



THE CITY OF SAN DIEGO

**PLANNING DEPARTMENT**  
Date of Notice: December 2, 2015  
**PUBLIC NOTICE**  
**OF THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT**  
**AND**  
**A SCOPING MEETING**  
**INTERNAL ORDER No. 12002051/11003327**

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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 an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of an EIR and Scoping Meeting was publicly noticed and distributed on **December 2, 2015**.

This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego Planning Department website under the heading "Draft CEQA Documents" and can be accessed using the following link:

<http://www.sandiego.gov/planning/programs/ceqa/index.shtml>

The NOP has also been placed on the City Clerk website at:

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

**SCOPING MEETING:** A public scoping meeting will be held by the City of San Diego's Planning Department on **Wednesday, December 16, 2015** from 6:00 PM to 8:00 PM at the Nobel Recreation Center Meeting Room #2, located at 8810 Judicial Drive, San Diego, California 92122. **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.

Please send in written/mail-in comments to the following address: **Susan Morrison, Environmental Planner, City of San Diego Planning Department, 1010 Second Avenue, MS 614C, San Diego, CA 92101**, or e-mail your comments to [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov) with the Project Name and Number 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:** University Community Plan Amendment

**SCH NO.:** Pending

**COMMUNITY PLAN AREA:** University

**COUNCIL DISTRICT:** 1 (Lightner)

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

**PROJECT DESCRIPTION:** The University Community Planning Area encompasses approximately 8,500 acres and is bound by Los Peñasquitos Lagoon and the east-facing slopes of Sorrento Valley on the north; the tracks of the Atchinson, Topeka, and Santa Fe Railroad, MCAS Miramar, and Interstate 805 (I-805) on the east; State Route 52 (SR-52) on the south; and Interstate 5 (I-5), Gilman Drive, North Torrey Pines Road, La Jolla Farms Road, and the Pacific Ocean on the west. Neighboring communities include Torrey Pines, Mira Mesa, Clairemont, and La Jolla. The planning area contains two state-controlled properties - UCSD and Torrey Pines State Reserve - which lie outside the zoning jurisdiction of the City.

This EIR analyzes the impacts related to removing the Genesee Avenue widening and Regents Road Bridge projects from the University Community Plan (UCP) Transportation Element, as well as five (5) project alternatives which consist of variations of including and removing the Genesee Avenue widening and Regents Road Bridge projects. The Genesee Avenue widening project would expand this roadway from four to six lanes between State Route 52 and Nobel Drive. The Regents Road Bridge project would construct two separate, parallel two-lane bridge structures across Rose Canyon to connect the present north and south Regents Road termini on either side of the canyon. The **second alternative** would analyze the impacts associated with including the Genesee Avenue widening and Regents Road Bridge projects in the UCP for future implementation. This alternative is also known as the **No Project** alternative. The **third alternative** would analyze the impacts associated with including the Genesee Avenue widening project and removing the Regents Road Bridge project from the UCP. The **fourth alternative** would analyze the impacts associated with including the Regents Road Bridge project and removing the Genesee Avenue widening project from the UCP. The **fifth and sixth** alternatives would analyze the impacts of including a bridge extending over Rose Canyon for emergency access, transit, pedestrian, and bicycle use only and include a with and without Genesee Avenue widening project scenario, respectively.

The project and all project alternatives would include implementation of General Plan Goals into the UCP, especially as they relate to the vision, values, and City of Villages strategy. The amendment would include an update to the UCP Transportation Element to incorporate planned transportation projects that have been completed; evaluate the impacts of the Caltrans North Coast Corridor Project, the Mid-coast Corridor Project, and UCSD Circulation Improvements; evaluate the need for the remaining uncompleted transportation projects, including but not limited to the Genesee Avenue widening and Regents Road Bridge projects; and analyze and update the public facilities necessary to serve existing and future development in University City in accordance with General Plan Land Use and Community Planning Mobility Element policies.

In addition to the amendment to the UCP, amendments to the North University City Public Facilities Financing Plan and South University City Public Facilities Summary would be required resulting in new Impact Fee Studies (IFS) for the plan area. The actions together with the proposed amendments form the Project for this EIR. Discretionary actions by other agencies may include the California Coastal Commission.

**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/Circulation, Visual Effects and Neighborhood Character, Air Quality, Greenhouse Gas Emissions, Energy, Noise, Historical Resources, Biological Resources, Geologic Conditions, Paleontological Resources, Hydrology/Water Quality, Public Services and Facilities, Public Utilities, Health and Safety, and Population and Housing.**

**Availability in Alternative Format:** To request the this Notice or the City's letter detailing the required scope of work (EIR Scoping Letter) in an alternative format, call the Planning Department at (619) 235-5200 (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Susan Morrison at (619) 533-6492. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, in the Planning Department at 1010 Second Avenue, Suite 1400. For information regarding public meetings/hearings on this project, contact the Project Manager, Melissa Garcia, at (619) 236-6173. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **December 2, 2015**.

Martha Blake  
Interim Deputy Director  
Planning Department

**DISTRIBUTION:** See Attached

**ATTACHMENTS:** Figure 1 – Project Vicinity Map