

## 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

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|--------------|
| <b>SCH #</b> |
|--------------|

**Project Title:** \_\_\_\_\_

Lead Agency: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_

**Project Location:** County: \_\_\_\_\_ City/Nearest Community: \_\_\_\_\_

Cross Streets: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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

Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

- |                                      |  |                                    |  |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input 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 type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input 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: _____                          |
| <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 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 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 type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____             |

**Present Land Use/Zoning/General Plan Designation:**

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

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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

|  |  |
|--|--|
| <input 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 type="checkbox"/> Caltrans District # _____                   | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____                               |
| <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 type="checkbox"/> Fish & Game Region # _____                  | <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              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

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### Lead Agency (Complete if applicable):

|                        |                       |
|------------------------|-----------------------|
| Consulting Firm: _____ | Applicant: _____      |
| Address: _____         | Address: _____        |
| City/State/Zip: _____  | City/State/Zip: _____ |
| Contact: _____         | Phone: _____          |
| Phone: _____           |                       |

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Signature of Lead Agency Representative: \_\_\_\_\_  \_\_\_\_\_ Date: \_\_\_\_\_

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 25, 2020

# NOTICE OF AVAILABILITY FOR A DRAFT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 23422637

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The City of San Diego Development Services Department, as Lead Agency, has prepared a draft Environmental Impact Report for the following project and is inviting your comments regarding the adequacy of the document. The draft Environmental Impact Report has been placed on the City of San Diego California Environmental Quality Act (CEQA) website at <https://www.sandiego.gov/ceqa/draft>.

**Written comments on the environmental document must be received by August 10, 2020**, to be included in the final document considered by the decision-making authorities. Comments can be submitted to either the following address, **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Center, 1222 1<sup>st</sup> Avenue, MS 501, San Diego, CA 92101**, or via e-mail to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov). Please ensure to include the project name and number in the subject line.

## General Project Information:

- Project Name: **Stone Creek**
- Project No. 67943 / SCH No. 2005091120
- Community Plan Area: Mira Mesa
- Council District: 5

**Project Description:** A request for a CONDITIONAL USE PERMIT (CUP) to amend CUP No. 10-315-2 to allow for the continued mining of aggregate materials until depletion and a Reclamation Plan Amendment to amend Reclamation Plan (RP) 81-0211 in order to update the reclamation plan to current Surface Mining and Reclamation Act of 1975 (SMARA) standards, current site conditions, and to reclaim the mined land in a manner that is adaptable for the anticipated end use of the site. Additionally, a request for a GENERAL PLAN AMENDMENT; COMMUNITY PLAN AMENDMENT to the Mira Mesa Community Plan to incorporate the Stone Creek Master Plan; adoption of the LAND USE PLAN, Stone Creek Master Plan; a REZONE from AR-1-1, IL-2-1, and RS-1-14 to RM-1-2, RM-2-5, RM-3-9, RM-4-10, RM-4-11, CC-5-5, IL-1-1, IL-2-1, IL-3-1, OF-1-1, OP-1-1, and OR-1-1; adoption of a COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE TYPE A (CPIOZ-A); a VESTING TENTATIVE MAP with associated easement vacations; a MASTER PLANNED DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to allow for redevelopment of the site as a mixed-use project and requested allowable deviations from the development regulations. The mixed-use project would include the following: up to 4,445 residential units; up to 175 hotel guest rooms; approximately 174,000 square feet of commercial retail space; approximately 200,000 square feet of commercial office space; approximately 135,000 square feet of business park space; approximately 415,000 square feet of light industrial uses; approximately 300,000 square feet of high technology uses; and site identification for the potential development of a future school. The project would also develop approximately 104.31 acres of parks and open space (which includes approximately 3.68 acres of trails, the enhanced Carroll Canyon Creek and creek corridor), developed parks, and landscaped slopes. The project would construct Carroll Canyon Road through the project site, as well as an off-site extension, establishing a portion of a main arterial; widen a portion of Camino Ruiz; complete the on-site extension of Maya Linda Road; and construct internal circulation consisting of on-site

roads and parkways. The project would relocate and underground San Diego Gas and Electric (SDG&E) facilities, several easements containing smaller voltage power lines would be vacated, and power lines would be placed underground within internal streets. The approximately 293-acre project site is located north of Miramar Road, south of Mira Mesa Boulevard, east of Camino Santa Fe, and west of Black Mountain Road. The site is designated Mixed Use and identified as the CalMat Company property in the Carroll Canyon Master Plan Element area within the Mira Mesa Community Plan area. The site is zoned AR-1-1 (Agricultural Residential), IL-2-1 (Light Industrial), and RS-1-14 (Residential – Single Unit). Additionally, the site is within the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS]Miramar), Airport Land Use Compatibility Plan (MCAS Miramar Compatibility Policy Map: Noise – 60-65 CNEL), MCAS Miramar Compatibility Policy Map – Airspace Protection – Conical Surface Airspace Protection Compatibility Area; MCAS Miramar Compatibility Policy Map: Overflight – Overflight Notification Area, Airport Influence Area (MCAS-Miramar - Review Area 1 and Review Area 2), Federal Aviation Administration (FAA) Part 77 Notification Area (MCAS Miramar), and the Transit Priority Area. (Assessor parcel number(s): 341-060-41, 341-060-42, 341-132-13, 341-190-05, 341-200-02, 341-200-03). ***The site is not included on any Government Code listing of hazardous waste sites.***

**Applicant:** Stone Creek Mira Mesa, LLC

**Recommended Finding:** The draft Environmental Impact Report analyzed the following environmental issue area(s) in detail: **Land Use, Transportation/Circulation, Visual Effects and Neighborhood Character, Biological Resources, Noise, Air Quality, Greenhouse Gas Emissions, Energy, Geological Conditions, Hydrology, Water Quality, Mineral Resources, Health and Safety, Public Services and Facilities, and Public Utilities.**

**Availability in Alternative Format:** To request this Notice, the draft Environmental Impact Report, and/or supporting documents 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 E. Shearer-Nguyen at (619) 446-5369. **To obtain information regarding public meetings/hearings on this project, contact the Development Project Manager, Tim Daly, at (619) 446-5356.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on June 25, 2020.

Gary Geiler  
Deputy Director  
Development Services Department