

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017051058

Project Title: Black Mountain Road Community Plan Amendment (CPA)

Lead Agency: City of San Diego

Contact Name: E. Shearer-Nguyen

Email: eshearer@san diego.gov

Phone Number: (619) 446-5369

Project Location: San Diego/San Diego

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

See attached Public Notice.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: mitigation framework that includes mitigation ratios  
 Transportation/Circulation: road improvements

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Biological Resources  
Transportation/Circulation

Provide a list of the responsible or trustee agencies for the project.

U.S Fish and Wildlife Service  
California Department of Fish and Wildlife  
Caltrans



THE CITY OF SAN DIEGO

**DATE OF NOTICE:** April 12, 2019  
**PUBLIC NOTICE OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
DEVELOPMENT SERVICES DEPARTMENT  
SAP No. 24004397**

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The City of San Diego Development Services Department, as the 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 City Clerk's website at <https://www.sandiego.gov/development-services/industry/erp> 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, Carmel Valley, and Rancho Penasquitos Branch Libraries.

**Your comments must be received by May 28, 2019**, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **E. Shearer-Nguyen, Environmental Analyst, City of San Diego Development Services Center, 1222 1<sup>st</sup> Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line.

**General Project Information:**

- Project Name: **Black Mountain Road Community Plan Amendment**
- Project No. 357262 / SCH No. 2017051058
- Community Plan Area: Black Mountain Ranch, Rancho Penasquitos, and Pacific Highlands Ranch
- Council District: 1 and 5

**Project Description:** A request for a GENERAL PLAN AMENDMENT to Figure LU-2, Land Use and Street System Map in the Land Use and Community Planning Element of the General Plan to change the street system classification of a segment of Black Mountain Road from Prime Arterial to Major Arterial; a COMMUNITY PLAN AMENDMENT to the Rancho Peñasquitos Community Plan Circulation Element to reclassify the same segment from a 6-lane Primary Arterial to a 4-lane Major; and a COMMUNITY PLAN AMENDMENT to the Black Mountain Ranch Subarea Plan amending the Transportation Phasing Plan to remove the requirement to widen Black Mountain Road to a 6-lane Primary Arterial and add the project design feature and three traffic mitigation measures, identified below. The approximate 1.3-mile segment of Black Mountain Road to be reclassified would occur between Twin Trails Drive on the north to the southern community boundary adjacent to the Los Peñasquitos Canyon Preserve. The project also includes a design feature to restripe the segment of Black Mountain Road between the SR-56 westbound ramps and SR-56 eastbound ramps to increase the northbound to westbound left-turn pocket storage and improve the flow of northbound traffic. To accommodate this restriping on the overpass, the roadway north of the overpass bridge would need to be widened for northbound traffic. The widening would extend approximately 0.15 mile from the SR-56 westbound off-ramp to the first commercial driveway to the north of the overpass. In addition, the following three mitigation roadway improvement measures are included as part of the project and analyzed in full detail through the Environmental Impact Report: MM-TRA-1 would require the installation of a traffic signal at the intersection of Sundance Avenue and Twin Trails Drive; MM-TRA-2 would require construction of a continuous auxiliary lane on eastbound SR-56 between Camino Del Sur and Black Mountain Road; and MM-TRA-3 would construct an additional on-ramp lane at the Rancho Peñasquitos Boulevard/SR-56 westbound on-ramp. Implementation of the project would subsequently require amending the Rancho Peñasquitos, Black Mountain

Ranch, and Pacific Highlands Ranch Public Facilities Financing Plans (PFFPs) to remove the requirement to widen the project roadway to a 6-lane Primary Arterial and to add the project design feature and three traffic mitigation measures. At such time the Public Facilities Financing Plans are updated for the Rancho Peñasquitos, Black Mountain Ranch, and Pacific Highlands Ranch communities, any changes to reflect the project and mitigation measures adopted by the action, would be incorporated. The Pacific Highlands Ranch requirement to widen the project roadway to a 6-lane Primary Arterial is outlined in Table 4B-14, which is included in the Pacific Highlands Ranch Subarea Plan Master Environmental Impact Report. Upon certification of this Environmental Impact Report and approval of the General Plan Amendment, Community Plan Amendments, and the Black Mountain Ranch Transportation Phasing Plan amendment, MM-TRA-1 through MM-TRA-3 would supersede and replace widening the Black Mountain Road to a 6-lane Primary Arterial previously identified in the Pacific Highlands Ranch Subarea Plan Master Environmental Impact Report. This Environmental Impact Report, which analyzes the removal of the existing Black Mountain Road 6-lane Primary Arterial designation for the project roadway from the Rancho Penasquitos Community Plan, the addition of the project design feature, along with the future implementation of three mitigation measures, could be relied upon for this future update to the Public Facilities Financing Plans. **The site is not included on any Government Code listing of hazardous waste sites.**

**Applicant:** SPIC Del Sur, LLC.

**Recommended Finding:** The draft Environmental Impact Report analyzed the following environmental issue area(s) in detail: **Land Use, Transportation/Circulation, Air Quality, Greenhouse Gas Emissions, Noise, Biological Resources, Historical Resources, and Tribal Cultural Resources.**

**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. The draft Environmental Impact Report and supporting documents may be reviewed or purchased for the cost of reproduction at the Fifth floor of the Development Services Center, located at 1222 1<sup>st</sup> Avenue, San Diego CA 92101. For information regarding public meetings and/or hearings on this project, contact the Project Manager, Angela Nazareno, at (619) 446-5277. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on April 12, 2019.

Gary Geiler  
Deputy Director  
Development Services Department