



**DATE OF NOTICE:** September 6, 2022

## **PUBLIC NOTICE OF AVAILABILITY FOR DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) PLANNING DEPARTMENT**

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**PUBLIC NOTICE:** The City of San Diego Planning Department has prepared a Draft PEIR for the following project and is inviting your comments regarding the adequacy of the document. The Draft PEIR and associated technical appendices have been placed on the City of San Diego's California Environmental Quality Act (CEQA) website under the heading "Draft CEQA Documents" and can be accessed using the following link: <https://www.sandiego.gov/ceqa/draft>

**Your comments must be received by Friday, October 21, 2022,** to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **City of San Diego Planning Department, Attn: Elena Pascual, Senior Planner, 9485 Aero Drive, MS 413, San Diego, CA 92123** or e-mail your comments to [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov) with the **Project Name in the subject line**. Please note that only written comments, received either via US mail, hand delivered, or via email, will be considered official comments in the Final PEIR.

**PROJECT NAME:** Mira Mesa Community Plan Update

**STATE CLEARINGHOUSE NUMBER:** TBD

**COMMUNITY PLAN AREA:** Mira Mesa

**COUNCIL DISTRICT:** 6

**PROJECT DESCRIPTION:** The proposed Mira Mesa Community Plan Update and associated discretionary actions (collectively referred to as the "project") entails a comprehensive update to the Mira Mesa Community Plan, which is intended to guide future development of the Mira Mesa Community Plan area (Community Plan area). In addition to adoption of the Mira Mesa Community Plan Update, the project includes: adoption of amendments to the General Plan to incorporate the Community Plan land use designations and update the Economic Prosperity Element including Figure EP-1, Industrial and the Prime Industrial Land, for the Community Plan area; adoption of a Rezone Ordinance rezoning land within the Community Plan area to be consistent with the Mira Mesa Community Plan Update; adoption of an Ordinance amending the San Diego Municipal Code Section 132.1402 to adopt a new Community Plan Implementation Overlay Zone (CPIOZ) for the Community Plan area; amendment to the City's Land Development Manual Historical Resources Guidelines; approval of a request for adjustments to the inland boundary of the Coastal Zone pursuant to Public Resources Code Section 30103(b) and 14 C.C.R. Section 13255.2 et seq. by the California Coastal Commission; and certification of the PEIR and adoption of Findings, Statement of Overriding Considerations, and Mitigation, Monitoring and Reporting Program for the project. These actions together with the proposed Mira Mesa Community Plan Update form the project for this PEIR.

The project entails a comprehensive update to the Mira Mesa Community Plan, which is intended to guide future development in the Community Plan area. It articulates an overall vision, designates land uses, and

provides a comprehensive set of policies for new development within the Community Plan area. The project provides community-specific policies that further implement the General Plan with respect to the distribution and arrangement of land uses and the local street and transit network, implementation of urban design, recommendations preserving and enhancing natural open space and historic and cultural resources, and the prioritization and provision of public facilities within the Mira Mesa community. The project maintains existing employment areas and identifies new and expanded mixed-use urban village areas that would allow increased density and residential uses. The project also enhances community connections with a comprehensive network of complete streets, urban paths, and paseos.

The following link includes additional information on the project:

<https://www.sandiego.gov/planning/community-plans/updates/mira-mesa>

**PROJECT LOCATION:** Mira Mesa is located in the north-central portion of the City of San Diego in western San Diego County. The Community Plan area encompasses approximately 10,729 acres and is bounded by Interstate (I)-805 on the west and I-15 on the east, Marine Corps Air Station (MCAS) Miramar to the south, and Los Peñasquitos Canyon and the surrounding communities of Torrey Hills, Carmel Valley, Del Mar Mesa, and Rancho Peñasquitos to the north. See Figure 1, Regional and Vicinity Map.

The Community Plan area is a developed, urbanized community, and is predominantly developed with residential, mixed-use, office/research and development, and light industrial uses. Other uses include retail commercial and educational land uses. Development is concentrated on the relatively flat mesa top that characterizes most of the landform within the Community Plan area. Three major canyons traverse the community, including Carroll Canyon, Lopez Canyon, and Los Peñasquitos Canyon.

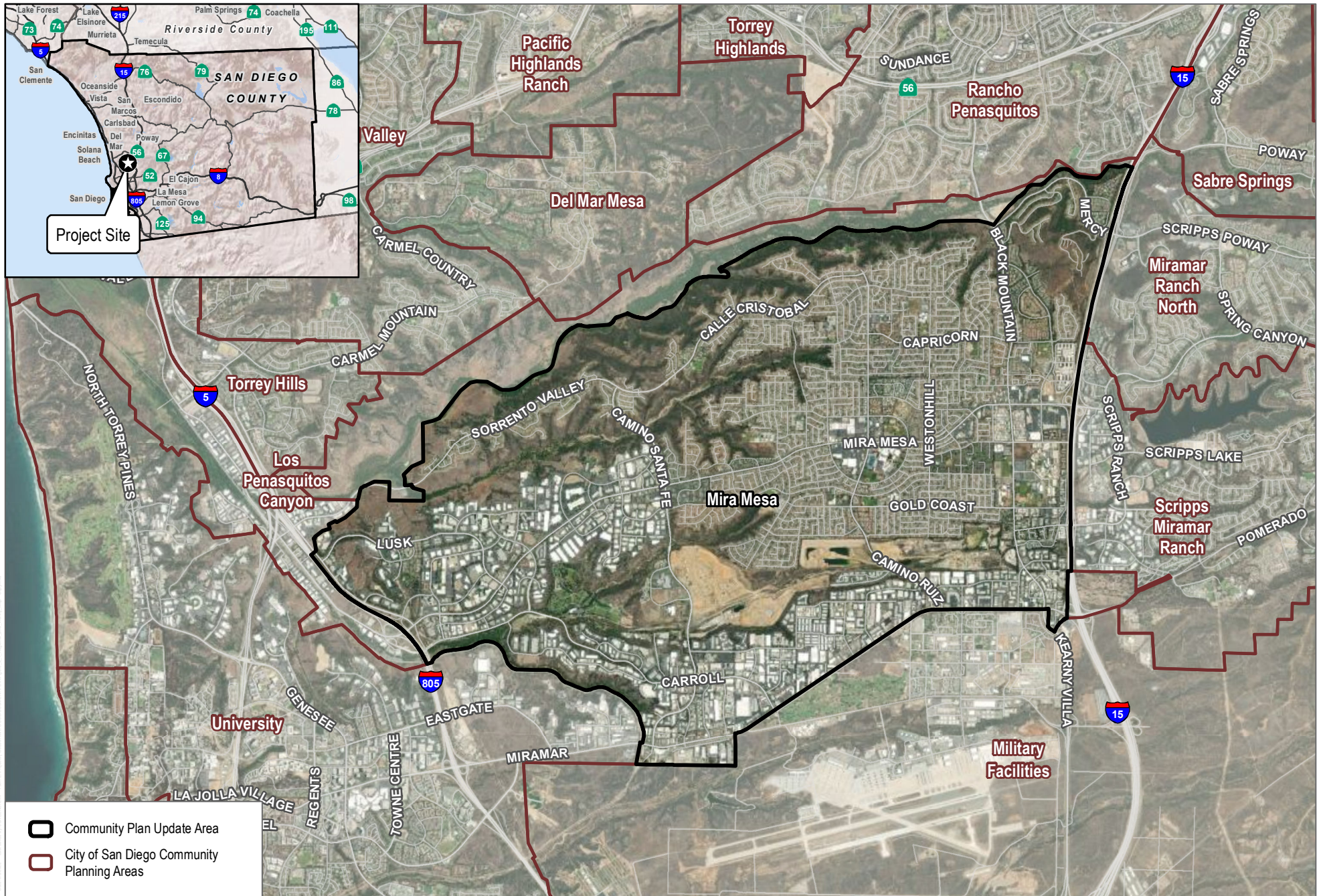
**APPLICANT:** City of San Diego Planning Department  
Attn: Elena Pascual  
9485 Aero Drive, MS 413  
San Diego, CA 92123

**RECOMMENDED FINDING:** The Draft PEIR concludes that the project would result in significant and unavoidable environmental impacts with regard to Air Quality and Odor; Historical, Archaeological, and Tribal Cultural Resources; Noise; Public Services and Facilities; Public Utilities; Transportation; and Visual Effects and Neighborhood Character. All other impacts analyzed in the Draft PEIR were found to be less than significant.

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice in alternative format, please call the Planning Department at (619) 235-5200 OR (800) 735-2929 (TEXT TELEPHONE).

**ADDITIONAL INFORMATION:** For environmental review information, contact Elena Pascual at [EPascual@sandiego.gov](mailto:EPascual@sandiego.gov) or (619) 533-5928. For project information, contact the Project Manager, Alex Frost, at [AFrost@sandiego.gov](mailto:AFrost@sandiego.gov) or (619) 236-6006.

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SOURCE: DigitalGlobe 2017; SANGIS