



THE CITY OF SAN DIEGO

Date of Notice: July 2, 2019

# PUBLIC NOTICE OF PREPARATION OF SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Development Services Department

SAP No. 24007539

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The City of San Diego Development Services Department, as Lead Agency, has determined that the project described below will require the preparation of a Subsequent Environmental Impact Report (SEIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation was publicly noticed and distributed on July 2, 2019. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at: <https://www.sandiego.gov/ceqa/draft>. In addition, the Notice was also distributed to the Central Library as well as the Carmel Valley Branch Library.

Written/mail-in comments may be sent to the following address: **E. Shearer-Nguyen, Environmental Analyst, City of San Diego Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line within 30 days of the receipt of the Public Notice. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. A SEIR incorporating public input will then be prepared and distributed for the public to review and comment.

## General Project Information:

- **Project Name:** Avion Property
- **Project Number:** 598173
- **SCH No.:** 97111070
- **Community Area:** Black Mountain Ranch Subarea I
- **Council District:** 5

**Project Description:** A request for a REZONE from AR-1-1 to RS-1-14; VESTING TENTATIVE MAP (VTM); PLANNED DEVELOPMENT PERMIT (PDP); SITE DEVELOPMENT PERMIT (SDP); MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT; and the annexation of the project from the City of San Diego Public Utilities Department to Olivenhain Municipal Water District and a latent powers expansion for sewer service for the project site from the Local Agency Formation Commission to subdivide the project site and construct 84 multi-family residential, the transfer of 19 affordable units to Lot X of Map No. 15919 Black Mountain Ranch North Village Town Center, and the transfer of 14 dwelling units to Lots 12, 13, 18 and 19 of Map No. 15919 in the Black Mountain Ranch North Village Town Center for a combined total of 117 dwelling units. The project would also construct various site improvements which include associated public and private streets, hardscape, retaining walls and landscaping. The project site consists of a 41.48-acre parcel of undeveloped land located approximately 0.6 mile south of Carmel Valley Road/Bernardo Center Drive, 1.2 miles west of Interstate 15, and 1.4 miles east of Black Mountain Road. The site is designated Low Density Residential and zoned AR-1-1 (Agricultural)) within the Black Mountain Ranch Subarea Plan. Additionally, the site is within the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station (MCAS) Miramar), Airport Influence

Area (MCAS-Miramar - Review Area 2), Affordable Housing Parking Demand, and the Very High Hazard Severity Zone. **The site is not included on any Government Code listing of hazardous waste sites.**

**Applicant:** CalAtlantic Homes/Lennar

**Recommended Finding:** Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: **Land Use, Air Quality (construction), Biological Resources, Historical Resources (archaeology), Landform Alteration/Visual Quality (landform alteration), and Noise (construction).**

**Availability in Alternative Format:** To request this Public Notice in alternative format, call the Development Services Department at (619) 446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Elizabeth Shearer-Nguyen at (619) 446-5369. **For information regarding public meetings/hearings on this project, contact the Project Manager, Jeffrey Peterson at (619) 446-5237.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on July 2, 2019.

Gary Geiler  
Deputy Director  
Development Services Department

DISTRIBUTION: See Attached

ATTACHMENTS: Figure 1: Regional Location Map  
Figure 2: Aerial Project Location  
Figure 3: Proposed Site Plan

DISTRIBUTION:

Federal

U.S. Environmental Protection Agency (19)  
U.S. Fish & Wildlife Service (23)  
U.S. Army Corps of Engineers (26)

State of California

California Department of Fish & Wildlife (32)  
Department of Toxic Substance Control (39)  
California Regional Water Quality Control Board (44)  
California Transportation Commission (51)  
California Department of Transportation (51A)  
California Department of Transportation (51B)  
Native American Heritage Commission (54)

City of San Diego

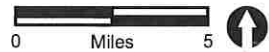
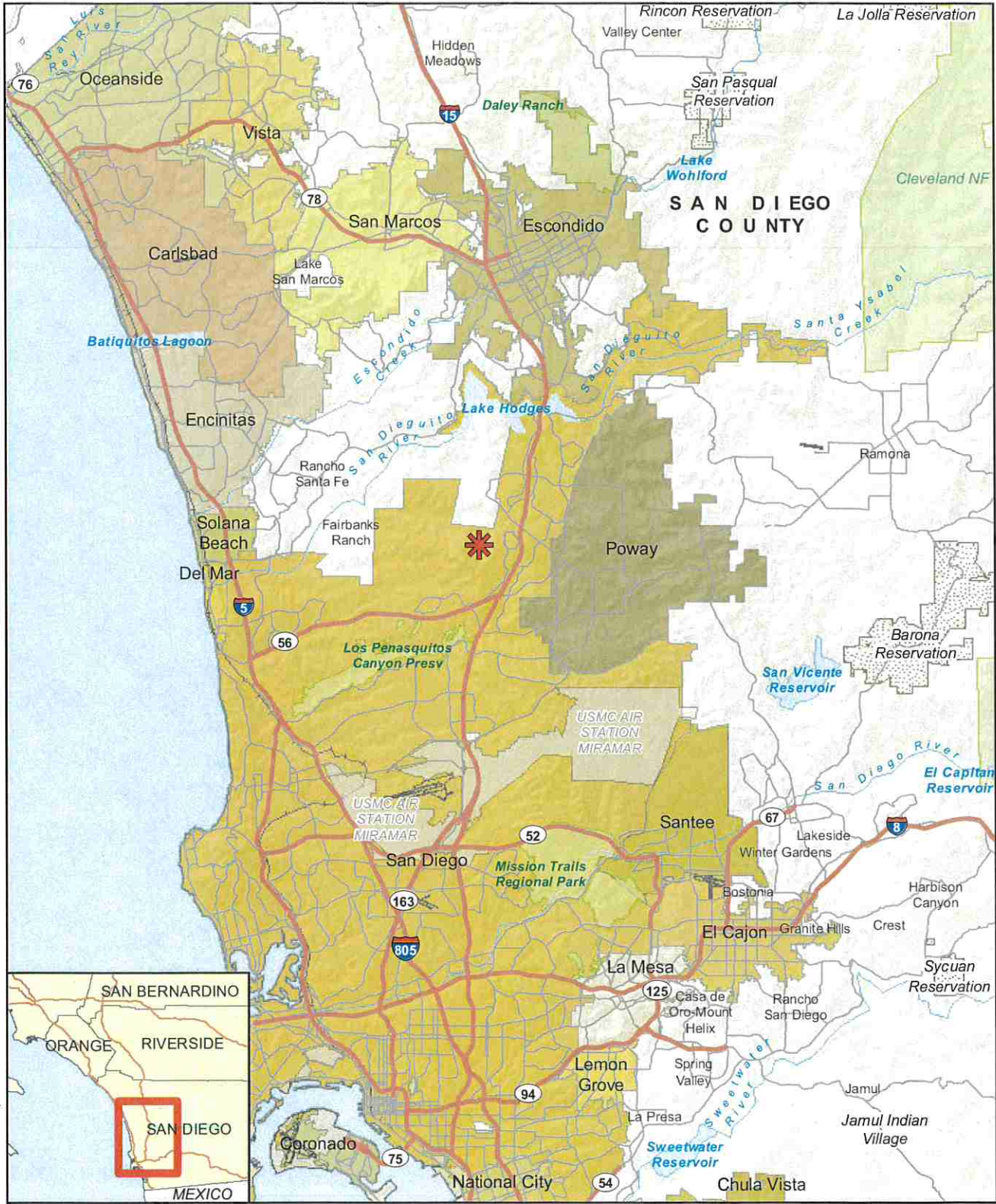
Mayor's Office (91)  
Councilmember Lightner, District 1 (MS 10A)  
Councilmember Zapf, District 2 (MS 10A)  
Councilmember Gloria, District 3 (MS 10A)  
Councilmember Cole, District 4 (MS 10A)  
Councilmember Kersey, District 5 (MS 10A)  
Councilmember Cate, District 6 (MS 10A)  
Councilmember Sherman, District 7 (MS 10A)  
Councilmember Alvarez, District 8 (MS 10A)  
Councilmember Emerald, District 9 (MS 10A)  
Development Services Department  
    EAS  
    Project Manager  
San Diego Fire-Rescue Department (MS 603)  
San Diego Police Department (MS 776)  
Transportation Development (78)  
Development Coordination (78A)  
Fire and Life Safety Services (79)  
San Diego Fire – Rescue Department Logistics (80)  
Library Department (81)  
    Central Library (81A)  
    Carmel Valley Branch Library (81F)  
Historical Resources Board (87)  
Environmental Services Department (93A)  
Facilities Financing (MS 93B)


Other Groups, Organizations and Interested Individuals

Rancho Santa Ana Botanic Garden at Claremont (161)  
Sierra Club (165)  
San Diego Natural History Museum (166)

Other Groups, Organizations and Interested Individuals - continued

Mr. Jim Peugh (167A)  
San Diego Audubon (167)  
California Native Plant Society (170)  
Citizens Coordinate for Century III (179)  
Endangered Habitats League (182A)  
Carmen Lucas (206)  
South Coastal Information Center (210)  
San Diego Archaeological Center (212)  
Save Our Heritage Organisation (214)  
Ron Christman (215)  
Clint Linton (215B)  
Frank Brown, Inter-Tribal Cultural Resources Council (216)  
Campo Band of Mission Indians (217)  
San Diego County Archaeological Society, Inc. (218)  
Kumeyaay Cultural Heritage Preservation (223)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution – Public Notice Only (225A-S)  
Black Mountain Ranch – Subarea I (226C)  
Joan Mei  
Angie Huang  
Michael Beckman  
Kimberly Uyeda  
Alex Plishner, CalAtlantic/Lennar, Applicant  
Marina Wurst, Project design Consultants, Agent



 Project Location

## Regional Location Map

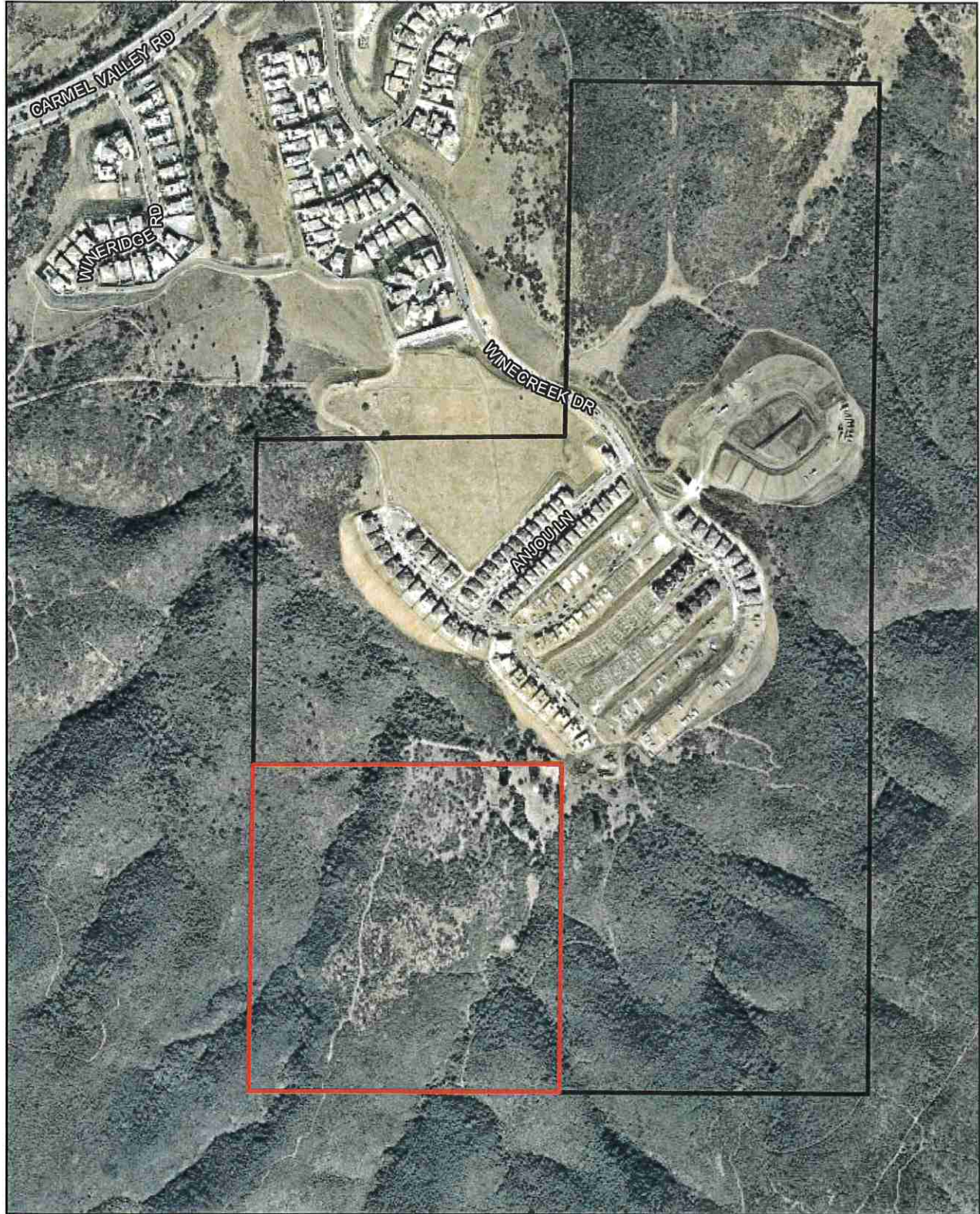
AVION PROPERTY



Project No. 598173

City of San Diego – Development Services Department

**Figure**  
**1**



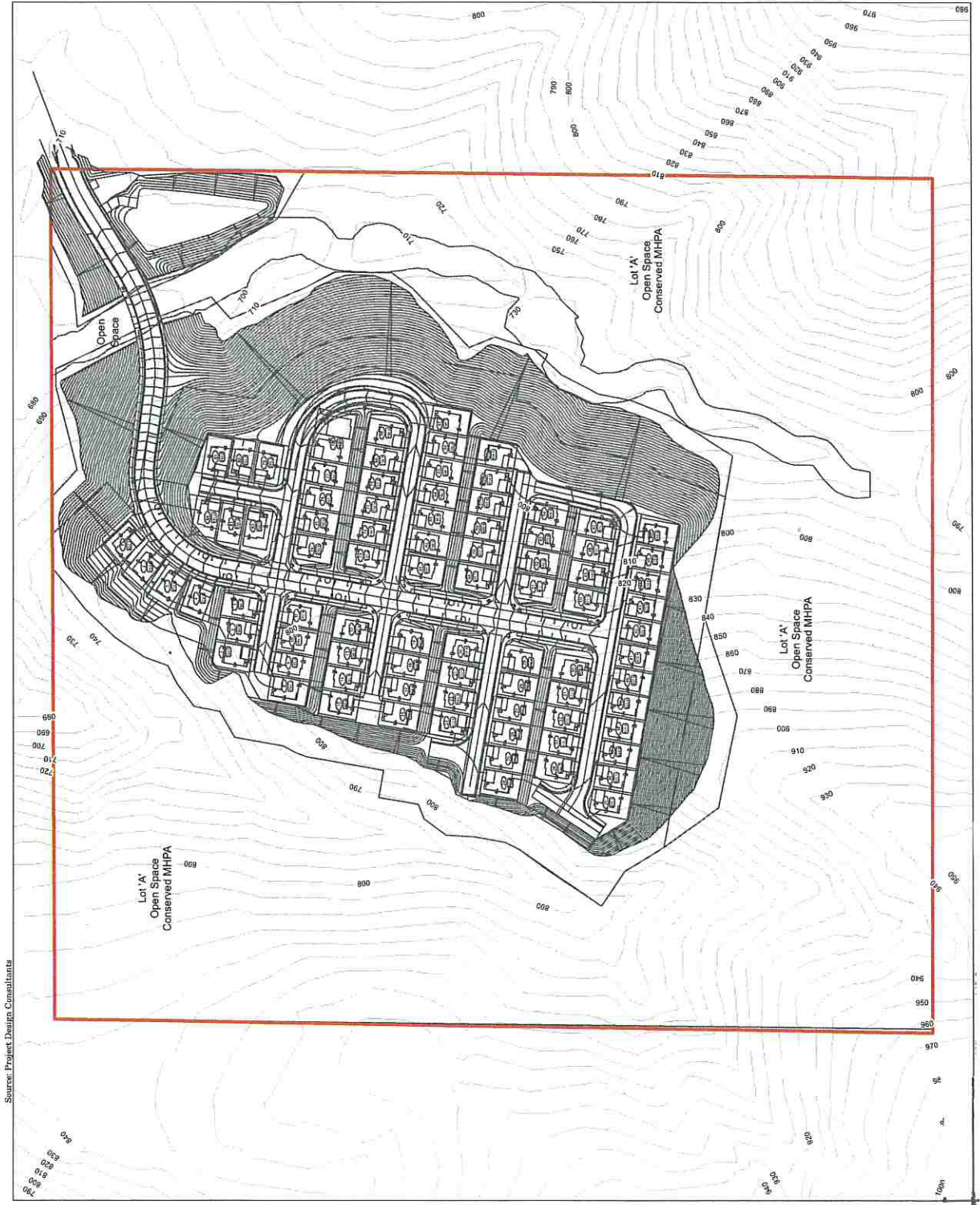


-  Project Boundary
-  Heritage Bluffs Boundary

## Aerial Project Location

AVION PROPERTY Project No. 598173  
City of San Diego - Development Services Department





- Project Boundary
- Plan Lines
- 10-foot Contours
- 2-foot Contours



**Figure  
3**

Source: Project Design Consultants

**Proposed Site Plan**  
 AVION PROPERTY      Project No. 598173  
 City of San Diego – Development Services Department



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