



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: December 24, 2014

PUBLIC NOTICE OF A

DRAFT ENVIRONMENTAL IMPACT REPORT

SAP No.: 21002578

The City of San Diego Development Services Department has prepared a draft Environmental Impact Report (EIR) for the following project and is inviting your comments regarding the adequacy of the document. The draft Environmental Impact Report and associated technical appendices have been placed on the City of San Diego web-site at <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. **Your comments must be received by February 9, 2015**, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Anna L. McPherson, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, 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: Mid-City Communities Plan Amendment – Chollas Triangle
- Project No. 364960 / SCH No. 2013121057
- Community Plan Area: Mid-City Communities – Eastern Area
- Council District: 9 (Emerald) 4 (Cole)

Project Description: **MID-CITY COMMUNITIES PLAN AMENDMENT-CHOLLAS TRIANGLE**. The project amends the Mid-City Communities Plan to provide new community plan land use designations on approximately 43 acres of land within the Chollas Triangle site. The Mid-City Communities Plan Amendment redesignates approximately 24.46 acres of Commercial and Mixed Use and approximately 3.56 acres of Industrial land within the project site to a new land designation of Neighborhood Village. The amendment includes text and figure changes to add a new section specific to the Chollas Triangle site, create a new land use designation, and amend existing designations on the Eastern Area Community Plan Map. The Mid-City Communities Plan Amendment also includes the realignment of Lea Street as a two-lane collector, and the removal of Chollas Parkway from the Future Recommended Street Network to allow for the future vacation of the approximately 11.4-acre Chollas Parkway. The 11.4 acres would be designated to provide approximately 4.99 acres as population-based park land, approximately 5.5 acres as open space; and approximately 0.91 acres for mixed-use development through the Neighborhood Village land use designation. The proposal would result in additional population-based park land and an enhanced open space network. The amendment would allow for the project site to develop as a mixed-use neighborhood village and implement the General Plan City of Villages strategy with up to 486 residential units and 130,000 square feet of nonresidential uses.

1. **Mid-City Communities Plan Amendment.** The project amends the Mid-City Communities Plan to provide new community plan land use designations. The Mid-City Communities Plan Amendment redesignates Commercial and Mixed Use and Industrial designated lands

Neighborhood Village, Park and Open Space designations. The amendment includes text and figure changes to add a new section specific to the Chollas Triangle site, create a new land use designation, and amend existing designations on the Eastern Area Community Plan Map. The Mid-City Communities Plan Amendment also includes the realignment and classification of Lea Street as a two-lane collector, and the removal of Chollas Parkway from the Future Recommended Street Network to allow for the future vacation of Chollas Parkway. The right-of-way would be redesignated as population-based park land, open space, and Neighborhood Village uses.

2. **City of San Diego General Plan Amendment.** Adoption of the project constitutes an amendment to the Land Use Element of the General Plan.
3. **Rezoning of parcels within the project site to citywide zones contained in the Land Development Code (LDC).** The following existing commercial, industrial, agricultural, and open space LDC zones will be used to implement the project: Community Commercial (CC-3-5); Industrial Light (IL-2-1); Agricultural Residential (AR-1-1); and Open Space Residential (OR-1-1).
4. **Adoption of a CPIOZ “Type-B” to provide supplemental design guidelines and development regulations tailored specifically for the Chollas Triangle project site.** The project includes a Community Plan Implementation Overlay Zone (CPIOZ) “Type-B” to provide supplemental design guidelines and development regulations tailored to the site. The intent of the regulations is to ensure that future development proposals are reviewed for consistency with the use, design, and development criteria that have been adopted for the site as part of the community plan amendment process. The CPIOZ “Type-B” requires a discretionary permit (Site Development Permit, Process Three) and allows for a maximum of 486 multi-family dwelling units and 130,000 square feet of non-residential development within Chollas Triangle.

Applicant: City of San Diego Planning Department

Recommended Finding: The draft EIR concludes that the project would result in significant environmental impacts to the following areas: **BIOLOGY, HISTORICAL RESOURCES, LAND USE (MSCP LAND USE ADJACENCY), NOISE, PALEONTOLOGICAL, PARKS AND RECREATION, AND TRANSPORTATION/CIRCULATION AND PARKING .**

Availability in Alternative Format: To request this Notice, the draft EIR, 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 Anna L. McPherson at (619)446-5276. The draft EIR and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining additional copies of either the Compact Disk (CD), a hard-copy of the draft EIR, or the separately bound technical appendices, they can be purchased for an additional cost. For information regarding public meetings/hearings on this project, contact Michael Prinz at (619) 533-5931. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on December 24, 2014.

Tom Tomlinson
Interim Director
Planning Department