



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 13, 2020

**PUBLIC NOTICE
OF AVAILABILITY OF
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24007539

The City of San Diego Development Services Department, as the Lead Agency, has prepared a draft Supplemental Environmental Impact Report (SEIR) 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 City Clerk's website at <https://www.sandiego.gov/ceqa/draft> under the heading of "California Environmental Quality Act (CEQA) Notices & Documents." In addition, the Notice was also distributed to the Central Library as well as the Carmel Mountain Ranch Branch Library.

Comments must be received by February 27, 2020, to be included in the final environmental document considered by the decision-making authorities. Please send your written comments to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Center, 101 Ash Street, Suite 1200, San Diego, CA 92101** or e-mail your comments to DSDEAS@sandiego.gov with the Project Name and Number in the subject line.

General Project Information:

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

Subject: 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 a reorganization consisting of expansion of Olivenhain Municipal Water District's (OMWD's) sewer latent powers and annexation to OMWD and the district's sewer service area 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. (LEGAL DESCRIPTION PARCEL 1: The Southeast quarter of the Southeast quarter of Section 32, Township 13 South, Range 2 West, San Bernardino Base and

Meridian, in the City of San Diego, County of San Diego, State of California, except for all crude oil, petroleum, gas, brea, asphaltium, and all kindred substances and other minerals under and said land, as reserved in Deed recorded May 30, 1960 as Instrument No. 111628 of Official Records. LEGAL DESCRIPTION PARCEL 2: Lots 1 and 2 and the Southeast quarter of the Northeast quarter of Section 5, Township 14 South, Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, State of California, except for all crude oil, petroleum, gas, brea, asphaltium, and all kindred substances and other minerals under and said land, as reserved in Deed recorded May 30, 1960 as Instrument No. 111628 of Official Records). **The site is not included on any Government Code listing of hazardous waste sites.**

Applicant: Lennar

Recommended Finding: The draft SEIR concludes that the project would result in significant environmental impacts to the following areas: **Biological Resources, Cultural Resources (Historical Resources/Archaeology), Visual Quality (Landform Alteration), and Air Quality (Construction).**

Availability in Alternative Format: To request this Notice, the draft SEIR, 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. The draft SEIR and supporting documents may be reviewed or purchased for the cost of reproduction at the Development Services Department, located at 101 Ash Street, San Diego CA 92101. For information regarding public meetings and/or 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 January 13, 2020.

Gary Geiler
Deputy Director
Development Services Department