



THE CITY OF SAN DIEGO

Date of Notice: March 3, 2020

# **PUBLIC NOTICE FOR PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING**

**DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24008465

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**Public Notice:** The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a EIR and Scoping Meeting was publicly noticed and distributed on May 4, 2018. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at: <https://www.sandiego.gov/ceqa/draft> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. In addition, the Public Notice was also distributed to the Central Library as well as the Otay-Nestor and San Ysidro Branch Libraries.

**Scoping Meeting:** A public scoping meeting will be held by the City of San Diego's Development Services Department on **March 18, 2020, beginning at 6:00 PM and running no later than 8:00 PM at the Carmel Mountain Ranch Recreation Center, located at 10152 Rancho Carmel Drive, San Diego CA 92128. Please note that depending on the number of attendees, the meeting could end earlier than 8:30 PM.** Verbal and written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting.

Written comments may be sent to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101** or submitted via e-mail to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line within 30 days of the receipt of this notice. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. An EIR incorporating public input will then be prepared and distributed for the public to review and comment.

## **General Project Information:**

- **Project Name / Number:** Trails at Carmel Mountain Ranch / 652519
- **Community Area:** Carmel Mountain Ranch
- **Council District:** 5

**Description:** A GENERAL PLAN AMENDMENT; a COMMUNITY PLAN AMENDMENT to redesignate from Private Recreation-Golf-Course to Low-Medium Density Residential Medium Density Residential, Open Space, and Other Open Space in the Carmel Mountain Ranch Community Plan; a REZONE from AR-1-1, RS-1-14, RM-1-1, and RM-2-5 to RM-1-1, RM-1-2, RM-1-3, RM-2-4, RM-2-5, RM-2-6, and RM-2-7; a VESTING TENTATIVE MAP; a MASTER PLANNED DEVELOPMENT PERMIT; a SITE DEVELOPMENT PERMIT; a 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 251 townhomes, 586 market-rate apartments, 120 affordable apartments, and 243 apartments for 55-and older residents. Various recreational amenities would be provided as well as a multi-use trail system that would circulate throughout the project site. The majority of the trail system would include decomposed granite or compacted earth trails with some concrete trails that would be repurposed from the previous golf cart path. Trails would connect to sidewalks along the proposed on-site roadways and along existing adjacent residential streets. Trails would range from 5 to 8 feet in width and all trails would be publicly accessible. 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 Private Recreation-Golf Course. The site is designated Private Recreation-Golf Course and is zoned AR-1-1, RS-1-14, RM-1-1, and RM-2-5 in the Carmel Mountain Ranch Community Plan. 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, and 313-621-29). **The site is not included on any Government Code listing of hazardous waste sites.**

**Applicant:** New Urban West

**Recommended Finding:** Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: **Land Use, Transportation/Circulation, Air Quality and Odor, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Paleontological Resources, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effect and Neighborhood Character, Water Quality, and Wildfire.**

**Availability in Alternative Format:** To request this Notice or any additional information in an alternative format, call the Development Services Department at (619) 446-5460 (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Elizabeth Shearer-Nguyen at (619) 446-5369. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. **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 March 3, 2020.

ATTACHMENTS: Distribution List  
Figure 1: Project Location and Aerial Photograph  
Figure 2: Site Plan  
Figure 3: Proposed Phasing Plan

Distribution:

Federal

U.S. Fish & Wildlife Service (23)

U.S. Army Corps of Engineers (26)

State of California

Caltrans, District 11 (31)

Department of Toxic Substance Control (39)

California Regional Water Quality Control Board (44)

State Clearinghouse (46A)

California Transportation Commission (51)

California Department of Transportation (51A)

California Department of Transportation (51B)

California Native American Heritage Commission (56)

City of San Diego

Mayor's Office (91)

Councilmember Bry, District 1 (MS 10A)

Councilmember Campbell, District 2 (MS 10A)

Councilmember Ward, District 3 (MS 10A)

Councilmember Montgomery, District 4 (MS 10A)

Councilmember Kersey, District 5 (MS 10A)

Councilmember Cate, District 6 (MS 10A)

Councilmember Sherman, District 7 (MS 10A)

Councilmember Moreno, District 8 (MS 10A)

Councilmember Gomez, District 9 (MS 10A)

Development Services Department (MS-501)

EAS, E. Shearer-Nguyen

Transportation, I. Elhamad

Transportation, A. Gonsalvez

Transportation Development - DSD (78)

Development Coordination (78A)

Fire and Life Safety Services (79)

San Diego Fire – Rescue Department Logistics (80)

Library Department - Government Documents (81)

Central Library (81A)

Carmel Mountain Ranch Library (81E)

Historical Resources Board (87)

Other Interested Organizations, Groups and Individuals

San Diego Association of Governments (108)

San Diego Transit Corporation (112)

Metropolitan Transit Systems (115)

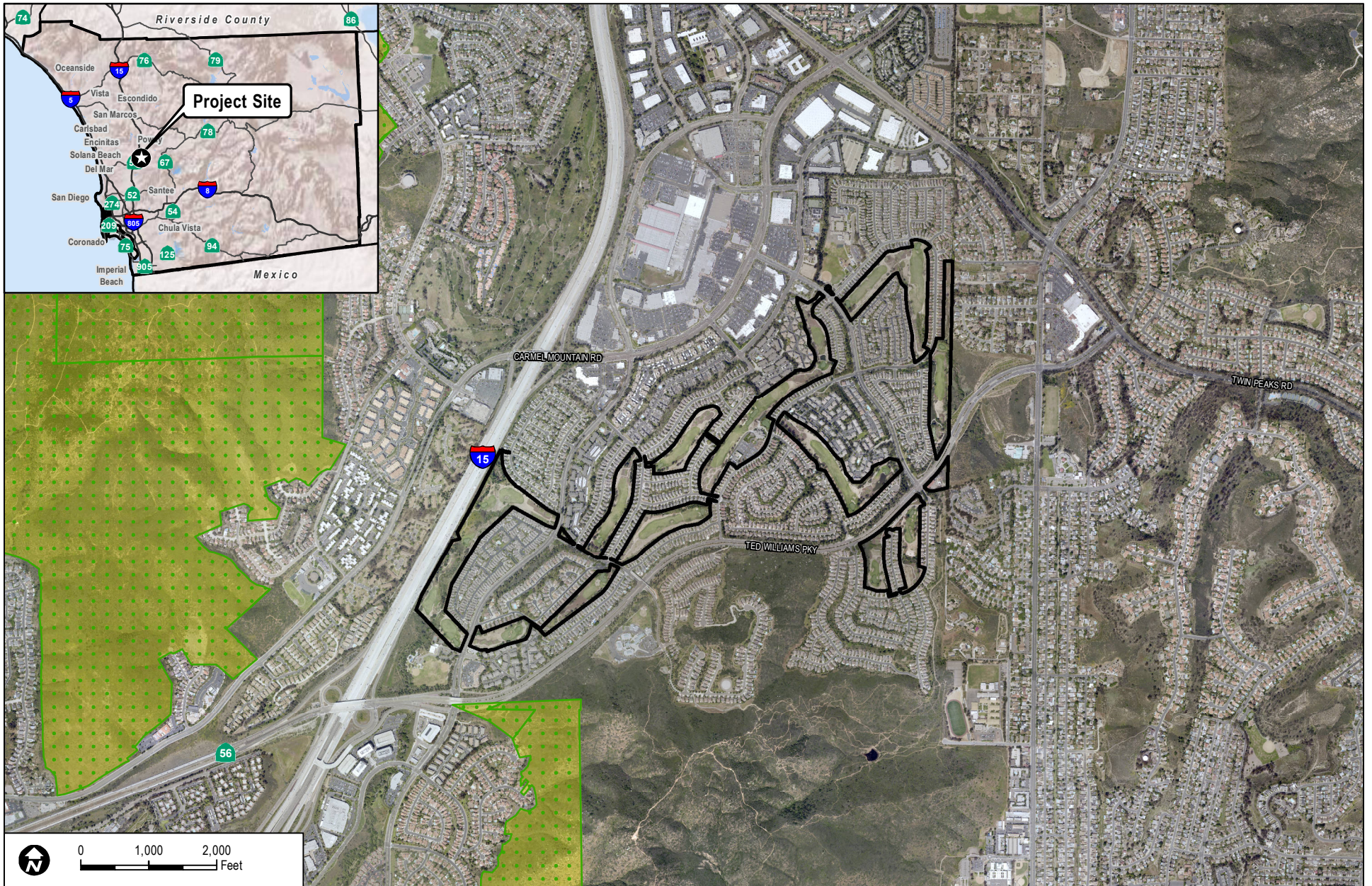
Rancho Santa Ana Botanic Garden at Claremont (161)

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San Diego Natural History Museum (166)

San Diego Audubon Society (167)  
Mr. Jim Peugh (167A)  
California Native Plant Society (170)  
Endangered Habitats League (182)  
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Save Our Heritage Organization (214)  
Ron Christman (215)  
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Frank Brown – Inter-Tribal Cultural Resources Council (216)  
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Carmel Mountain Ranch (344)  
Troy Daum, Wealth Analytics  
Alan Hahn  
Jonathan P. Frankel, New Urban West, Inc., Applicant  
Marcela Escobar-Eck, Atlantis Group Land Use Consultants, Agent  
Alexandra Martini, DUDEK Environmental Inc., Consultant  
Carey J. Fernandes, DUDEK Environmental Inc, Consultant





**Location Map**  
Scoping Letter Project No. 652519

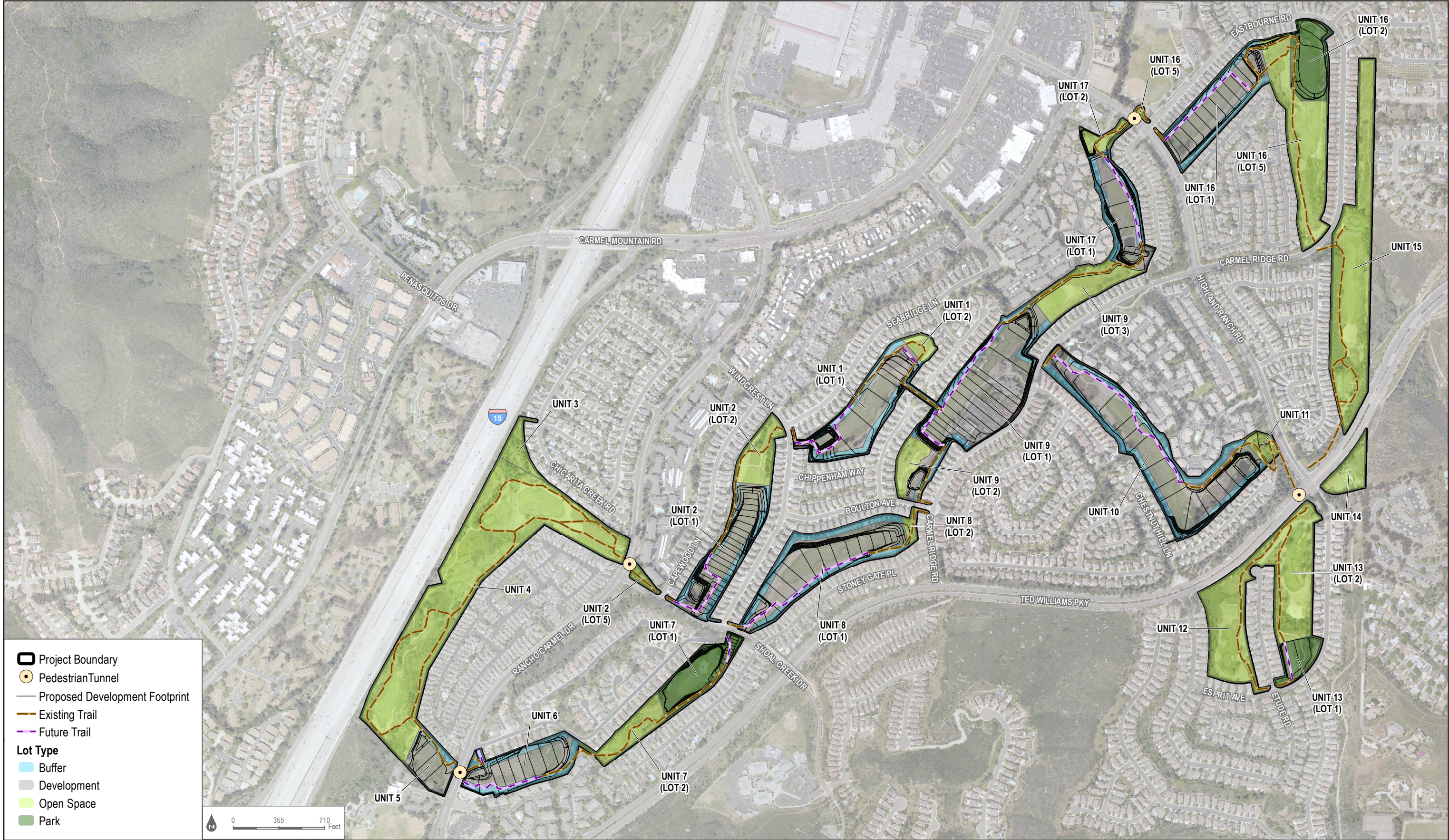
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The Trails at Carmel Mountain Ranch

FIGURE

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The Trails at Carmel Mountain Ranch



# Site Plan

Scoping Letter Project No. 652519

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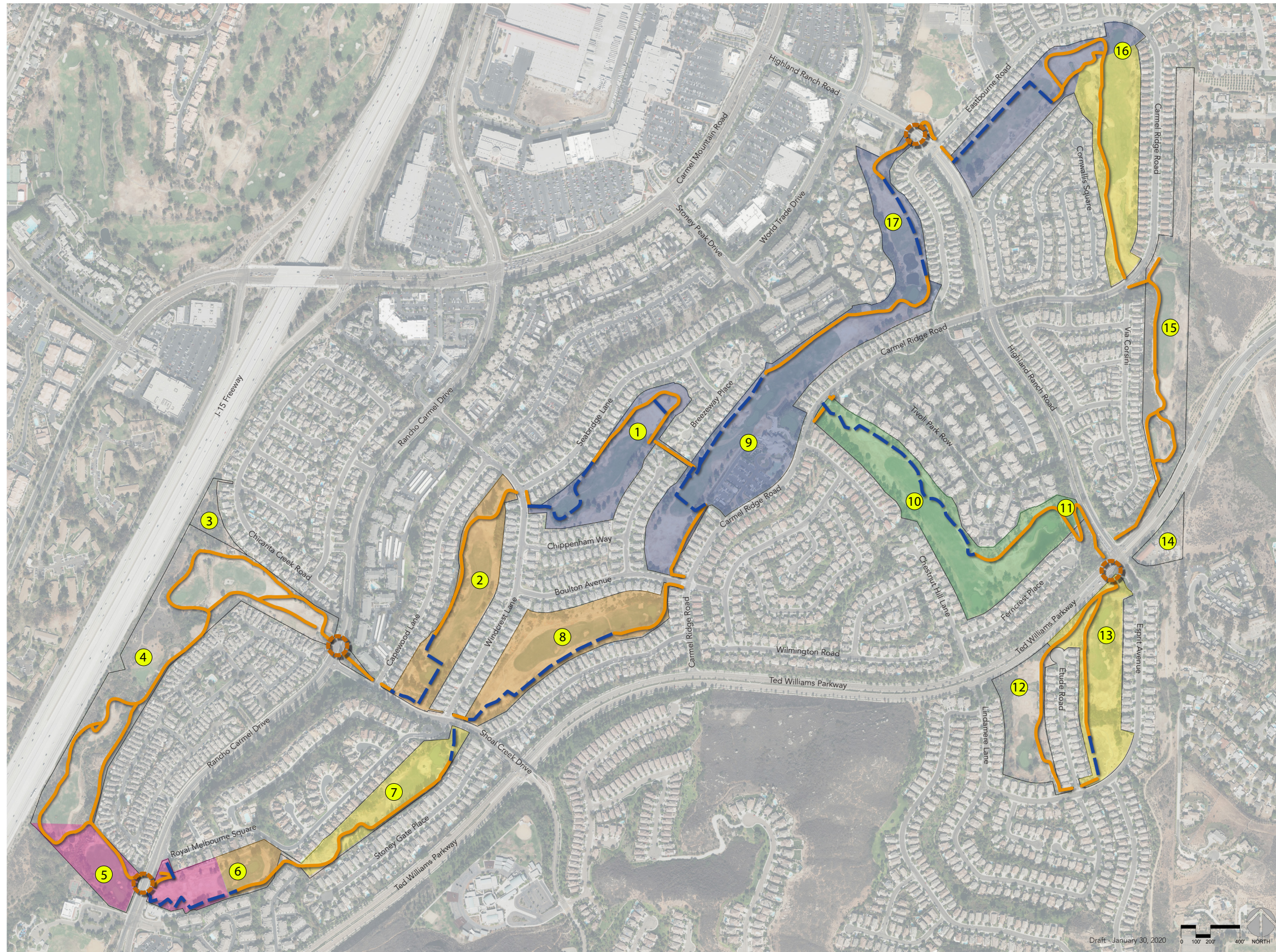


# Proposed Phasing Plan

Scoping Letter Project No. 652519

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## The Trails at Carmel Mountain Ranch



### Legend

#### Phasing

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

**Notes:**  
All phases will be based on existing market conditions. All other amenities will be phased alongside the associated units.

- Existing Trails
- Proposed Trails
- Unit Numbers
- Pedestrian Tunnel

FIGURE

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