

AB 2731 (GLORIA): CALIFORNIA ENVIRONMENTAL QUALITY ACT: CITY OF SAN DIEGO: TRANSIT AND TRANSPORTATION FACILITIES PROJECTS.

POSITION: The Chamber's Transportation & Land Development Committee voted to SUPPORT the bill on May 19, 2020. The Chamber's Defense, Veterans & Military Affairs Committee voted to SUPPORT the bill on June 3, 2020. The Chamber's Public Policy Committee voted to SUPPORT the bill on June 9, 2020. The Chamber's Board of Directors voted to SUPPORT the bill on June 25, 2020.

RATIONALE: This bill will expedite the creation of the SANDAG central mobility hub on the NAVWAR site. The redevelopment of the NAVWAR site is one of the most significant projects in the region in the coming years and it is important support and facilitate the development process.

STATUS: AB 2731 was introduced by Assemblymember Todd Gloria on March 22, 2020 and was referred to the Committee on Natural Resources. The Committee on Natural Resources heard and passed the bill out of committee on May 13. It passed through the Committee on Appropriations and was re-referred to the same committee. On May 14 the bill passed through the Committee on Natural Resources and referred back to the Committee on Appropriations. On June 2 the bill passed through the Committee on Appropriations and on June 10 it moved into the Senate side of the legislature.

SUMMARY

AB 2731 will strengthen environmental mitigation efforts for both the redevelopment of the Naval Information Warfare Systems Command (NAVWAR) facilities and SANDAG's Central Mobility Hub and will enhance public participation and government transparency while providing certainty of process to allow both projects to begin construction in relatively short order.

INDUSTRY/IES IMPACTED

This bill will directly affect the San Diego Regional Airport, SANDAG, and the U.S. Navy. It will also impact the developer communities and specifically those selected to redevelop the NAVWAR site.

ADDITIONAL INFORMATION

Specifically, this bill:

1. Allows SANDAG to obtain site control of NAVWAR before completion of CEQA (CEQA review will still be required in order for construction to begin on a mobility hub).
2. Provides judicial streamlining for the mobility hub, requiring most legal challenges to the Central Mobility Hub be resolved within 270 days of the certification of the record of proceedings. This judicial streamlining models existing law designed to accommodate the construction of professional sports arenas.
3. Allows SANDAG to adopt the Navy's EIS as the equivalent of an EIR under CEQA. This avoids duplicative efforts to analyze the impacts of the redevelopment of the OTC site and requires the project to comply with the mitigation requirements of CEQA.

SUPPORTERS

- City of San Diego (co-author)
- SANDAG (co-author)
- San Diego Military Advisory Council (SDMAC)

OPPONENTS

- Sierra Club

ARGUMENTS IN FAVOR

This bill will significantly expedite the creation of the SANDAG central mobility hub on the NAVWAR site. The infrastructure itself will generate jobs and the subsequent public and private investment will drastically improve the community.

ARGUMENTS IN OPPOSITION

This bill waives too many important steps in the review process for a public project and gives the government too much control without public oversight.