



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 23, 2020

NOTICE OF AVAILABILITY FOR A DRAFT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008465

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 February 8, 2021, 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 1st Avenue, MS 501, San Diego, CA 92101**, or via e-mail to DSDEAS@sandiego.gov. Please ensure to include the project name and number in the subject line.

General Project Information:

- Project Name: **Trails at Carmel Mountain Ranch**
- Project No. 652519 / SCH No. 2020039006
- Community Plan Area: Carmel Mountain Ranch
- Council District: 5

Project Description: Project proposes a GENERAL PLAN AMENDMENT; COMMUNITY PLAN AMENDMENT to redesignate from Private Recreation-Golf-Course to Low-Medium Density Residential (6-9 dwelling units per acre) and Medium Density Residential (30-43 units per acre), Open Space, and Other Open Space in the Carmel Mountain Ranch Community Plan; REZONE from AR-1-1, RS-1-12, RS-1-14, RM-1-1, RM-2-5 and RM-3-7 to RM-1-1, RM-1-3, RM-2-4, RM-2-5, RM-2-6, and RM-3-7, OP-1-1, CC-2-1, from RS-1-14 to AR-1-1 and RM-2-5, from RM-2-5 to AR-1-1, from RS-3-7 to AR-1-1, and from RM-1-1 to AR-1-1; VESTING TENTATIVE MAP to create new legal lots; MASTER PLANNED DEVELOPMENT PERMIT with Design Guidelines; SITE DEVELOPMENT PERMIT; NEIGHBORHOOD DEVELOPMENT PERMIT; RESCISSION OF CONDITIONAL USE PERMIT No. 87-0568; and various EASEMENT VACATIONS to redevelop the existing 18-hole golf course with 1,200 multi-family residential units and a mix of open space and recreational areas. More specifically, the project would include 451 townhomes, 629 market-rate apartments, and 120 affordable apartments. Within the CC-2-1 zone the project proposes future development of an approximately 6,000 square feet of community commercial amenities that could include an art studio, a café/restaurant/banquet area with kitchen, and a caretaker unit. Approximately 111 acres of various recreational amenities would be provided that comprised of a publicly accessible multi-use trail system that would circulate throughout the project site and connect to sidewalks along the proposed on-site roadways and along existing adjacent residential streets, parkland, and open space. The project also proposes allowable deviations from the development regulations pertaining to height, minimum side yard and rear yard setbacks, and minimum street frontage. The project would also construct various site improvements, including associated hardscape, landscaping, infrastructure (e.g., off-site utility connections of water, sewer), storm drain, and access. The approximate 164.5-acre 18-hole Carmel Mountain Golf Course is located at 14050 Carmel Ridge Road. The General Plan designates the

project site as Park, Open Space, and Recreation; the Carmel Mountain Ranch Community Plan designates the site as Private Recreation-Golf Course and is zoned AR-1-1, RS-1-13, RS-1-14, RM-1-1, RM-2-5, and RM-3-7. Additionally, the site is within the Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station (MCAS) Miramar, the Airport Influence Area (AIA) for MCAS Miramar (Review Area 2), Very High Fire Hazard Severity Zone (Very High), Residential Tandem Parking Overlay Zone, parking Standards Transit Priority Area, and Transit Priority Area. (APNs: 313-043-09, 313-040-60, 313-040-62, 313-031-28, 313-040-71, 313-541-10, 313-660-43, 313-704-01, 313-704-02, 313-040-79, 313-040-80, 313-031-32, 313-043-01, 313-043-02, 313-043-03, 313-653-40, 313-621-29, 313-512-43, 313-523-13, 313-040-85, 313-040-71, 313-690-26, 313-690-25, 313-041-09, and 313-340-26). ***The site is not included on any Government Code listing of hazardous waste sites.***

Applicant: NUWI2-CMR, LLC

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

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. **For information regarding public meetings/hearings on this project, contact the Project Manager, Jeffrey A. Peterson, at (619) 446-5237.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on December 23, 2020.

Raynard Abalos
Deputy Director
Development Services Department