

13.A.1 NOTICE OF PREPARATION (NOP) & NOTICE OF COMPLETION (NOC)

Notice of Preparation

Supplemental Program Environmental Impact Report for the Focused General Plan Update 2021-2050

National City, California



March 19, 2022



NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL PROGRAM ENVIRONMENTAL IMPACT REPORT SCH NO. 2010051009

Comment deadline: April 18, 2022, 6:00 P.M.

Notice is hereby given that the City of National City (City), as the lead agency, is proposing to prepare a Supplemental Program Environmental Impact Report (SPEIR) in accordance with the California Environmental Quality Act (CEQA) for the proposed project as identified below. This Notice of Preparation (NOP) has been prepared pursuant to PRC Section 21092.3. The City needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project.

This Notice of Preparation (NOP) of a SPEIR and a Scoping Meeting was publicly noticed and distributed on **March 19, 2022**. This notice was published in the Union Tribune and Star News and placed on the City of National City Focused General Plan Update (FGPU) website: <https://www.nationalcityca.gov/government/community-development/planning/focused-general-plan-update>

LEAD AGENCY: City of National City

PROJECT NAME: Focused General Plan Update (FGPU)

APPLICANT: City of National City Community Development Department

LOCATION: City-wide. The project location and City boundary is shown in Figure 1. The City of National City lies in southern San Diego County, approximately 5 miles south of downtown San Diego and 11 miles north of the Mexican border. It encompasses 9.2 square miles and is considered almost fully developed. It is bordered by the City of San Diego to the north and east, the San Diego Bay to the west, and the City of Chula Vista to the south. Interstate 5 and Interstate 805 cross the City from north to south, and State Route 54 traverses the southern edge of the city.

PROJECT DESCRIPTION:

To address changes in State legislation, a changing regional context and forecasted future growth, National City is conducting a Focused General Plan Update. The Focused General Plan Update will include updates to policies; and supporting updates to codes, ordinances, and development standards. Policy updates will be reflected in the Land Use Element, Transportation Element, Safety Element, and Climate Action Plan (CAP), which were last updated in 2011. The Focused General Plan update takes into account separate recent planning documents, including the 24th Street Transit Oriented Development Overlay (TODO) study. Recommendations from this predecessor planning study have been carried forward to all components of the Focused General Plan Update per City Council direction.

A. General Plan - Element Updates

The goals, policies, and actions in the General Plan will guide development and conservation in National City through the horizon year in 2050. These documents will supersede the current City of National City General Plan, which was last updated in 2011, and portions of the current Municipal Code.

The **Land Use Element** is required by State law (Government Code Section 65302). The Element designates the general distribution, location, and extent of uses of land for housing, businesses, industry,

open space, etc. It is implemented through the Land Use Code (Municipal Code Title 18 Zoning), which establishes regulations for the use and development of land. The Land Use Element will be updated to accommodate the City’s vision for managing the region’s growth.

The **Transportation Element** guides the City's decision making related to transportation for the future. The update will build on the focused studies and plans that were completed since the last 2011 General Plan update, including integrating findings from the SMART Foundation Plan (2014), Downtown Specific Plan (2017), INTRACONnect (2020), Homefront to Waterfront Connectivity Study (2020), Bicycle Master Plan, Parking Plan, and ADA Master Plan. It will also include new modelling to encompass anticipated growth in the region and include the annexation of approximately 50 acres of the unincorporated community of Lincoln Acres into the City of National City, which was completed in 2020.

The **Safety Element** addresses the potential short and long-term risks of fires, floods, earthquakes, landslides, climate change, hazards, emergency services and disaster response, and other locally relevant safety issues. Due to updates in state legislation, including Senate Bill (SB) 379, which requires safety element updates to include climate adaptation and resilience strategies, SB 1000, which requires the identification of environmental justice communities, and SB 1035, which requires that the Safety Element be revised no less than every eight years, the Safety Element must be updated to reflect these new requirements.

The **Climate Action Plan**. The CAP addresses the major sources of greenhouse gas (GHG) emissions in National City and sets forth a detailed and long-term strategy that the City and community can implement to achieve GHG emissions reduction targets. It provides an updated 2018 emissions inventory and guides the City in its efforts to reduce its GHG emissions through proposing reduction targets, policies, and measures, and establishing performance measures and monitoring programs.

House National City. House National City is a new program to incentivize affordable and mixed income housing in strategic areas across the city. In exchange for affordable housing, qualifying projects receive a Floor Area Ratio (FAR) bonus.

In addition to these updated elements, the City proposes to adopt updates to the zoning code, specific plan amendments, and objective design standards.

B. Zoning Code Updates

Updates to regulations and development standards in National City’s zoning code to accelerate housing production in all income categories in a manner consistent with the goals of National City’s Housing Element and recent State legislation. This includes updates and revisions to floor-area ratios, maximum allowable heights, and parking requirements, as well as, updated density bonus regulations, and other incentives to increase housing production.

C. Objective Design Standards

Objective design standards developed to provide architectural and design requirements aimed at streamlining the approval process for qualifying multi-unit residential developments based on zoning, general plan land use designations, and percentages of residential use designated square footages. These standards will serve as the minimum requirements and will be mandatory for any eligible project for which a streamlined approval process is requested under state law provisions that reference objective design standards. The objective design standards will be incorporated into the municipal code.

D. Accessory Dwelling Unit “ADU” Ordinance

Accessory dwelling unit (ADU) ordinance designed to provide for the construction of ADUs and junior accessory dwelling units (JADUs) in areas zoned to allow residential uses to help advance the goals and

policies of the City’s Housing Element. The ADU ordinance will provide an affordable type of home to construct without the cost of acquiring new land, dedicated parking, and costly infrastructure, accommodating new housing units while preserving the character of existing neighborhoods.

E. Housing Strategic Plan

Four-year Housing Strategic Plan to guide the investment of the National City Housing Authority’s resources and assist the City in meeting its Regional Housing Needs Allocation (RHNA). The Strategic Plan provides recommendations to direct the agency’s financial and real estate assets towards housing production. The plan identifies resources to fund the construction for 650 to 750 new units and establishes property-specific guidelines to inform future requests for proposals (RFPs) for development. The Strategic Plan creates an implementation roadmap and quantifiable metrics for the National City Housing Authority to accelerate housing production within the first four years of the 6th Housing Element Cycle.

F. Specific Plan Amendments

Amending the Downtown Specific Plan and Westside Specific Plan policies, including development zones (allowed uses, densities, FARs, heights, and other development standards), design guidelines, and parking requirements to encourage housing production. The policies aim to streamline housing production for all income categories and align with updates to the Zoning Code and General Plan. Amendments to these Specific Plans center on specific conformance with recently adopted plans and those being concurrently revised through the updates to the General Plan, and do not serve to create new plans.

G. Bike Master Plan Update

Updates to the Bike Master Plan to incorporate new changes to the General Plan and other recently competed planning documents, such as the Harbor Drive Corridor Study, the INTRACONnect plan, and the 24th Street Transit Oriented Development Overlay (TODO) study. This update revises the Citywide bicycle network to guide the City in planning for a more connected, safe, and accessible network. Design guidelines will be updated to align with current best practices and City plans. The plan will identify priority projects for implementation and will update recommendations for programs for education, bicycling encouragement, enforcement, and evaluation. Estimated network costs and resources to fund construction will be identified.

OBJECTIVES:

The objectives of the FGPU are:

- Encourage smart growth that is consistent with statewide and regional transportation and planning goals.
- Create a framework for a mix of land uses including residential, commercial, employment, service, agricultural, open space, and recreational uses that accommodate the needs of persons from all income groups and age levels.
- Encourage the development of complete neighborhoods that meet the community’s needs for sustainable and high-quality living environments.
- Develop effective plans, codes, resolutions, ordinances, and zoning to implement the General Plan.
- Establish a universally accessible, safe, comprehensive, and integrated pedestrian and bicycle system.
- Develop a comprehensive circulation system that is safe and efficient for all modes of travel that is coordinated with the regional system.
- Parking provided and managed in a way that balances economic development, livable neighborhoods, environmental health, and public safety with a compact, multi-modal environment.
- Develop a safe and efficient system for the movement of goods that supports commerce while enhancing the livability of the community.

- Reduce GHG emissions resulting from local government and community-wide activities within the City.

POTENTIAL ENVIRONMENTAL EFFECTS:

This SPEIR serves as a supplemental analysis to the previously certified 2011 Program EIR, as referenced above. All environmental issues analyzed in the 2011 PEIR were considered during initial review of the project. Issue areas anticipated to be reevaluated include: Aesthetics, Air Quality, Land Use, Noise, Public Services and Recreation, Transportation and Circulation, Tribal Cultural Resources, and Greenhouse Gas Emissions.

SCOPING MEETING:

Pursuant to PRC Section 21080.4(b), the lead agency is hosting a virtual on-line scoping meeting on Wednesday, **April 6, 2022**, at **6:00-7:00PM** to present on the project and solicit comments. Please note that depending on the number of attendees, the meeting could end earlier than **7:00 PM**. The public scoping meeting can be accessed at

<https://us02web.zoom.us/j/86159964015?tk=UsNWYtQM5lSw6NSU626F30tewdgsuiYZxwyl60-kehc.DQMAAAAUD4i3bxZvRIZvSUJeb1FZdWY1amd3Vkp0YkJ3AAAAAAAAAAAAAAAAAAAAAA&pwd=QkowazN2QitrNEU2RnVqZFpYa2EvZz09> . **Go to “Join a Meeting.”**

Meeting ID: 861 5996 4015 Passcode: 932127. To access the webinar via phone, please call US: +1 669 900 6833 and enter the meeting information.

REVIEW AND COMMENT PERIOD:

The City of National City invites you to comment on the scoping for the SPEIR. The NOP is available for a 30-day public review period from **March 19, 2022, to April 18, 2022**. Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 6:00 p.m. on **April 18, 2022**, to the following: **Martin Reeder – AICP, Principal Planner, Planning Division, 1243 National City Boulevard, National City, CA 91950**. During this period, the NOP will be available for review, or for purchase at the cost of reproduction, at the MLK Jr. Community Center (140 E. 12th Street, Suite B, National City, CA 91950). by appointment between the hours of 7 a.m. and 6 p.m. Mondays through Thursdays and at the City’s website: <https://www.nationalcityca.gov/government/community-development/planning/focused-general-plan-update>

FURTHER INFORMATION/LEAD AGENCY CONTACT: For environmental review information, please contact Principal Planner Martin Reeder at the City of National City at 619.336.4313 or mreeder@nationalcityca.gov

Project Sponsor:

City of National City
1243 National City Boulevard
National City, CA 91950

ATTACHMENTS:

Figure 1. Project Location and Boundaries

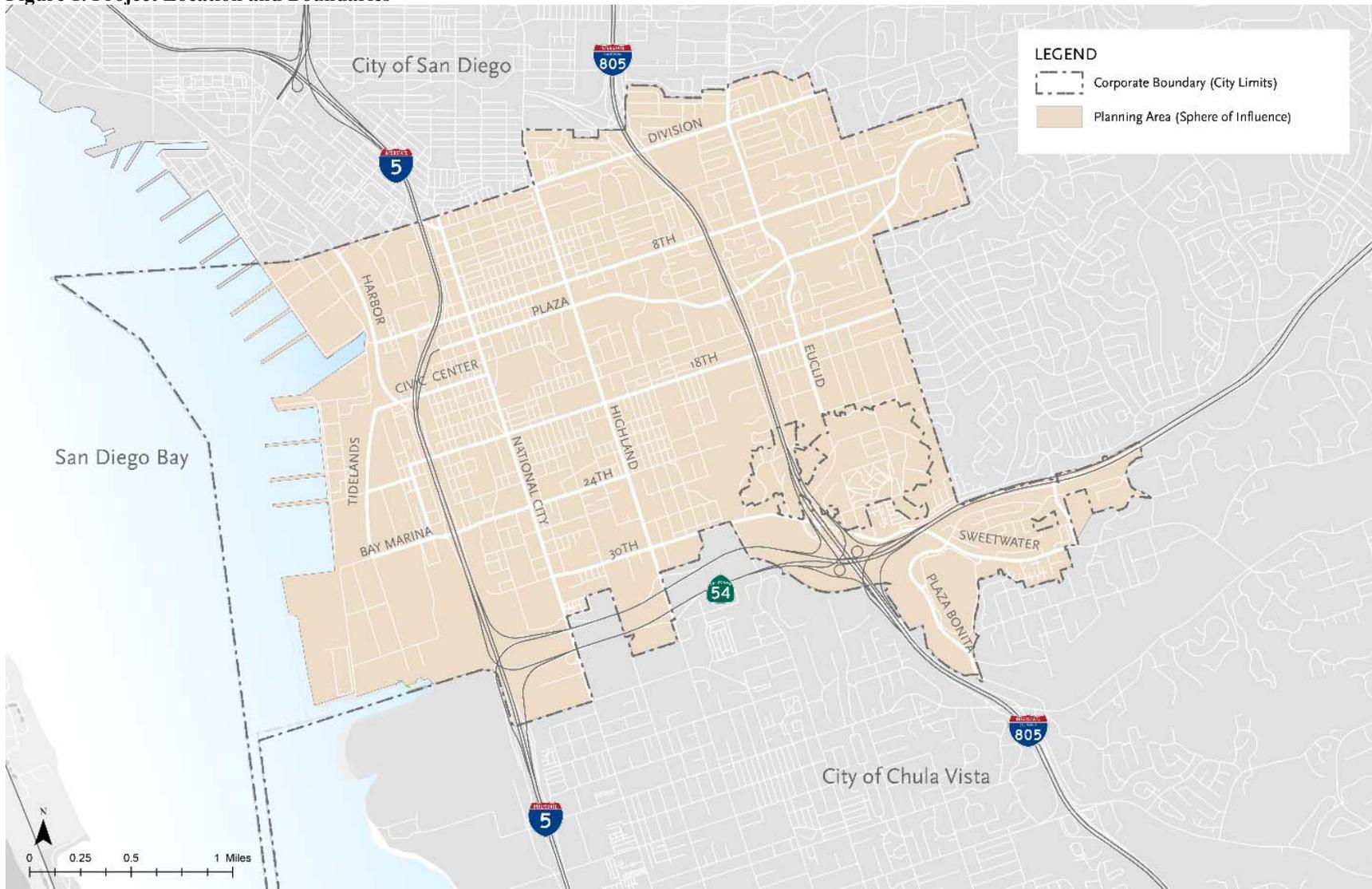


Figure 2. Proposed Zoning Map

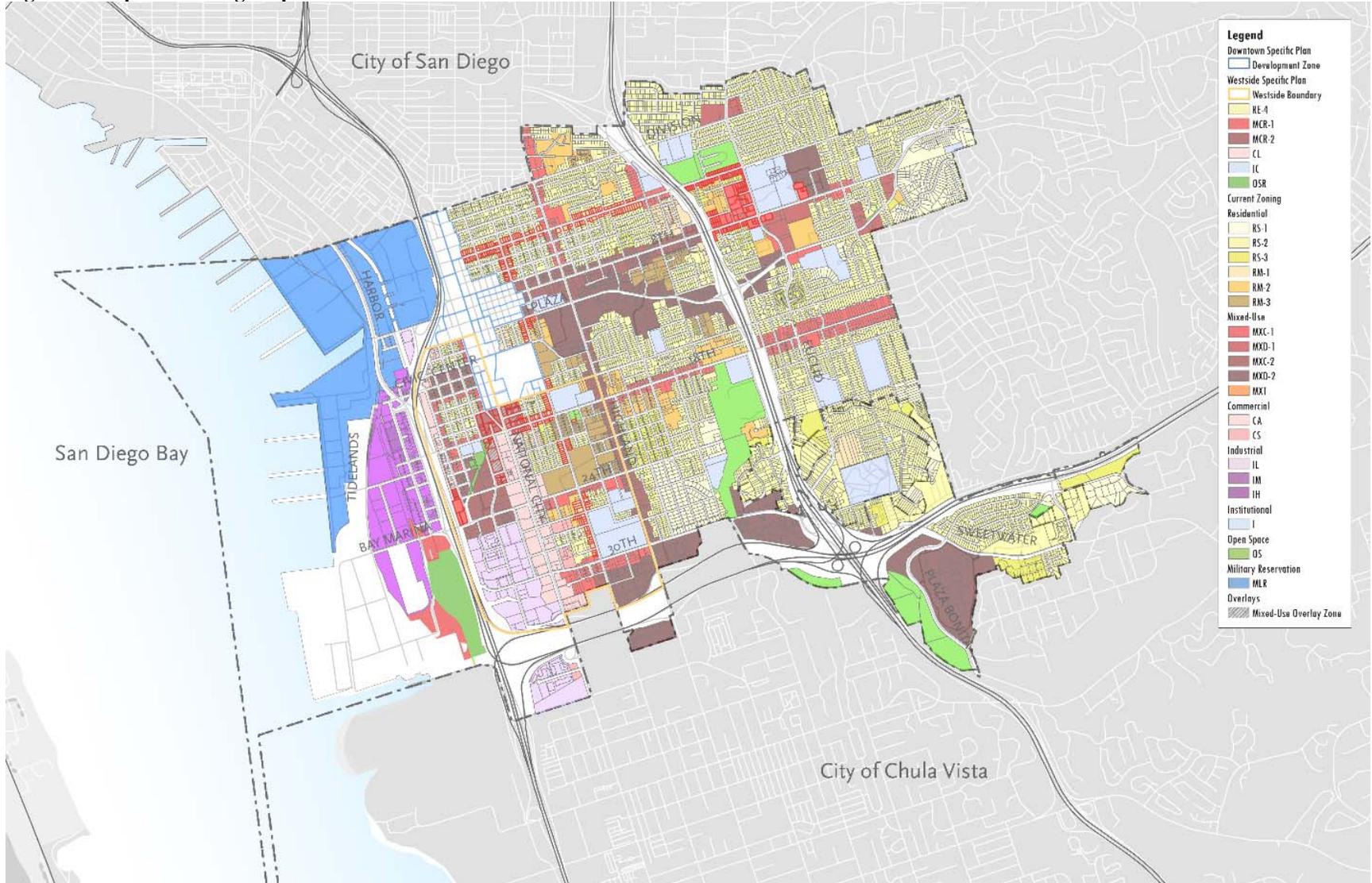


Figure 3. Proposed Traffic Calming Districts and Corridors

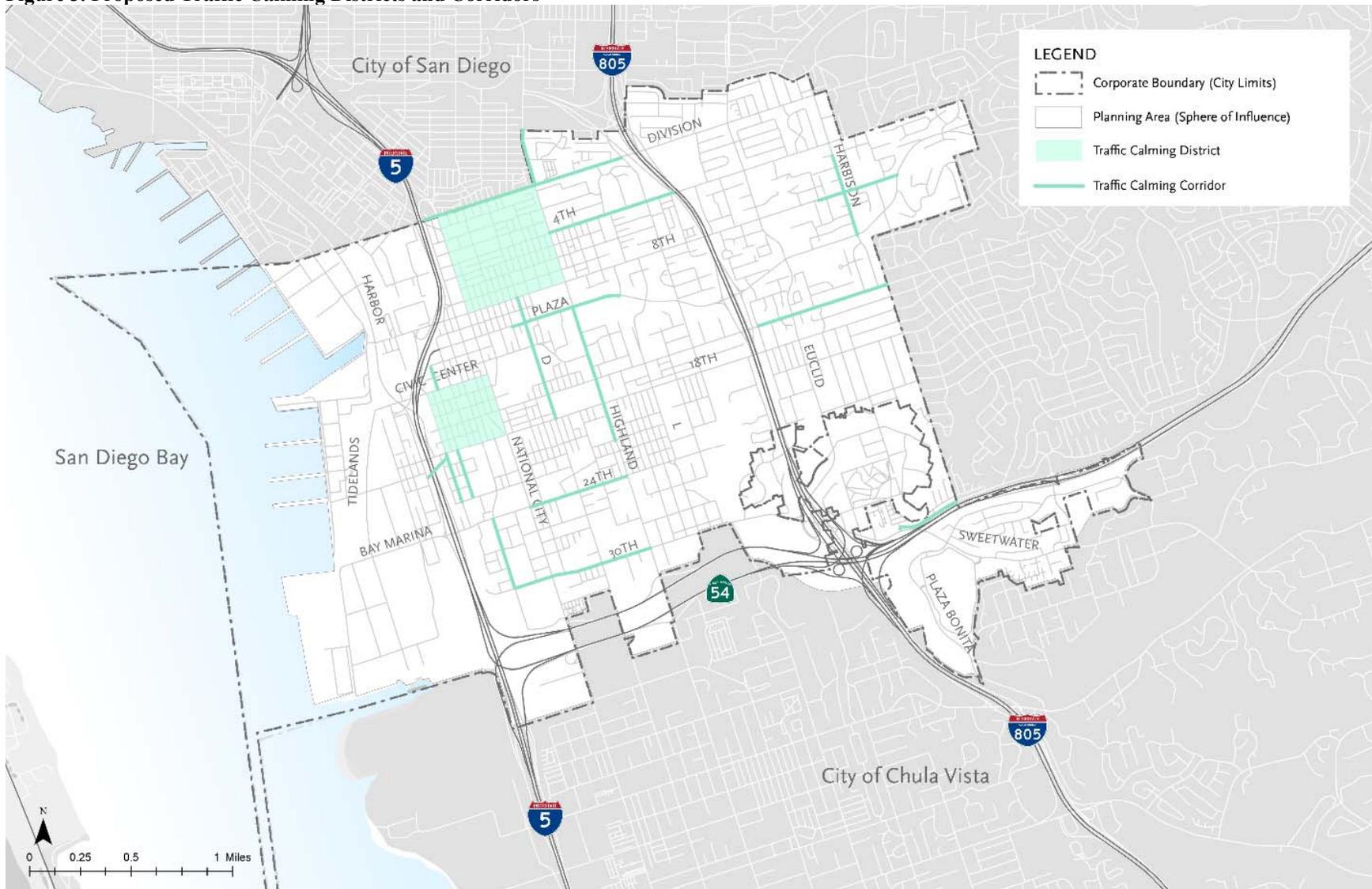


Figure 4 Proposed Community Corridors

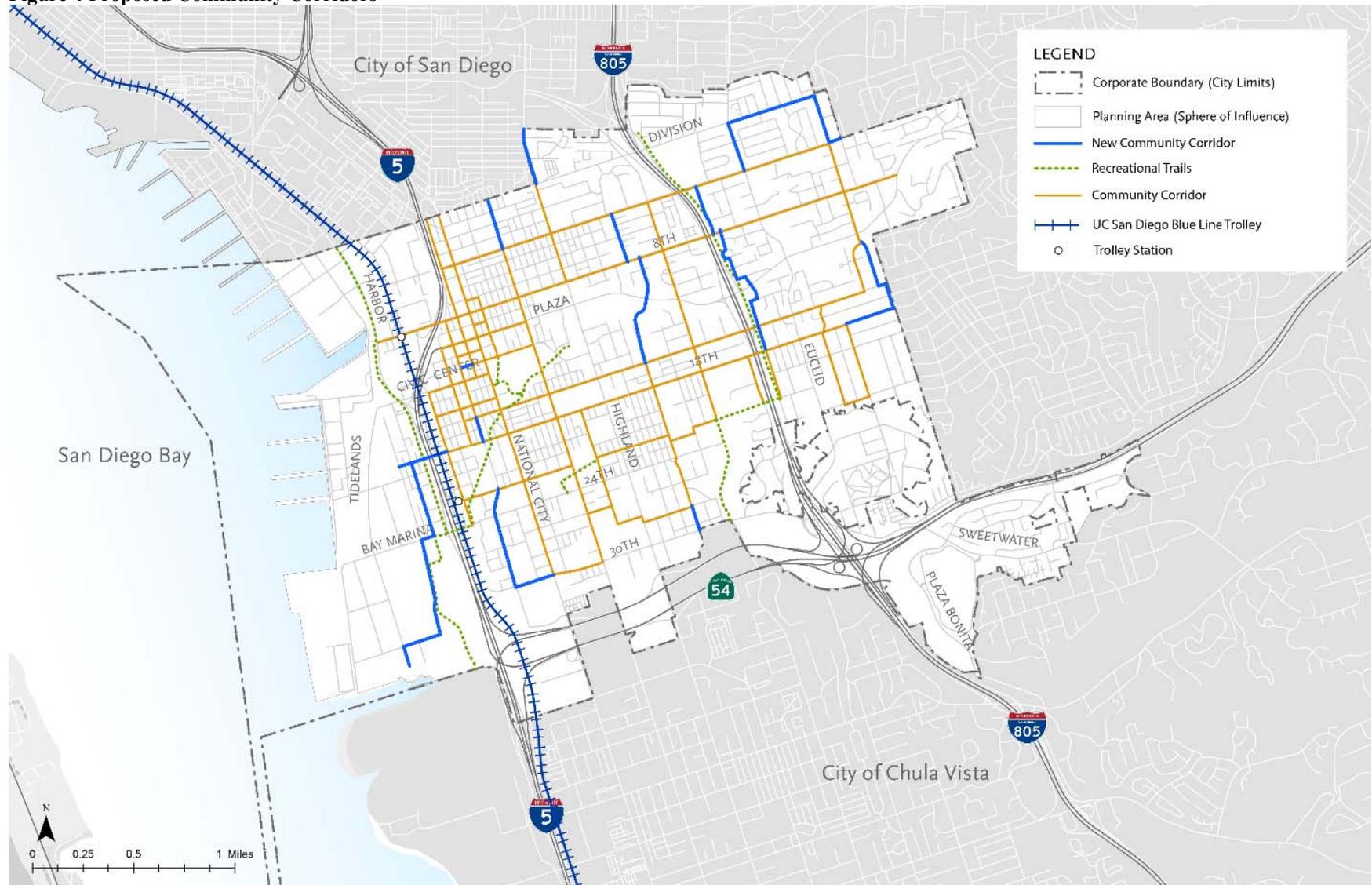
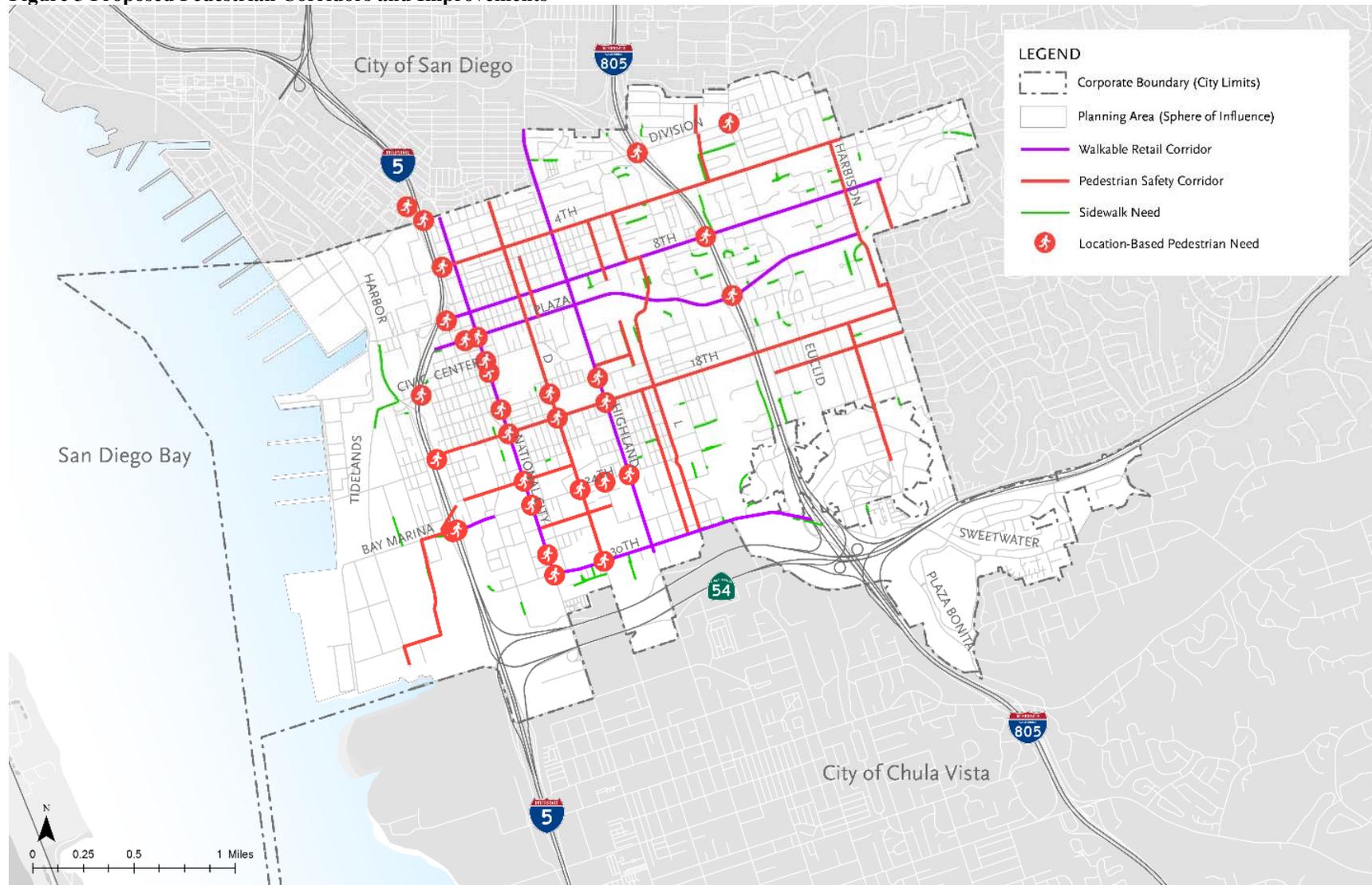


Figure 5 Proposed Pedestrian Corridors and Improvements





March 18, 2022

Tribe
Name, Title
Address
Phone: (XXX)XXX-XXXX
Fax: (XXX)XXX-XXXX

Dear Name,

The City of National City is conducting a focused update to its General Plan. All cities and counties in the State of California are required to have an adopted General Plan, which provides the overarching policy direction for local growth and development. The City's General Plan was last updated in 2011. Since then, new state laws have been passed related to land use, housing, transportation, safety, and climate change. The intent of the focused update is to address these new requirements and compile more recent data to inform citywide goals and policies within the Land Use, Mobility, Housing, and Safety elements of the General Plan.

The City would like to notify you of the intent to complete a Supplemental Program Environmental Impact Report (SEIR) as required under the California Environmental Quality Act Public Resources Code 21080.3.1 and Chapter 532 Statutes of 2014 (i.e. Assembly Bill (AB) 52).

We are requesting any information you wish to contribute regarding the sensitivity for cultural tribal resources in the area and your concerns regarding the Project's potential effect on those resources. As such, if you would like to request formal consultation with us for the General Plan Update process and for the environmental scoping proposed for the General Plan Update, please notify us of your request in writing.

A copy of the Notice of Preparation for the SEIR may be found on the City's website at <https://www.nationalcityca.gov/home/showpublisheddocument/28340/637829281078606107>

Should you have any questions about this effort, please direct them to myself, Martin Reeder who can be reached at (619) 336-4313 and mreeder@nationalcityca.gov and our consultant team at WSP USA, Stephanie Whitmore, Stephanie.Whitmore@wsp.com and Annie Lee. Annie.Lee1@wsp.com.

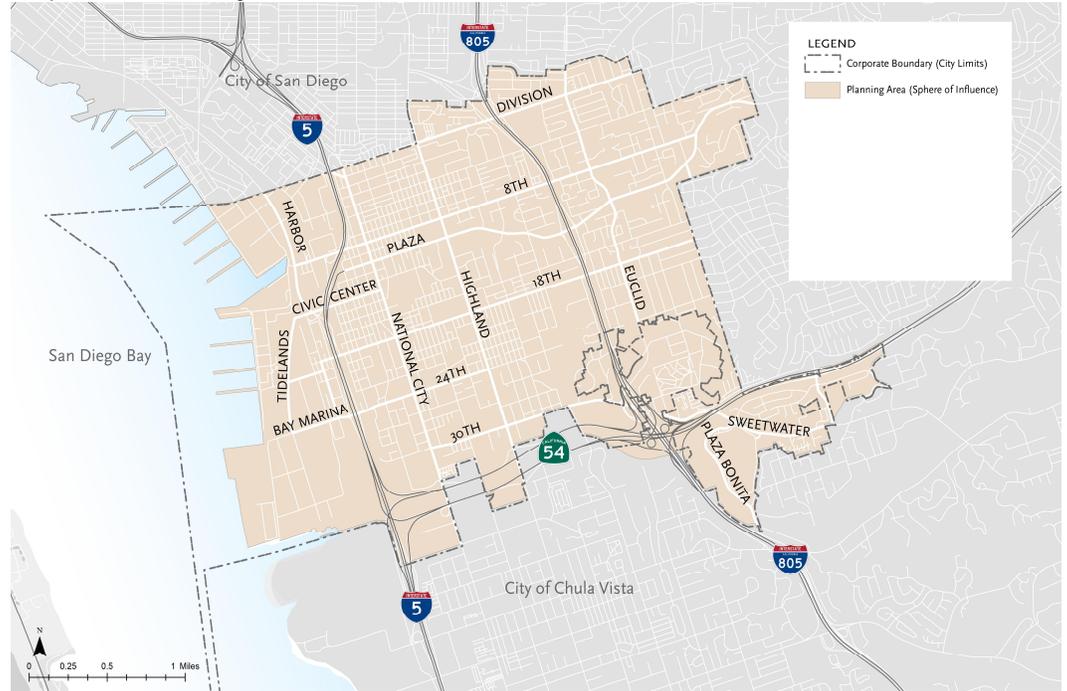
Kind regards,

Martin Reeder
Principal Planner

Encl. Map of National City



Map of National City



Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2010051009

Project Title: Focused General Plan Update

Lead Agency: City of National City Contact Person: Martin Reeder
 Mailing Address: 1243 National City Blvd. Phone: 619-336-4313
 City: National City Zip: 91950 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Diego / Chula Vista

Cross Streets: Citywide Zip Code: 91950

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____

Assessor's Parcel No.: Citywide Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR-54, I-805, I- Waterways: Sweetwater River, San Diego Bay

Airports: _____ Railways: _____ Schools: Multiple

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: <u>Focused Update to General Plan and Climate Action Plan</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Multiple - Citywide

Project Description: (please use a separate page if necessary)

To address changes in State legislation, a changing regional context and forecasted future growth, National City is conducting the Focused General Plan Update. The Focused General Plan Update will include updates to policies, supporting updates to codes, ordinances, and development standards, and will guide development through 2050. Policy updates will be reflected in the Land Use Element, Transportation Element, Safety Element, and Climate Action Plan, which were last updated in 2011, and portions of the Municipal Code.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

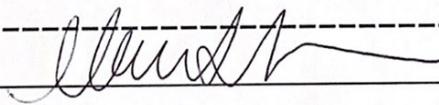
- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 11 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 9 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 3/19/2022 Ending Date 4/18/2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>WSP USA</u>	Applicant: <u>City of National City</u>
Address: <u>401 B Street, Suite 1650</u>	Address: <u>1243 National City Blvd.</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>National City, CA 91950</u>
Contact: <u>Stephanie Morgan Whitmore</u>	Phone: <u>619-336-4313</u>
Phone: <u>1 619-525-8396</u>	

Signature of Lead Agency Representative:  Date: 3/18/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.