic Preservation Element of the General Plan.

TRAFFIC/CIRCULATION

Issue 1: Would the proposed project result in a substantial impact upon existing or planned transportation systems.

Issue 2: Would the proposed project create substantial alterations to present circulation movements including effects on existing public access points and/or resulting from anticipated changes in transportation modes?

Issue 3: Would the proposed project conflict with the adopted policies, plans or programs supporting alternative transportation modes (e.g., bus turnouts, trolley extensions, bicycle lanes, bicycle racks, etc.)?

The PEIR would discuss any envisioned modification and/or improvements to the existing circulation system per Strategy 3: Bicycling, Walking, Transit & Land Use, including City streets, intersections, freeways and interchanges from the implementation of the CAP. The PEIR would discuss anticipated transportation mode alterations resulting from CAP implementation, relating to the improvements and expansion of the mass transit system, pedestrian and bicycle infrastructure, vehicle roundabouts, and other improvements.

UTILITIES

Issue 1: Would the proposed project result in a need for new systems, or require substantial alterations to existing infrastructure in order to meet the goals identified in the CAP?

The PEIR would address the need of future construction or expansion of infrastructure necessary to meet the goals described in Strategy 1: Energy and Water Efficient Buildings, Strategy 2: Clean and Renewable Energy, and Strategy 4: Zero Waste, including physical changes to the City's infrastructure, such as, but not limited to, solid waste facilities and renewable energy facilities.

WATER SUPPLY

Issue 1: Would the proposed project affect the ability of the water serving agencies (City of San Diego, County Water Authority) to provide water? Specifically, would the project comply with provisions contained in Senate Bills 610 and 221?

Senate Bill 610 amended state law, effective January 1, 2002, to improve the link between information on water availability and certain land use decisions made by cities and counties. The statute requires detailed information regarding water availability to be provided to the city and county decision-makers prior to approval of specified large development projects. The statute also requires this detailed information be included in the administrative record that serves as the evidentiary basis for an approval action by the city or county on such

projects. The PEIR would include a discussion on the applicability of this law as it pertains to CAP implementation.

The PEIR would also address public water supply services to ensure compliance with SB 610, and it should also discuss the intention of CAP reduction strategies to reduce water demand through building retrofits and use of water efficient landscaping, as described in Strategy 1: Energy and Water Efficient Buildings.

IV. SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

This section shall describe the significant unavoidable impacts of the Program, including those significant impacts that can be mitigated but not reduced to below a level of significance.

V. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

In accordance with CEQA Section 15126.2(c), the PEIR must include a discussion of any significant irreversible environmental changes which would be caused by the proposed action should it be implemented. The PEIR should also address the use of nonrenewable resources associated with Program implementation. See CEQA Section 15127 for limitations on the requirements for this discussion.

VI. GROWTH INDUCEMENT

The PEIR should address the potential for growth inducement through implementation of the project. The PEIR should discuss the ways in which the CAP could foster economic or population growth, or construction of additional housing either directly or indirectly. Accelerated growth could further strain existing community facilities or encourage activities that could significantly affect the environment. This section need not conclude that growth-inducing impacts, if any, are significant unless the project would induce substantial growth or concentration of population.

V. CUMULATIVE IMPACTS

The evaluation of cumulative impacts is required by State CEQA Guidelines Section 15130 to be based on either: "(A) a list of past, present, and probably future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or (B) a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative effect. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency." The PEIR would use the projections contained in the General Plan to complete the cumulative impacts analysis for the CAP.

VII. EFFECTS FOUND NOT TO BE SIGNIFICANT

A separate section of the PEIR should include a brief discussion of issue areas that were not considered to be potentially significant. If these or other potentially significant issue areas arise during detailed environmental investigation of the project, however, consultation with this division is recommended to determine if these other issue areas need to be addressed in

the PEIR. Issues considered not to be potentially significant are Agricultural Resources, Biological Resources, Geologic Resources, Health and Safety/Hazardous Materials, Hydrology/Water Quality, Mineral Resources, Noise, Paleontological Resources, and Public Services and Facilities. Additionally, as supplementary information is submitted, the EIR may need to be expanded to include additional issue areas.

VI. ALTERNATIVES

The PEIR should analyze reasonable alternatives that avoid or mitigate the significant environmental impacts. These alternatives should be identified and discussed in detail, and should address all significant impacts. The alternative's analysis should be conducted in sufficient graphic and narrative detail to clearly assess the relative level of impacts and feasibility. Preceding the detailed alternatives analysis should be a section entitled "Alternatives Considered but Rejected." This section should include a discussion of preliminary alternatives that were considered but not analyzed in detail. The reason for rejection should be explained.

At a minimum, the following alternatives should be considered:

1. THE NO PROJECT ALTERNATIVE

The No Project Alternative should discuss the existing conditions of the planning area at the time the Notice of Preparation is published, as well as what would be reasonably expected to occur in the foreseeable future if the CAP were not approved. This alternative should compare the environmental effects of the planning area remaining in its existing state (or in what would reasonably be expected to occur on-site) against environmental effects that would occur if the CAP were approved. Should the No Project Alternative prove to be the environmentally preferred alternative, then according to CEQA, another environmentally preferred alternative must be identified.

2. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

This alternative would reflect modified CAP reduction strategies or an alternative plan which substantially avoids or lessens potentially significant impacts to the environment that were identified in the impact analysis portion of the PEIR.

VIII. MITIGATION FRAMEWORK - MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

A Mitigation Framework should be prepared to provide guidance for development projects that would tier off the PEIR to demonstrate compliance with the CAP Strategies, Goals, and Targets for reducing GHG emissions. Mitigation Framework should be clearly identified, discussed, and its effectiveness assessed in each issue section of the PEIR. The separate Mitigation Framework should also be contained (verbatim) as a separate section, which will be attached to the PEIR.