



Date of Notice: October 7, 2016

**PUBLIC NOTICE OF PREPARATION OF A  
PROGRAM ENVIRONMENTAL IMPACT REPORT  
AND  
A SCOPING MEETING  
PLANNING DEPARTMENT**

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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 a Program Environmental Impact Report (PEIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a PEIR and Scoping Meeting was publicly noticed and distributed on October 7, 2016. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at:

<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>

and on the Planning Department website at:

<https://www.sandiego.gov/planning/programs/ceqa>

**SCOPING MEETING:** A public scoping meeting will be held by the City of San Diego's Planning Department on **Thursday, October 20<sup>th</sup>**, from 6:00 PM to 8:00 PM at the Linda Vista Branch Library located at 2160 Ulrich Street, San Diego, CA, 92111. **Please note that depending on the number of attendees, the meeting could end earlier than 8:00 PM.** Verbal and written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting.

Written/mail-in comments may also be sent to the following address: **Rebecca Malone, Environmental Planner, City of San Diego Planning Department, 1010 Second Avenue, Suite 1200, MS 413, San Diego, CA 92101** or e-mail your comments to [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov) with the Project Name in the subject line within 30 days of the receipt of this notice/date of the Public Notice above. 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.

**PROJECT NAME:** Morena Corridor Specific Plan  
**COMMUNITY PLAN AREA:** Clairemont Mesa and Linda Vista  
**COUNCIL DISTRICT:** 2

**PROJECT DESCRIPTION:** The project is to establish a Specific Plan to identify land uses, urban design polices, and transportation and infrastructure improvements for the area along Morena Boulevard, around the future Tecolote and Clairemont Drive Trolley stations, and the commercial and industrial lands within the southwest area of Linda Vista. The Specific Plan area covers approximately 300 acres bounded by Gesner Drive to the north, Interstate 5 to the west, and Friars Road to the south. The eastern project boundary follows the properties that front Morena

Boulevard within Clairemont Mesa and borders the neighborhood of Overlook Heights and University of San Diego within Linda Vista.

The Specific Plan would redesignate approximately 50 acres of Commercial and Industrial land uses to the Community Village land use designation within the Linda Vista community. The Community Village land use designation would allow for the development of multi-family housing in a mixed-use setting and commercial, service, and civic uses. The amendment would also revise the planned street network to reclassify Morena Boulevard from a 4-lane Major street to a 3-lane Collector street in the Clairemont Mesa community plan and realign the planned street network within the Linda Vista community to create a grid network through the eastern extension of Morena Boulevard to Linda Vista Avenue and the removal of Napa Street from the street network.

**APPLICANT:** City of San Diego, Planning Department

**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, Air Quality, Greenhouse Gas Emissions, Noise, Biological Resources, Historic Resources, Visual Effects and Neighborhood Character, Human Health, Public Safety, Hazardous Materials, Hydrology and Water Quality, Population and Housing, Public Services and Facilities, Public Utilities, Energy, Geology and Soils, and Paleontological Resources.**

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

**ADDITIONAL INFORMATION:** For environmental review information, contact Rebecca Malone at (619) 446-5371. For information regarding public meetings/hearings on this project, contact the Project Manager, Michael Prinz, at (619) 533-5931. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on October 7, 2016.

Alyssa Muto  
Deputy Director  
Planning Department

**DISTRIBUTION:** See Attached  
**ATTACHMENTS:** Specific Plan Area Boundary

Distribution:

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*Planning Department*

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A. Muto

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- LEGEND**
- Planned Transit Station
  - Existing Transit Station
  - Study Area Boundary
  - Community Planning Area Boundaries
  - ++++ Planned Light Rail Extension
  - ++++ Existing Light Rail

**Specific Plan Area Boundary**