



**NATIONAL CITY**  
CALIFORNIA • 1887



# Focused General Plan Update

## CEQA

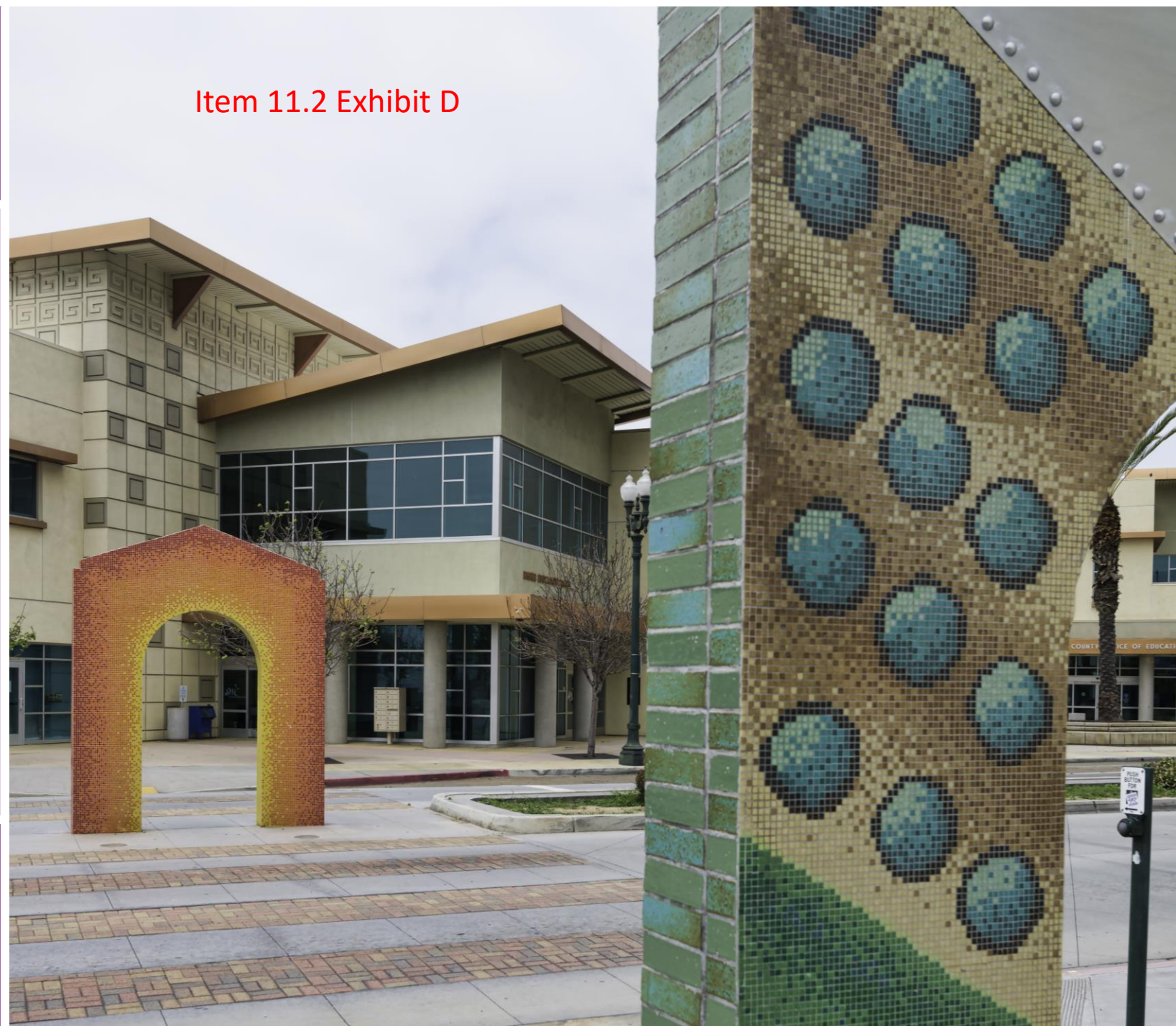
City Council Meeting  
September 5, 2023

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Item 11.2 Exhibit D



# Staff Recommendation

Recommend the following to City Council:

1. Certify the Final Supplemental Program Environmental Impact Report (SPEIR) **with the Selection of the Alternate Project Location Alternative**, and
2. Adopting Findings of Fact, a Statement of Overriding Considerations, and
3. Mitigation Monitoring and Reporting Program

These documents were prepared to analyze the following:

- *Focused General Plan Update*
- *Climate Action Plan*
- *Municipal Code Amendments*
- *Downtown Specific Plan Amendment*
- *Westside Specific Plan Amendment*
- *Bicycle Master Plan Update*
- *Rezone Parcels within Focus Areas*

## Scope of the Focused General Plan Update

- Housing Element – 6<sup>th</sup> Cycle Update
- Focused Policy Updates
- Updates to Codes, Ordinances, and Development Standards
- Environmental Review

### Purpose of the FGPU

Create a policy framework that articulates a vision for the City's long-term physical form and development while preserving and enhancing the quality of life for National City's residents.

#### Policies

- Housing Element
- Land Use Element
- Transportation Element
- Safety Element
- Climate Action Plan

#### Codes, Ordinances, & Development Standards

- Zoning Code
- Specific Plans
- Objective Design Standards

### Environmental Review

- Supplemental Program Environmental Impact Report (SEIR)

# Project Milestones

Milestone	Date
Project Kick-Off	March 2020
Phase 1 Outreach	August - September 2020
Draft Housing Element	January 2021
Draft Land Use and Transportation Existing Conditions	March 2021
Phase 2 Outreach	March - April 2021
Land Use, Transportation, Safety, and CAP Goals and Policies development	March 2021 - March 2022
24 <sup>th</sup> Street Transit Oriented Development Overlay Approved	June 2021
Housing Element Adopted	August 2021
Housing Element Certified by California Dept. of Housing and Community Development (HCD)	November 2021

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# Project Milestones

Milestone	Date
Phase 3 Community Outreach	December 2021 – June 2023
Economic Study	January - September 2022
Traffic Model Run	March - September 2022
<b>SEIR Drafting</b>	<b>April - January 2023</b>
House National City Development	October 2021 - February 2023
Specific Plans Revisions	October 2021 - February 2023
Municipal Code Amendment Development	October 2021 - February 2023
House National City Refinement	March 2023
<b>SEIR Public Review</b>	<b>February - March 2023</b>
House National City – Housing Advisory Committee	February 2023
House National City - City Council	April 2023



# Project Milestones

Milestone	Date
FGPU – Planning Commission and City Council (Information Items)	June 2023
FGPU – Planning Commission (Recommendation)	August 2023
FGPU – City Council (Adoption)	September 2023



## What is CEQA?

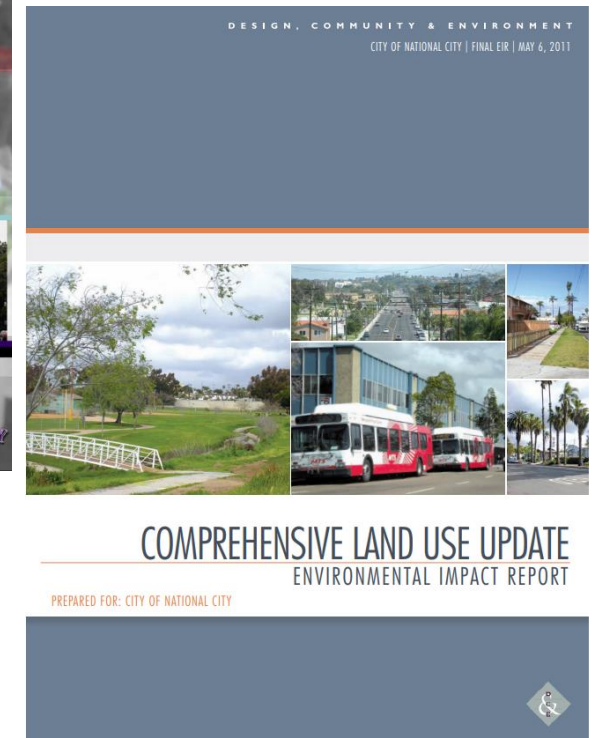
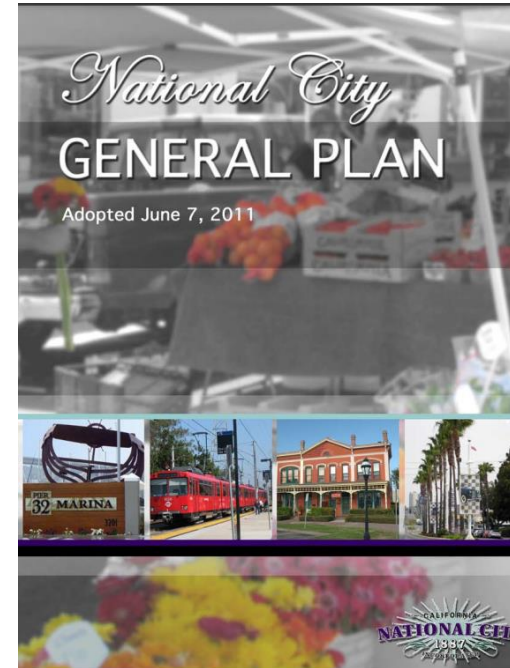
The **California Environmental Quality Act** (CEQA) sets statewide policies that require both state and local agencies to consider the **environmental consequences** of their decisions.

The goal of CEQA is to:

- Provide **information** about the environmental effects of the project.
- Prevent significant environmental damage and identify ways that environmental damage can be avoided (**mitigation/alternatives**).
- Disclose the **basis for the decision** of the project considering its environmental effects.

# Why was a Supplemental Program Environmental Impact Report (SPEIR) prepared?

- **Supplemental** - Is an update to the 2011 General Plan EIR
- **Programmatic** - Analysis of potential impacts from policy changes city-wide. No specific projects are proposed at this time.
- **Disclose/Inform** - The potential significant adverse environmental impacts of the FGPU
- **Mitigate** - Includes recommended mitigation measures which could lessen impacts of future development
- **Alternatives** - to the project are presented to evaluate scenarios that further reduce or avoid significant impacts





## CEQA Alternatives

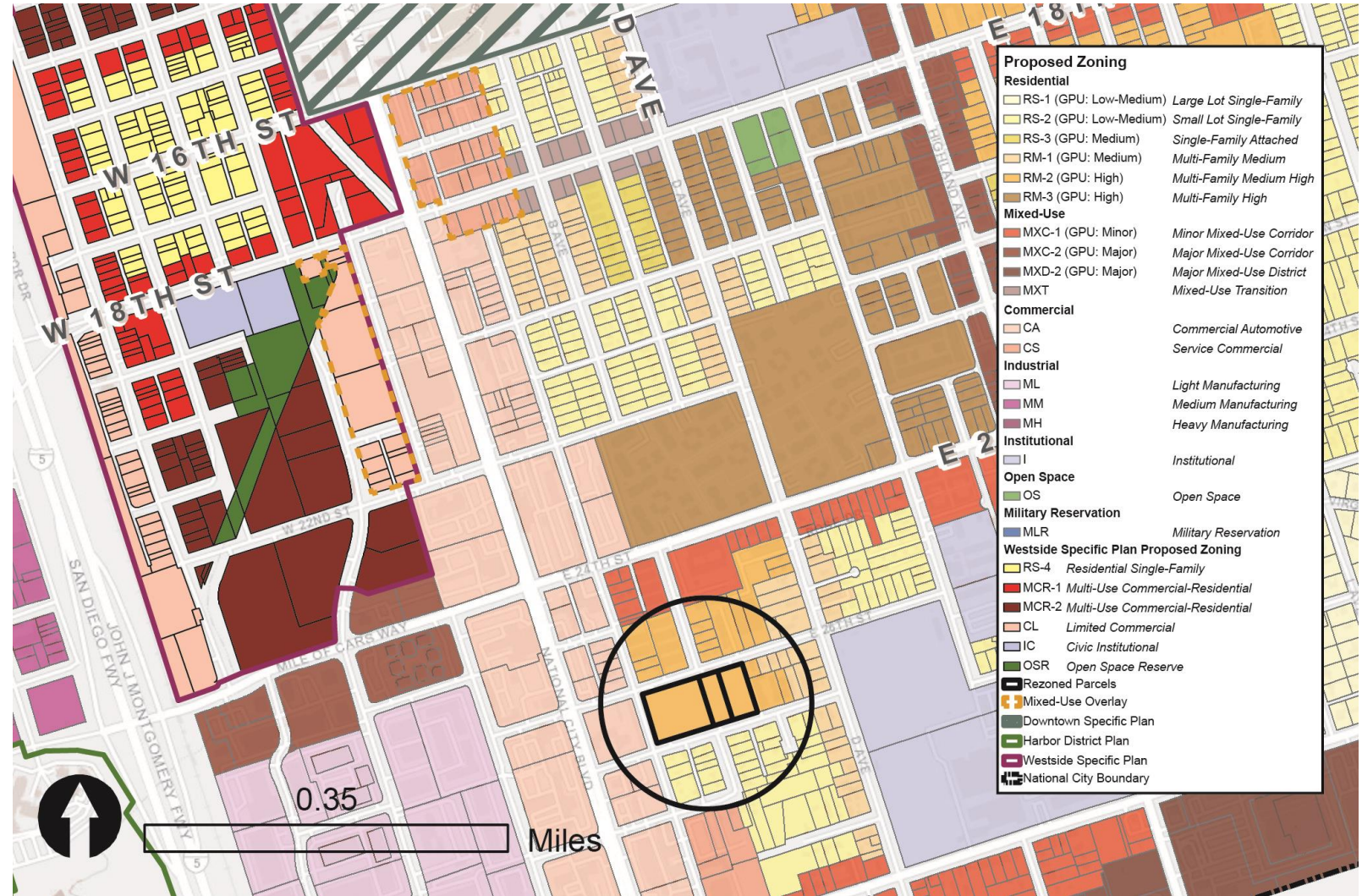
- To fully evaluate the environmental effects of projects, the CEQA mandates that alternatives to the project be analyzed
- Section 15126.6 of the CEQA Guidelines requires the discussion of “*a range of reasonable alternatives to the project, or to the location of the project, which would feasibly **attain most of the basic objectives** of the project but would **avoid or substantially lessen any of the significant effects** of the project*” and the evaluation of the comparative merits of the alternatives.
- Alternatives selected for consideration include: the **No Project (Adopted General Plan) Alternative** and the **Alternate Project Location Alternative** (also the Environmentally Superior Alternative)

## Alternatives Considered but Rejected

Various sites throughout the Planning Area were considered for inclusion in each Focus Area and ultimately rejected during the FGPU process:

- **TODO - Study Area 2: Hoover Avenue:** *Potential new land use incompatibilities by allowing the co-location of light industrial and residential uses*
- **TODO - Study Area 3: Mile of Cars Way:** *Co-locating residential uses with existing automobile-oriented uses*
- **TODO - Study Area 4A: National City Boulevard (Sub-Area):** *Concerns with co-locating residential uses with existing automobile-oriented uses*
- **TODO - Study Area 4B: National City Boulevard (Sub-Area):** *Concerns with co-locating residential uses with existing automobile-oriented uses*
- **TODO - Study Areas 5A and 5B: Highland Avenue:** *Already zoned mixed-use, TODO recommendation was design guideline focused*

## Alternate Project Location Alternative



## Alternate Project Location Alternative

- Excludes 24<sup>th</sup> Street Transit Station
- Replaces density at alternate site
- Nets additional 119 dwelling units
- Reduces of 87,705 sf of commercial
- Reduces air quality and noise impacts
- Environmentally superior alternative

## **Impacts of the Project VS. Alternate Project Location Alternative**

- The Project would result in significant and unmitigated air quality impacts, including impacts associated with the placement of sensitive receptors in proximity to the I-5 freeway.
- All other issues were found to be less than significant.
- The Alternate Project Location Alternative would move new sensitive receptors within a focus area further from the I-5 corridor; thus, reducing air quality impacts from freeway emissions.

## **Findings of Fact and Statement of Overriding Considerations**

- Significant and unavoidable impacts in Air Quality.
- Most potentially significant impacts will occur regardless of the alternative chosen, including the “no project alternative,” which assumes the 2011 Plan remains in place.

## Findings of Fact and Statement of Overriding Considerations

- The City has identified the need to serve the residents of National City and the region; to meet projected increases in demand for housing opportunities; and to further become a resilient, transit-oriented development community by providing a framework for future development through 2050.
- The FGPU will provide opportunities for infill development of new housing and commercial properties, specifically in proximity to transit corridors.
- The FGPU provides guidance to improve vehicular, pedestrian, and bicycle connections and circulation.
- The FGPU provides a framework to reduce citywide GHG emissions to meet state reduction targets.
- The FGPU provides guidance for smart growth that will encourage the development of complete neighborhoods that meet the community's needs for sustainable and high-quality living environments.

## Findings of Fact and Statement of Overriding Considerations

The Statement acknowledges:

- **Significant and unavoidable impacts** of the implementation of the FGPU project.
- Provides findings supporting the position that **FGPU conveys social, legal, economic, technological, and other benefits** that outweigh such impacts.
- Once the General Plan Update EIR has been certified and the plan adopted, the EIR will then be used to inform and streamline CEQA review for future development projects in the City.



# Public Meetings/ Hearings

Meeting/Hearing	Date
City Council - Information	June 20, 2023
Planning Commission – Action Recommendation	August 21, 2023
City Council – Public Hearing	September 5, 2023
<b>City Council – Public Hearing</b>	<b>September 19, 2023</b>
<b>Second Reading of an Ordinance for a Zoning Amendment to the Westside Specific Plan</b>	
<b>Second Reading of an Ordinance for a NCMC Title 18 Amendment</b>	
Planning Commission – Public Hearing	October 2, 2023
Reading of an Ordinance for a National City Zoning Map Amendment	
City Council – Public Hearing	October 17, 2023
Introduction of an Ordinance for a National City Zoning Map Amendment	
City Council – Public Hearing	November 7, 2023
Second Reading of an Ordinance for a National City Zoning Map Amendment	

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# Questions?