



Date of Notice: July 5, 2017

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

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 July 5, 2017. 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 **Tuesday, July 18th**, from 6:00 PM to 7:45 PM at the Pacific Beach Taylor Branch Library located at 4275 Cass Street, San Diego, CA, 92109. **Please note that depending on the number of attendees, the meeting could end earlier than 7:45 PM.** The scoping meeting will be conducted in a workshop format where staff will provide a brief PowerPoint presentation to the public about the project scope, environmental issues to be analyzed in the PEIR, and how to comment on the NOP. Written comments regarding the scope of environmental issues and alternatives to be analyzed within 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 with the Project Name and Project Number in the subject line within 30 days of the date of the Public Notice above (August 4, 2017). 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/PROJECT NUMBER: Balboa Avenue Station Area Specific Plan/ Project No. 518016
COMMUNITY PLAN AREA: Clairemont Mesa and Pacific Beach
COUNCIL DISTRICT: 2

PROJECT DESCRIPTION: The project is to establish a Specific Plan that would increase residential density by redesignating and rezoning lands to allow for transited-oriented public and private development adjacent to the Balboa Avenue trolley station. The project would require

an amendment to the Pacific Beach Community Plan. The Specific Plan provides recommendations and guidelines for new mixed use development and improvements to the public right-of-way to develop access to the Balboa Avenue Station to capitalize on the new regional transit connection in the area. The Specific Plan promotes increasing transportation choices, decreasing dependence on single occupancy vehicles, and reducing traffic congestion at local intersections and roadways.

The Specific Plan would redesignate approximately 51 acres of Commercial land uses to the Community Village land use designation within the Pacific Beach community. The Community Village land use designation would allow for the development of high density multi-family housing in a mixed-use setting and commercial, service, and civic uses. The Specific Plan would also identify multi-modal improvements to increase bicycle, pedestrian, and transit access to the Balboa Avenue trolley station.

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: **Air Quality, Biological Resources, Energy Conservation, Geology and Soils, Greenhouse Gas Emissions, Historical Resources, Human Health/Public Safety/Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Paleontological Resources, Population and Housing, Public Services and Facilities, Public Utilities, Transportation/Circulation, Tribal Cultural Resources, and Visual Effects and Neighborhood Character.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request 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 July 5, 2017.

Alyssa Muto
Deputy Director
Planning Department

DISTRIBUTION: See Attached
ATTACHMENTS: Specific Plan Area Boundary

Balboa Station Specific Plan - Aerial Map



DRAFT

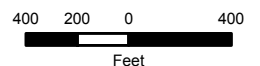


THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS, FOR A PARTICULAR PURPOSE. Copyright SanGIS. All Rights Reserved.

This product may contain information from the SANDAG Regional Information System which cannot be reproduced without written permission of SANDAG.

This product may contain information which has been reproduced with permission granted by Thomas Bros. Maps.

Document Path: L:\GIS\PGIS\Smart Growth Grants\Balboa Station\MXD\Draft Plan Maps\Balboa Station_AerialMap.mxd



Date: 6/27/2017

Distribution:

Federal Government

U.S. Fish and Wildlife Service (23)

U.S. Army Corps of Engineers (26)

State Government

Caltrans, District 11 (31)

California Department of Fish & Wildlife (32)

Department of Toxic Substance Control (39)

California Regional Water Quality Control Board (44)

State Clearinghouse (46A)

California Air Resources Board (49)

California Transportation Commission (51)

California Department of Transportation (51A)

California Department of Transportation (51B)

Native American Heritage Commission (56)

County of San Diego

Air Pollution Control District (65)

County Water Authority (73)

City of San Diego

Mayor's Office (91)

Councilmember Bry, District 1

Councilmember Zapf District 2

Councilmember Ward, District 3

Councilmember Cole, District 4

Councilmember Kersey, District 5

Councilmember Cate, District 6

Councilmember Sherman, District 7

Councilmember Alvarez, District 8

Councilmember Gomez, District 9

Planning Department

R. Malone

M. Prinz

J. Murphy

A. Muto

T. Galloway

C. Brizuela

G. Ghossain

S. Osborn

E. Pascual

Fire and Life Safety Services (79)

San Diego Fire – Rescue Department Logistics (80)

Library Department (81)

Central Library (81A)

Clairemont Branch Library (81H)

Pacific Beach Taylor Branch Library (81X)

Historical Resources Board (87)

Park & Recreation (89)

Wetlands Advisory Board (91A)

Other Agencies, Organizations and Individuals

San Diego Association of Governments (108)
Metropolitan Transit System (112)
San Diego Gas & Electric (114)
Metropolitan Transit System (115)
San Diego Unified School District (132)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
California Native Plant Society (170)
Endangered Habitats League (182)
Endangered Habitats League (182A)
Citizens Coordinate for Century 3 (179)
Carmen Lucas (206)
South Coast Information Center (210)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Clint Linton (215B)
Frank Brown, Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego Archaeological Society Inc. (218)
Kuumeyaay Cultural Heritage Preservation (223)
Kuumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225A-S)
Clairemont Mesa Planning Committee (248)
Clairemont Town Council (257)
Beach and Bay Press (372)
Pacific Beach Town Council (374)
Pacific Beach Community Planning Committee (375)