



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