

**DEPARTMENT OF CALIFORNIA HIGHWAY PATROL**

San Diego Area  
5902 Kearny Villa Road  
San Diego, CA 92123  
(858) 293-6000  
(800) 735-2929 (TT/TDD)  
(800) 735-2922 (Voice)



July 10, 2020

7/10/2020

File No.: 645.13962.15606

Governor's Office of Planning & Research

**Jul 10 2020**

**STATE CLEARINGHOUSE**

City of San Diego  
1222 1<sup>st</sup> Avenue, MS-501  
San Diego, CA 92101

Attention: E. Shearer-Nguyen

Subject: SCH# 2005091120

The San Diego Area of the California Highway Patrol recently received the referenced 'Notice of Completion' environmental impact document from the State Clearinghouse (SCH).

Our concern relates to the proposed construction of 4,445 residential units; 335,000 square feet of office space; 174,000 square feet of commercial space; and 415,000 square feet of industrial space east of Interstate 805, west of Interstate 15, north of State Route 52. At this location, interstates 805 and 15 serve as major arteries between north San Diego County residents and the city of San Diego. Additionally, State Route 52 sits adjacent to a major military installation, Marine Corps Air Station Miramar, and connects the two arteries while serving the local communities of Mira Mesa to the north and Clairemont to the south. Based on the increased number of vehicles associated with the proposed development, this project will have a negative impact on Department operations due to increased traffic congestion, response times, collisions, enforcement activities, and related service calls.

If you have any questions regarding these concerns, please contact Lieutenant Noel Coady at (858) 293-6000.

Sincerely,

T. COOPER, Captain  
Commander

Full  
3

Enclosure



**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 # 2005091120**

**Project Title:** Stone Creek

Lead Agency: City of San Diego Contact Person: E. Shearer-Nguyen  
 Mailing Address: 1222 1st Avenue, MS-501 Phone: (619) 446-5369  
 City: San Diego Zip: 92101 County: San Diego

**Project Location:** County: San Diego City/Nearest Community: San Diego / Mira Mesa Community  
 Cross Streets: Camino Ruiz and Carmel Mountain Road Zip Code: 92126

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 01.4 " N / 117 ° 08 ' 27.9 " W Total Acres: approx. 293

Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: I-15; I-805; SR-52 Waterways: Carroll Canyon Creek  
 Airports: MCAS Miramar Railways: \_\_\_\_\_ Schools: Mason Elementary, Good Shepard, Jonas Salk, SD Mir

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: See Public NOA

**Development Type:**

Residential: Units 4,445 Acres \_\_\_\_\_  
 Office: Sq.ft. 335,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 174,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. 415,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: 175-room Hotel; 300,000 sf high technology

**Project Issues Discussed in Document:**

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

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

See attached NOA

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

See attached NOA

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 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 checked="" 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 checked="" 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"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             |  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date June 25,2020 Ending Date August 10,2020

**Lead Agency (Complete if applicable):**

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

Signature of Lead Agency Representative: *L. S. [Signature]* Date: June 23, 2020

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 Geller  
Deputy Director  
Development Services Department