



## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

### SCRIPPS MESA JOINT OCCUPANCY PROJECT

January 6, 2017

The San Diego Unified School District (District) is the California Environmental Quality Act (CEQA) lead agency requesting input regarding the preparation of an Environmental Impact Report (EIR) to analyze the impacts of the proposed Scripps Mesa Joint Occupancy Project (proposed project) pursuant to the California Environmental Quality Act (CEQA). The purpose of this Notice of Preparation (NOP) is to solicit input on the scope and content of the draft EIR for the proposed project.

**Project Title:** Scripps Mesa Joint Occupancy Project

**Project Applicant:** San Diego Unified School District

**Project Description:** The District proposes demolition of existing structures on an approximately 6.7-acre project site, and construction of a mixed-use multi-family residential community featuring three- and four-story residential buildings, a clubhouse/leasing center, a one-story retail/commercial space, a one-story Student Makerspace and Community Center building, recreation areas including a pool and spa, a parking structure, and two surface parking lots.

The proposed project would include approximately 264 multi-family units, including approximately 22 very low income affordable units that would be affirmatively marketed to qualifying District employees. The residences would include approximately 95 one bedroom/one bathroom units, approximately 144 two bedroom/two bathroom units, and approximately 25 three bedroom/two bathroom units. The proposed project design incorporates one-, three-, and four-story buildings with large setbacks and open green space areas. A one-story approximately 2,000 square-foot retail/commercial space would provide neighborhood services. Common use areas would include a clubhouse/leasing center, a fitness center, a dog run, courtyards, and recreation areas including a pool and spa. The proposed project would also include a one-story approximately 4,000 square-foot Student Makerspace and Community Center Building, which would be made available to the community. The proposed Student Makerspace and Community Center Building would include a Science Technology, Engineering, Arts and Mathematics (STEAM) student learning facility, as well as meeting and conference room space for District and community use. The proposed project would include an enclosed four-story, five-level parking structure not visible from the street, and two surface parking lots with parking spaces for residences, the retail/commercial space, clubhouse/leasing center, and the Student Makerspace and Community Center Building. The proposed project would be parked to City code, including Americans with Disabilities Act parking spaces, motorcycle parking spaces, and bicycle parking spaces.

**Project Location:** The project site is located in the Miramar Ranch North Planning Area of the City of San Diego at 10380 Spring Canyon Road, San Diego, CA 92131. The project site is currently occupied with a K-8 charter school. The site is bound by Scripps Poway Parkway to the north; Spring Canyon Neighborhood Park to the east; Spring Canyon Neighborhood Park, and attached single family residences to the south; and Spring Canyon Road, commercial uses, and single family residences to the west. The project site has a general plan designation of "Commercial Employment, Retail, & Services" and is zoned "CV-1-1", which allows a mix of large-scale, visitor-serving uses and residential uses. Please see: <https://www.sandiegounified.org/environmental-reviews> and the attached Figure 1, Regional Location, and Figure 2, Project Site and Vicinity.

**Probable Environmental Effects:** Because the District has determined that an EIR will be prepared for the proposed project, an Initial Study has not been prepared (CEQA Guidelines Section 15063[a]). Probable environmental impacts that will be analyzed as part of the EIR include: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, noise, recreation, transportation/traffic, and utilities and service systems.

Pursuant to CEQA Guidelines Section 15082(b), your comments regarding the scope and content of the environmental information must be submitted no later than 30 days after receipt of this NOP. The public review period is from **January 6, 2017**, to **February 6, 2017**. Please send your comments directly to:

Paul Garcia  
Facilities Planning and Construction  
4860 Ruffner Street, Annex Room 5  
San Diego CA 92111  
(858) 637 6290 [Environmental@sandi.net](mailto:Environmental@sandi.net)

**The District will also hold a public scoping meeting at 6:00 p.m. on January 18, 2017, at the Scripps Ranch High School Library, 10410 Falcon Way, San Diego, CA 92131.** The public meeting will provide an opportunity to disseminate information, identify environmental issues, and discuss the scope of review to be included in the EIR.



SOURCE: ESRI; SanGIS 2015

Scripps Mesa Joint Occupancy Project . 160090

**Figure 1**  
Regional Location





SOURCE: ESRI

Scripps Mesa Joint Occupancy Project . 160090

**Figure 2**  
Project Site and Vicinity