



Date of Notice: November 9, 2018

**PUBLIC NOTICE OF PREPARATION OF A
PROGRAM ENVIRONMENTAL IMPACT REPORT
AND 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 November 9, 2018. 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: The City of San Diego Planning Department will hold a public scoping on **Wednesday, November 28, 2018** from 4:30 PM to 6:30 PM at the Serra Mesa – Kearny Mesa Branch Library located at 9005 Aero Drive, San Diego, CA 92123. **Please note that depending on the number of attendees, the meeting could end earlier than 6:30 PM.** Written comments regarding the proposed PEIR's scope and alternatives will be accepted at the meeting.

Written/mail-in comments may also be sent to the following address: **Sara Osborn, Environmental Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123 or e-mail your comments to PlanningCEQA@sandiego.gov with the Project Name in the subject line** no later than December 10, 2018. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. A PEIR incorporating public input will then be prepared and distributed for public to review and comment.

PROJECT NAME: Kearny Mesa Community Plan Update / Project No. 607857
COMMUNITY PLAN AREA: Kearny Mesa
COUNCIL DISTRICT: Districts 6 and 7

PROJECT DESCRIPTION: The project is the update to the Kearny Mesa Community Plan. The Kearny Mesa Community Planning Area is a major industrial, office, and commercial center at the geographic center of the City of San Diego (Attachment 1). The current Kearny Mesa Community Plan was adopted in 1992. The current designated land use categories are shown in Attachment 2. The existing development patterns throughout the community reveal that the uses are more diverse and some areas have undergone change since the community plan was last updated.

The Kearny Mesa Community Plan Update is a process to determine how Kearny Mesa will develop in the future so it continues to thrive as a key employment center. The update process has included community workshops, meetings, outreach events, and online activities. Plan documents are available on the project website at: <http://kearnymesaconnected.com/>. An existing conditions Map Atlas was prepared that details some of the constraints and opportunities for the Kearny Mesa Community Planning Area. The Map Atlas is available for review on the project website at:

http://kearnymesaconnected.com/wp-content/uploads/20170608_KMCPU_MapAtlas_CPGSC-Final-Version.pdf.

The proposed project builds on the 2008 City of San Diego General Plan and provides community specific land use designations and policies and recommendations for the Kearny Mesa Community Planning Area. The project provides a comprehensive policy framework for growth and development in the community and would serve as the basis for guiding a variety of other actions such as new village areas planned for mixed use, multimodal streetscape enhancements, public facilities, and infrastructure improvements. The updated community plan will include policies for increased connections, alternative modes of transportation, and strategic roadway improvements. The community plan will contain strategies and implementation policies for the following sections: Land Use and Economic Prosperity, Mobility, Urban Design and Sustainability, Parks, Recreation, and Open Space, and Public Facilities, Services, and Safety.

The updated community plan is anticipated to include policies and actions that will protect employment areas, create new village areas for increased transit-oriented and pedestrian-friendly development, and provide increased housing capacity for approximately 25,000 residential dwelling units generally located along Clairemont Mesa Boulevard, Convoy Street, and south of Aero Drive. The Draft Proposed Land Use Map is provided as Attachment 3.

In addition to adoption of the community plan, the project includes: amendments to the General Plan to incorporate the Community Plan land uses; amendments to the Land Development Code; a comprehensive rezone; and a comprehensive update to the Impact Fee Study (IFS) (formerly Public Facilities Financing Plan). The actions together with the proposed Community Plan Update form the project for this PEIR. Discretionary actions by other agencies include a recommendation from the San Diego County Regional Airport Authority.

APPLICANT: City of San Diego, Planning Department

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, 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 (Built-Environment, Archaeology, and Tribal Cultural Resources), Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Paleontological Resources, Population and Housing, Public Services and Facilities, Public Utilities, Transportation/Circulation, 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).

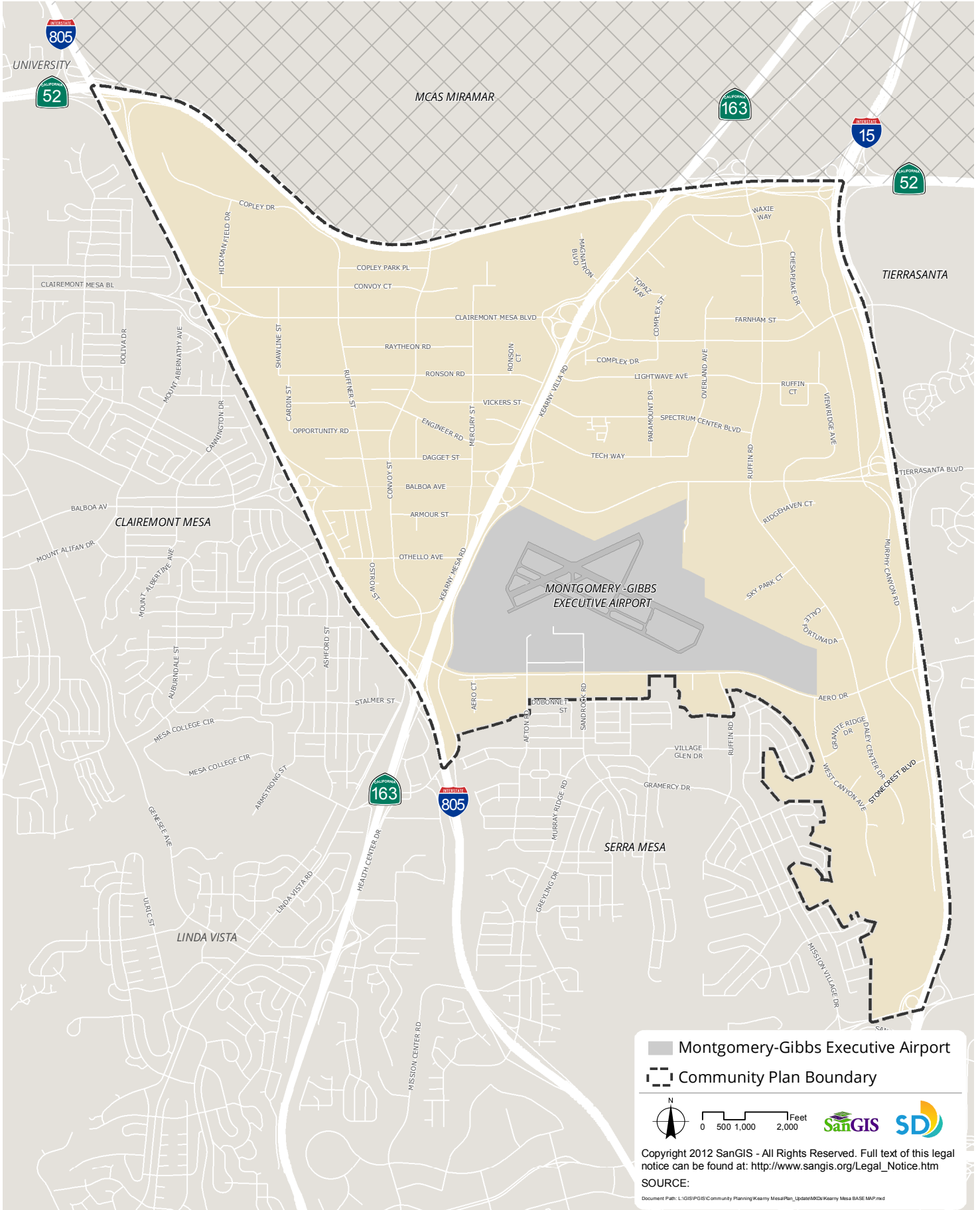
ADDITIONAL INFORMATION: For environmental review information, contact Sara Osborn at (619) 236-6368. For information regarding public meetings/hearings on this project, contact the Project Manager, Lisa Lind, at (619) 236-6531. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on November 9, 2018.

Alyssa Muto
Deputy Director
Planning Department

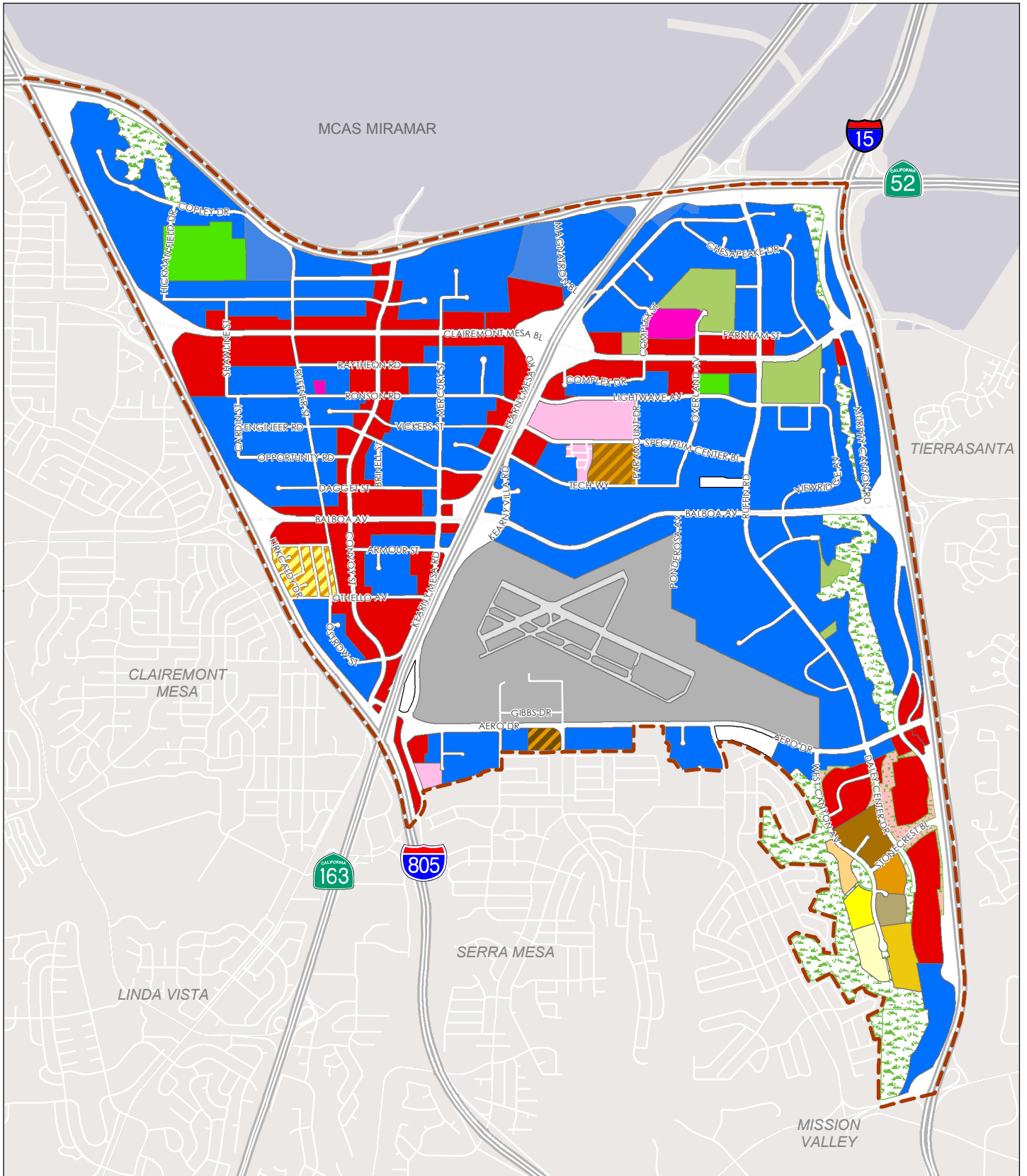
DISTRIBUTION: See Attached

ATTACHMENTS: Kearny Mesa Community Plan Area Boundary (Attachment 1)
Kearny Mesa Adopted Community Plan Land Uses (Attachment 2)
Kearny Mesa Draft Proposed Land Uses (Attachment 3)

Attachment 1

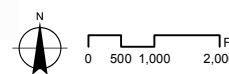


Kearny Mesa Community Plan Area Boundary

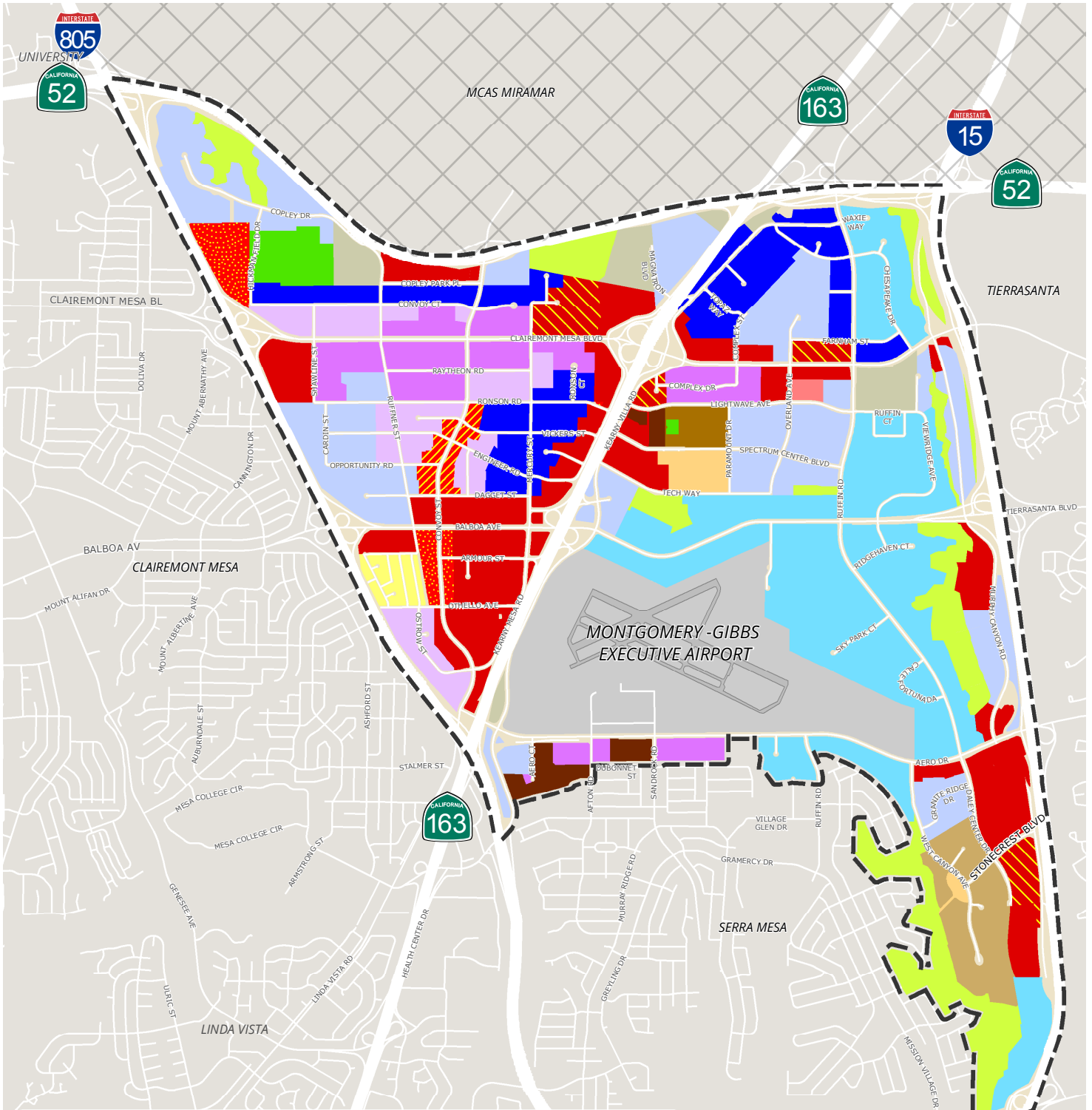


LEGEND	
	General Commercial
	General Commercial-Landscape OS
	Residential 7 DU/AC
	Residential 9 DU/AC
	Residential 11 DU/AC
	Residential 14 DU/AC
	Residential 16 DU/AC
	Residential 22 DU/AC
	Residential 24 DU/AC
	Low Density Residential (5-9 du/ac)
	Low Medium Density Residential (20-29 du/ac)
	High Density Residential (45-74 du/ac)
	Industrial and Business Parks
	Mixed Use Commercial Residential (Up to 70 Du/ac)
	General Aviation Airport
	Community Parks
	Open Space
	Utility
	Police Station
	Fire Station
	County Facilities
	Vernal Pool
	Military Use
	Community Plan Boundary

Kearny Mesa
Adopted Community Plan Land Uses



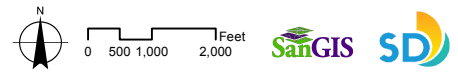
Document Path: L:\GIS\GIS\Community Planning\Kearny Mesa\Plan_Update\MDs\Existing Conditions\Kearny Mesa LandUse.mxd
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LEGEND

	Residential - Low	(10-14 du/ac)		Urban Employment Village - Medium	(0-74 du/ac)
	Residential - Medium	(15-29 du/ac)		Urban Employment Village - High	(0-109 du/ac)
	Residential - Medium High	(30-44 du/ac)		Industrial and Technology Park	
	Residential - High	(45-74 du/ac)		Urban Industrial	
	Residential - Very High	(75-109 du/ac)		Technology Park	
	Community Commercial			Institutional	
	Community Commercial	(0-29 du/ac)		Private/Commercial Recreation	
	Community Commercial	(0-44 du/ac)		Population-Based Park	
	Community Commercial	(0-109 du/ac)		Open Space	

Montgomery-Gibbs Executive Airport
 Community Plan Boundary



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SOURCE:
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