

# Draft Community Plan & PEIR

## Mira Mesa Community Plan Update

Planning Department

September 19, 2022 – Mira Mesa CPU Advisory Committee

## Agenda

- Call to Order & Non-Agenda Public Comment
- Introduction
- Draft Community Plan & Draft PEIR
- School Analysis
- Next Steps & Discussion



# Introduction



Fall 2018

CPU LAUNCH  
& EXISTING  
CONDITION

2019 - 2021

CONCEPT &  
ALTERNATIVE

Spring 2022

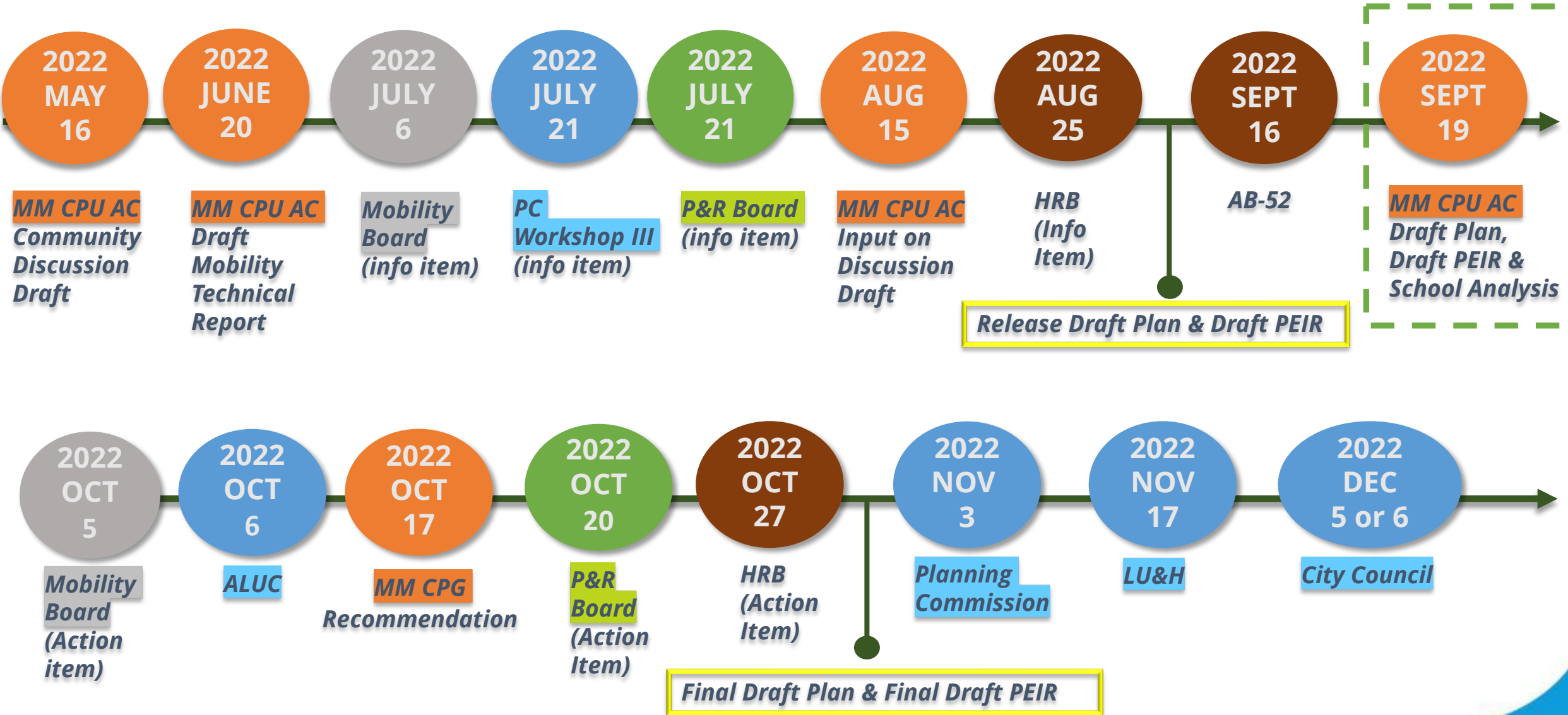
COMMUNITY  
DISCUSSION  
DRAFT

Summer 2022

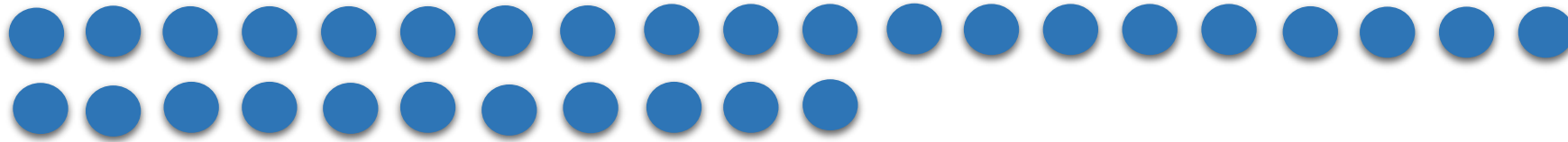
DRAFT PLAN  
&  
DRAFT  
ENVIRONMENTAL  
IMPACT  
REPORT

Fall 2022

HEARINGS:  
FOR  
CONSIDERATION  
BY CITY  
COUNCIL



# Mira Mesa CPU Advisory Committee Meetings



31 Meetings

# Open House, Pop-Up Booth, and Workshops



9 Events

# Online Engagement & Stakeholder Interviews



4 Opportunities

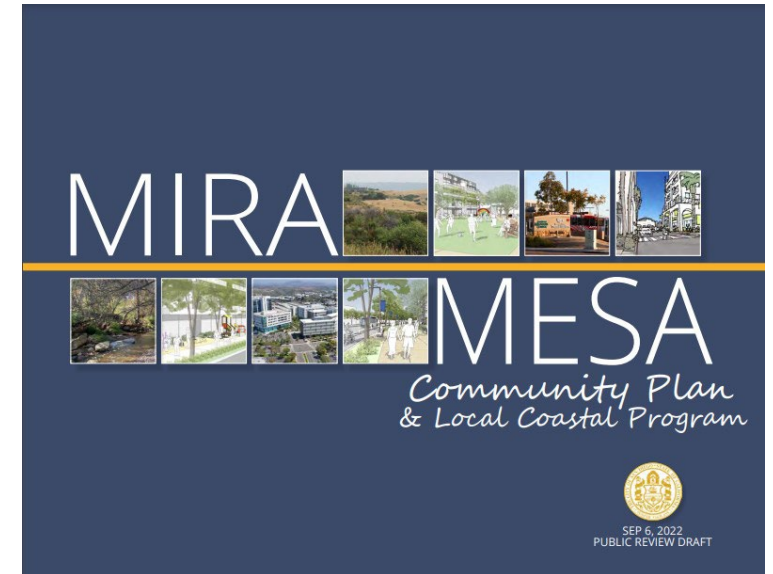
\*As of 09/17/2022

An aerial photograph of a large, modern industrial or office campus. The buildings are primarily white and grey with some blue-tinted glass facades. A prominent banner with a blue background and white text is overlaid across the center of the image. The background shows a vast landscape with rolling hills and distant mountains under a clear sky.

# Draft Community Plan & PEIR

## Draft Community Plan

- Contains the future **community vision, goals, policies, maps, & figures** to guide future development
- Identifies **future infrastructure** improvements
- Provides site-specific **supplemental development regulations** to incentivize:
  - Onsite development of **new parks & mobility infrastructure**



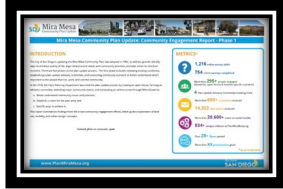
Available @ [www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)



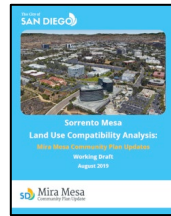
# Public Engagement & Technical Studies



Mira Mesa Community Atlas



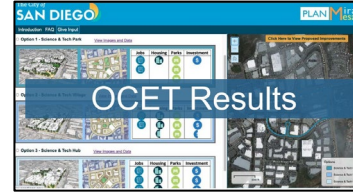
Community Engagement Phase I



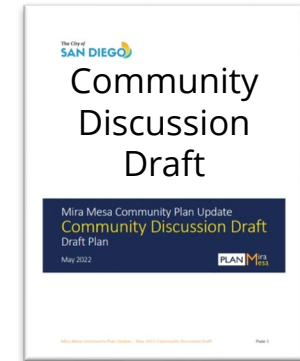
Land Use Compatibility Analysis (Sorrento & Miramar)



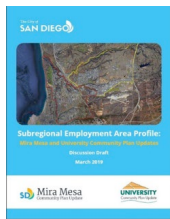
Urban Design, Public Space, & Parks Analyses & Renderings



Online Community Engagement Tool



Peer-Cities & Citywide Analysis



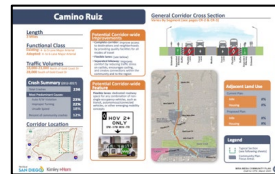
Subregional Employment Area Profile



Market Demand & Collocation Study



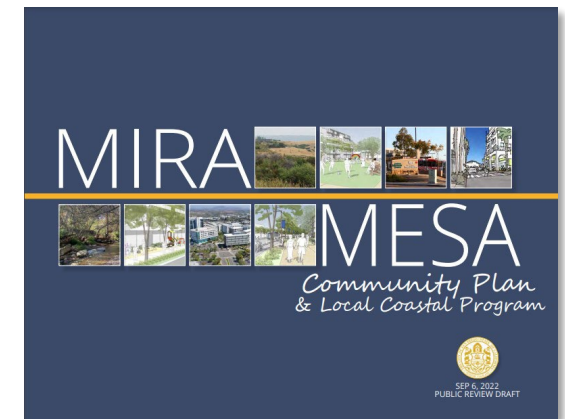
Mobility Existing Conditions



Mobility Corridor Concepts

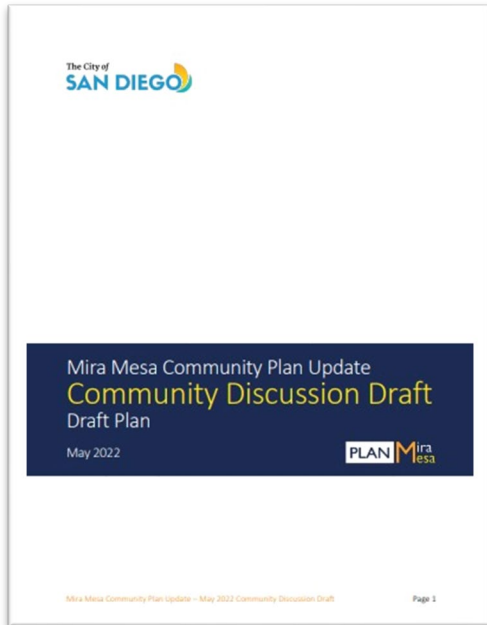


Mobility Technical Report

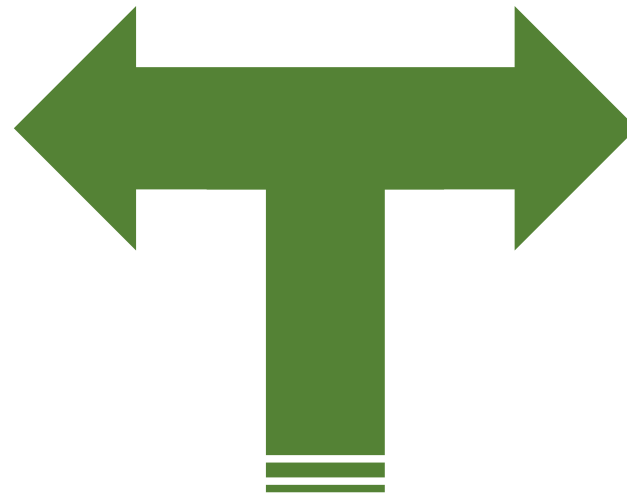


Draft Community Plan

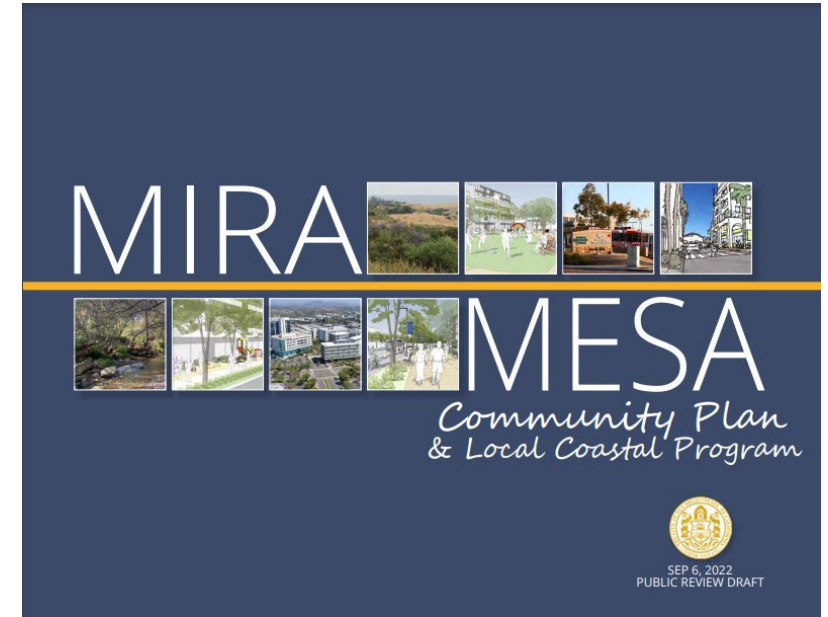
# Discussion Draft & Community Plan



**Released  
May 10, 2022**



**Community Input  
(300+ comments)**

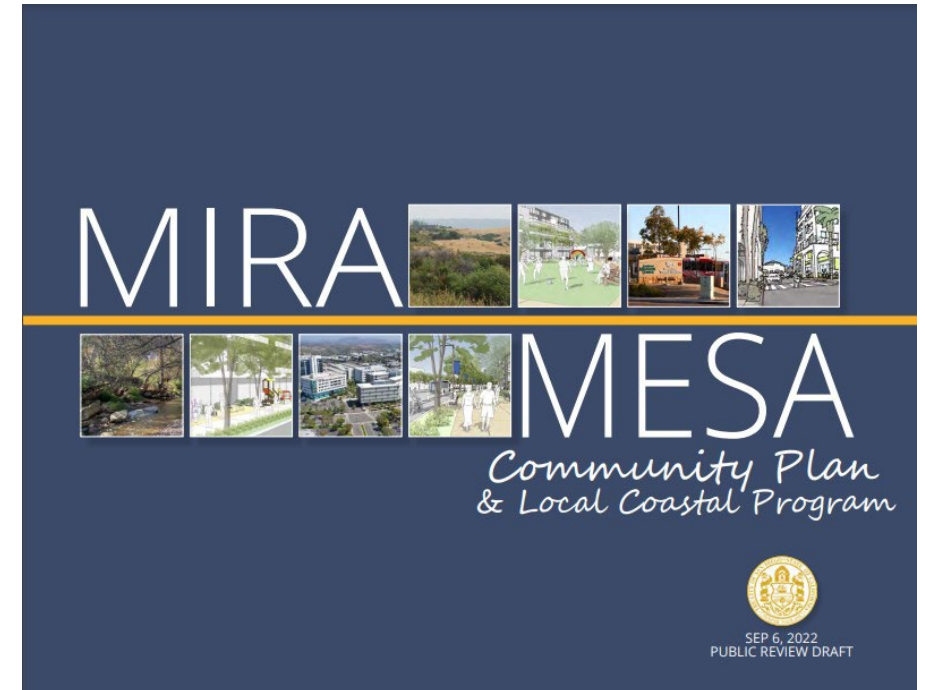


**Released  
September 6, 2022**

Available @ [www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)

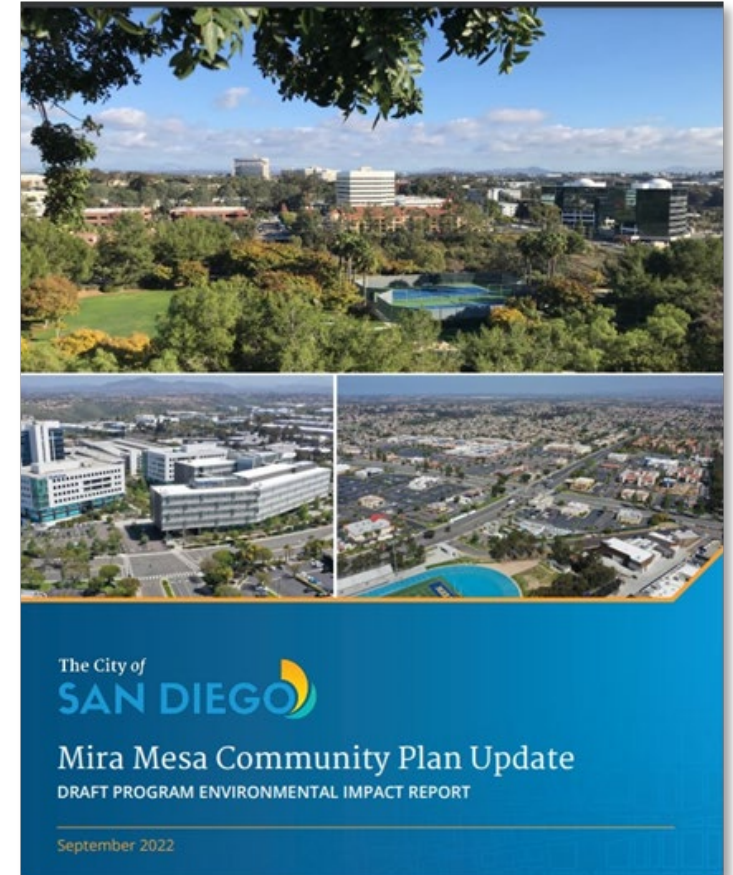
## Draft Plan Outline

1. Introduction
2. Land Use & Economic Prosperity
3. Mobility (ped, bike, transit, & auto)
4. Public Facilities, Services, & Safety
5. Historic Preservation
6. Parks, Recreation, & Open Space
7. Urban Design
8. Urban Villages & Community Plan Implementation Overlay Zone (CPIOZ)



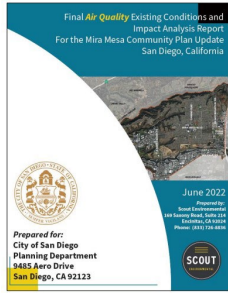
## Draft PEIR

- Intended to **inform decision-makers** and **the general public** of the potentially **significant environmental impacts** of the proposed CPU
- Identifies **mitigation measures** to minimize significant impacts
- Evaluates **reasonable alternatives** to the proposed CPU

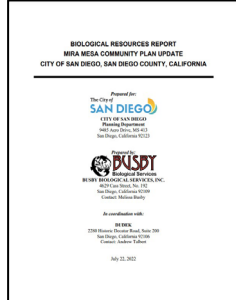


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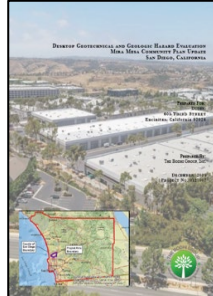
Technical Studies (12)



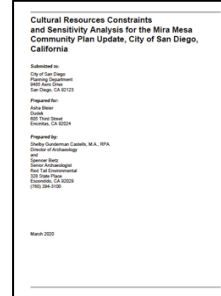
Air Quality



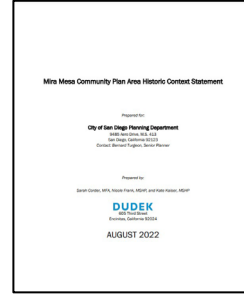
Biological Resources



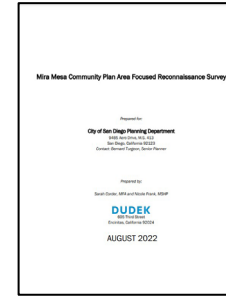
Geotech



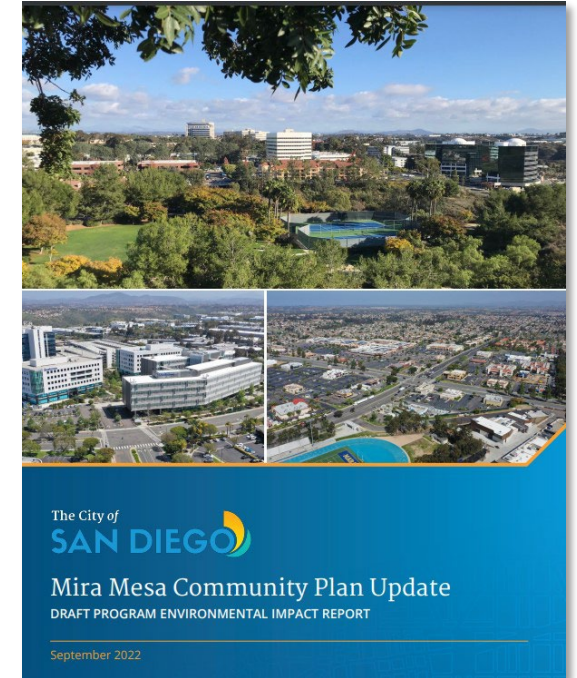
Cultural Resources



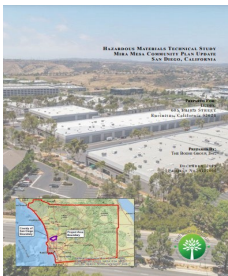
Historic Context



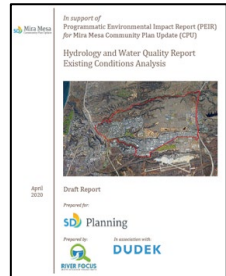
Focused Survey



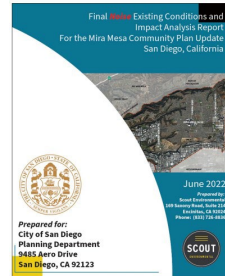
Draft Program Environmental Impact Report



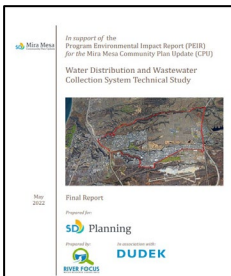
Hazmat



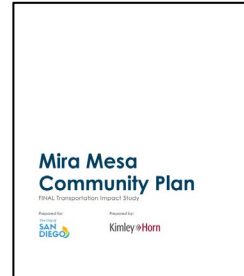
Hydrology & Water Quality



Noise



Water Distribution & Wastewater



Transportation Impact Statement



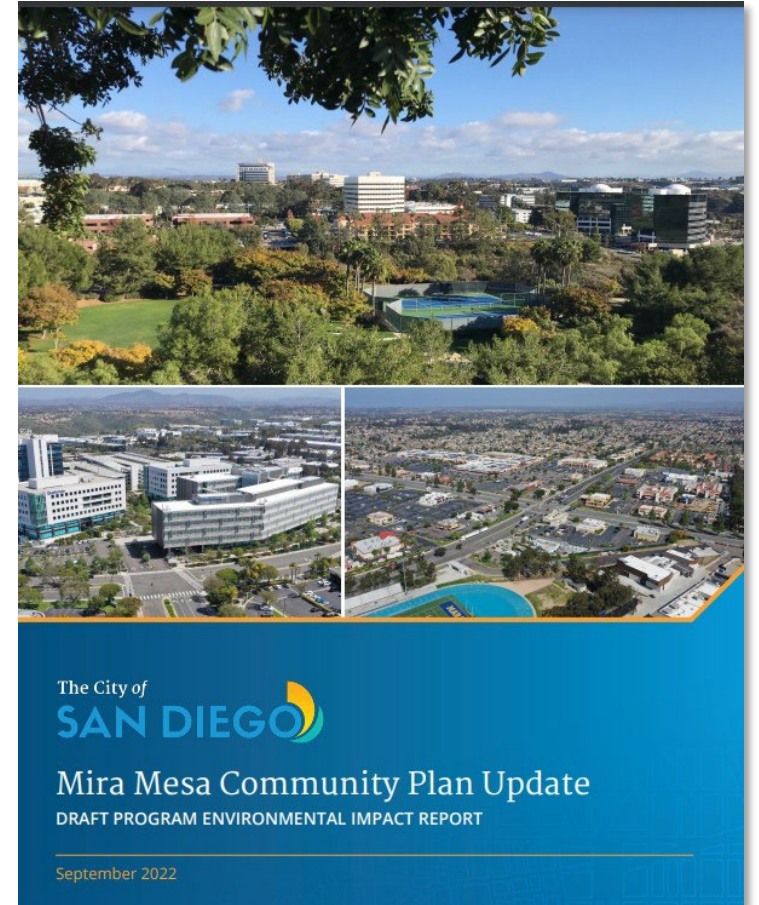
Water Supply Assessment

# Draft PEIR Outline

Available @ [www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)

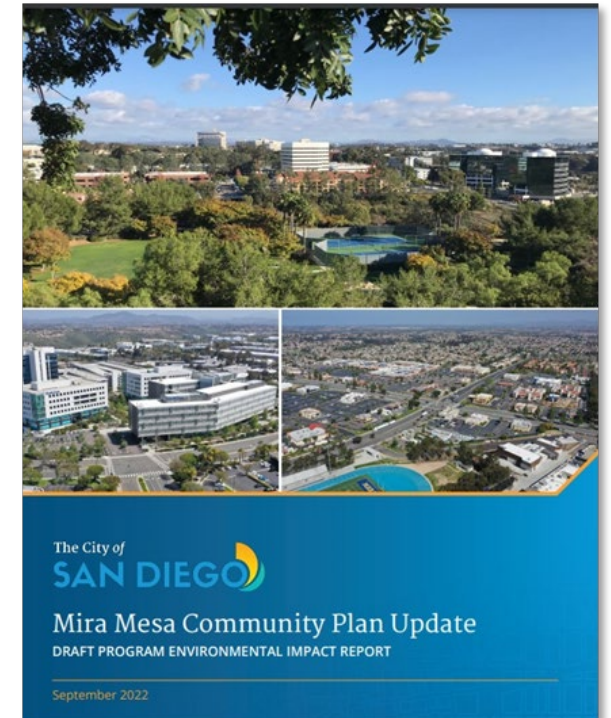
## Executive Summary

1. Introduction
2. Environmental Setting
3. Project Description
4. Regulatory Framework
5. Environmental Analysis
6. Cumulative Impacts
7. Other Mandatory Discussion Areas
8. Alternatives
9. References Cited
10. List of Preparers



## Significant Environmental Impacts

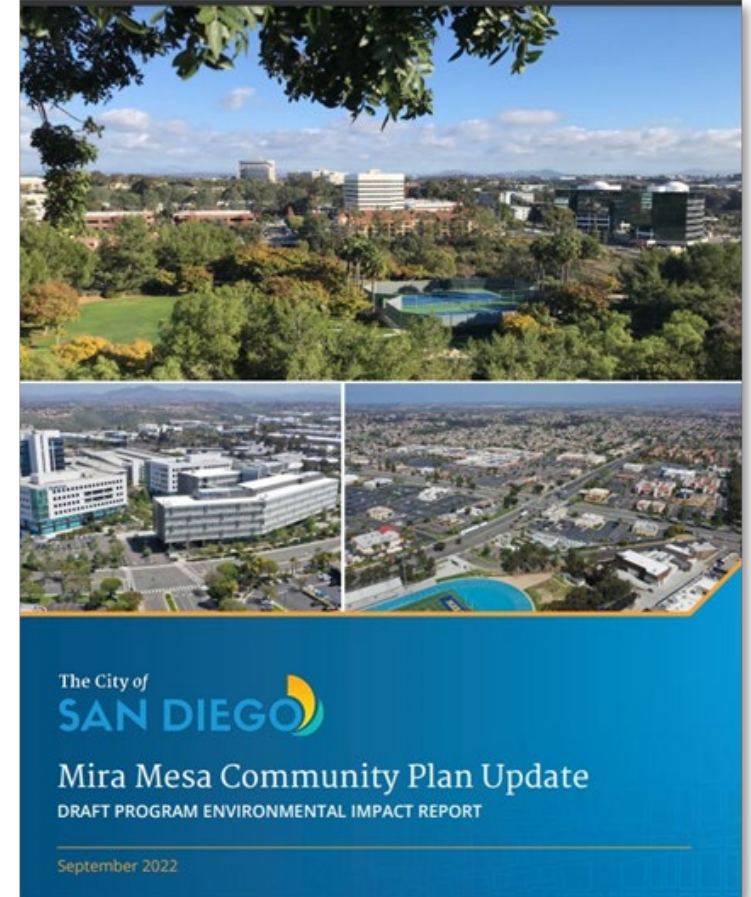
- The environmental impacts that were determined to be significant and unavoidable:
  - Air quality and odor;
  - Historical, archaeological, & tribal cultural resources;
  - Noise;
  - Public services and facilities;
  - Public utilities; and
  - Transportation



Available @ [www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)

## Reasonable Alternatives

- **No Project Alternative**
  - Adopted Community Plan
- **Alternative One**
  - Medium Density Alternative
- **Alternative Two**
  - Lowest Density Alternative



Available @ [www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)



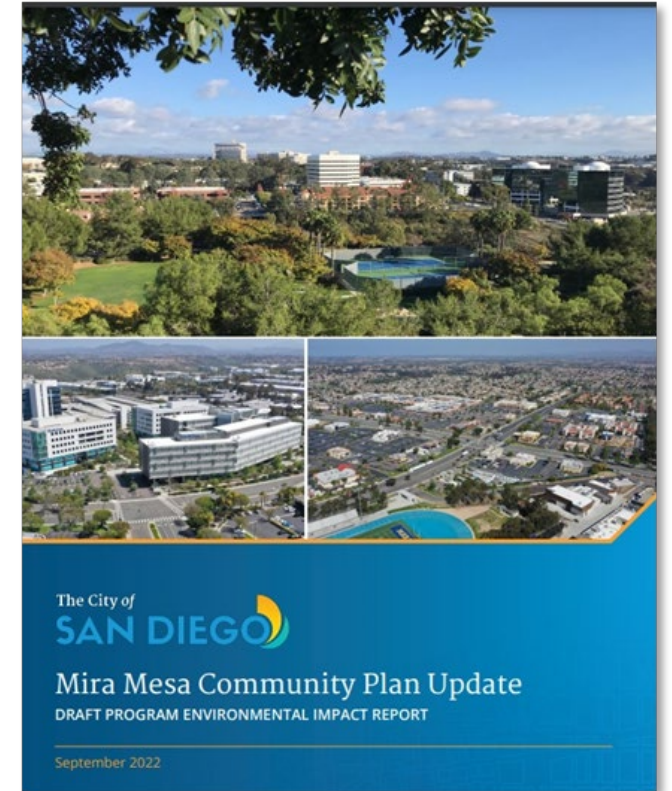
# Summary of Impacts & Proposed Mitigations

➤ Please refer to PEIR Table ES-1 (p. 37)

Available @ [www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)

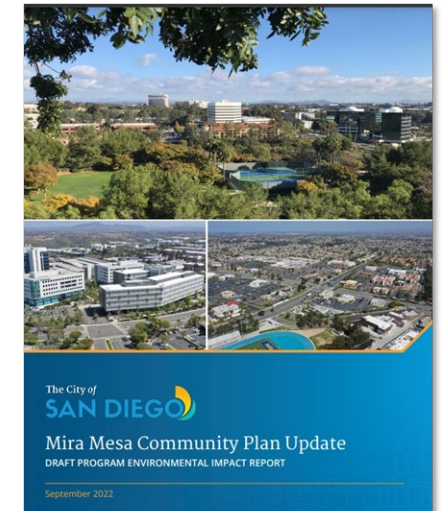
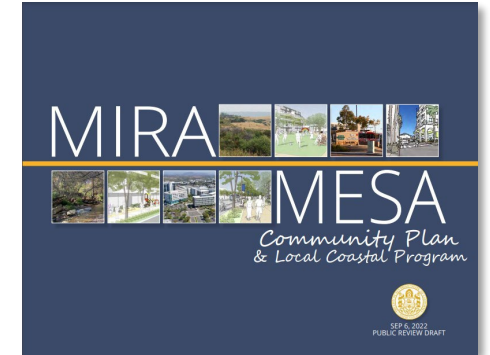
Table ES-1  
SUMMARY OF IMPACTS AND PROPOSED MITIGATION

Environmental Issue	Impact	Mitigation	Significance After Mitigation
<i>Air Quality</i>			
<b>Conflicts with or Obstructs Air Quality Plans:</b> <i>Would the proposed project conflict with or obstruct the implementation of the applicable air quality plan?</i>	Because the proposed project would result in greater density, future emissions associated with buildout of the Mira Mesa Community Plan Update (CPU) area would be greater than future emissions associated with buildout of the adopted land uses. Therefore, emissions of ozone precursors (volatile organic compound (VOC) and nitrous oxide (NOx)) would be greater than what is accounted for in the Regional Air Quality Strategy (RAQS) and impacts would be significant.	Mitigation measure MM-AQ-1 as identified in Section 5.1.6	Significant and unavoidable
<b>Air Quality Standards:</b> <i>Would the proposed project result in a violation of any air quality standard or contribute substantially to an existing or projected air quality violation?</i>	At the program-level, the proposed project would exceed air quality standards during both construction and operation. Impacts would be significant.	Construction-related impacts: Mitigation measures MM-AQ-2, and MM-AQ-3 as identified in Section 5.1.6  Operational-related impacts: None feasible	Significant and unavoidable
<b>Sensitive Receptors:</b> <i>Would the proposed project expose sensitive receptors to substantial pollutant concentrations, including toxins?</i>	Implementation of the proposed CPU would not result in a localized carbon monoxide hotspot and would not expose sensitive receptors to elevated levels of toxic air contaminants during construction or operation. Impacts would be less than significant.	None required	Less than significant
<b>Odors:</b> <i>Would the proposed project create objectionable odors affecting a substantial number of people?</i>	Potential construction-generated odors would be localized, temporary, intermittent, and not expected to affect a substantial number of people. The proposed project would not introduce land uses that would generate substantial odor during operations. Therefore, impacts associated with odors would be less than significant.	None required	Less than significant
<i>Biological Resources</i>			
<b>Sensitive Species:</b> <i>Would the proposed project result in a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in the MSCP or other local or regional plans, policies, or regulations, or by the CDFW or USFWS?</i>	Implementation of the proposed CPU has the potential to impact sensitive plant and wildlife species either directly through the loss of habitat (including critical habitat) and/or direct take, or indirectly by placing development in or adjacent to sensitive habitat. Potential impacts to federal- or state-listed species, MSCP Covered Species, Narrow Endemic Species, plant species with a CNPS Rare Plant Rank of 1 or 2, and wildlife species included on the CDFW's Special Animals List would be significant. Potential impacts to sensitive species and/or designated critical habitat of listed species would be mitigated in accordance with City's ESL Regulations, Biology Guidelines, and the provisions of the MSCP SAP and VPHCP. Potential impacts on birds covered by the Migratory Bird Treaty Act would be avoided by adherence to the requirements of this law. Further, sensitive species in the CPU area are concentrated in the MHPA, which is comprised of topography such as canyons, creeks, and steep hillsides. The proposed CPU designates these areas as Open Space to be preserved from intensive development consistent with the City's MSCP SAP. Through implementation of the existing regulatory framework, impacts to sensitive species would be less than significant.	None required	Less than significant
<b>Sensitive Habitats:</b> <i>Would the proposed project result in a substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development Manual, or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?</i>	Future projects implemented in accordance with the proposed CPU could potentially have an impact on sensitive upland (Tier I, Tier II, Tier IIIA, and Tier IIIB) and wetland habitat that is present within the CPU area. Future development under the proposed CPU would undergo environmental review, including compliance with the City's ESL Regulations prior to disturbance of those lands. Further, sensitive habitat in the CPU area is concentrated in the MHPA, which is comprised of topography such as canyons, creeks, and steep hillsides. The proposed CPU designates these areas as Open Space to be preserved from intensive development consistent with the City's MSCP SAP. Through compliance with the established development standards contained in the City's ESL Regulations, VPHCP, MSCP SAP, and MHPA Land Use Adjacency Guidelines, impacts to sensitive vegetation communities would be less than significant.	None required	Less than significant
<b>Wetlands:</b> <i>Would the proposed project result in a substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pools, riparian, etc.) through direct removal, filling, hydrological interruption, or other means?</i>	Future projects implemented in accordance with the proposed CPU could potentially have an impact on wetlands or other jurisdictional areas that are present within the CPU area. If impacts on wetlands would occur, they would be regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the CWA, the RWQCB in accordance with Section 401 of the CWA, the CDFW under Section 1600 of the California Fish and Game Code, and the City in accordance with the City's Biology Guidelines, ESL Regulations, VPHCP, and MSCP SAP. Further, wetlands in the CPU area are concentrated in the	None required	Less than significant



# Public Comments

- Please send your written comments related to the **Draft Community Plan by Friday, October 14, 2022**, via email to [afrost@sandiego.gov](mailto:afrost@sandiego.gov).
- Please send your written comments related to the **Draft PEIR by Friday, October 21, 2022**, to the following address:
  - City of San Diego Planning Department, Attn: Elena Pascual, Senior Planner, 9485 Aero Drive, MS 413, San Diego, CA 92123 or
  - e-mail your comments to [PlanningCEQA@sandiego.gov](mailto:PlanningCEQA@sandiego.gov) with the Project Name in the subject line.
- Please note that **only written comments**, received either via US mail, hand delivered, or via email, **will be considered official comments** in the Final PEIR.

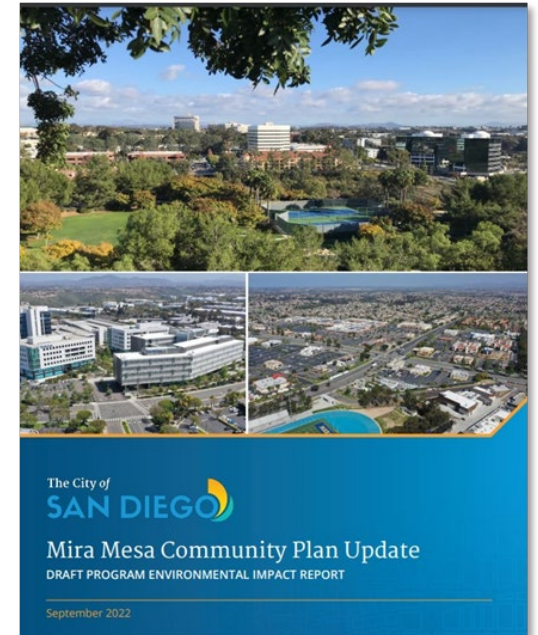


An aerial photograph of a city, likely San Diego, showing a mix of modern and older buildings, parking lots, and green spaces. A prominent white building with a blue glass facade has the word 'Qualcomm' visible on its side. In the background, there are rolling hills and mountains under a clear sky. A large, semi-transparent blue rectangular overlay is positioned across the middle of the image, containing the text 'School Analysis' in a bold, white, sans-serif font.

# School Analysis

## School Analysis

- According to the SDUSD analysis, implementation of the Draft Community Plan (CP) may result in **3,844 to 7,614** TK-12 students\*
- SDUSD demographer used student data from the 2019-2020 school years
- Implementation of Draft CP would result in the need to develop new or expanded schools in the future



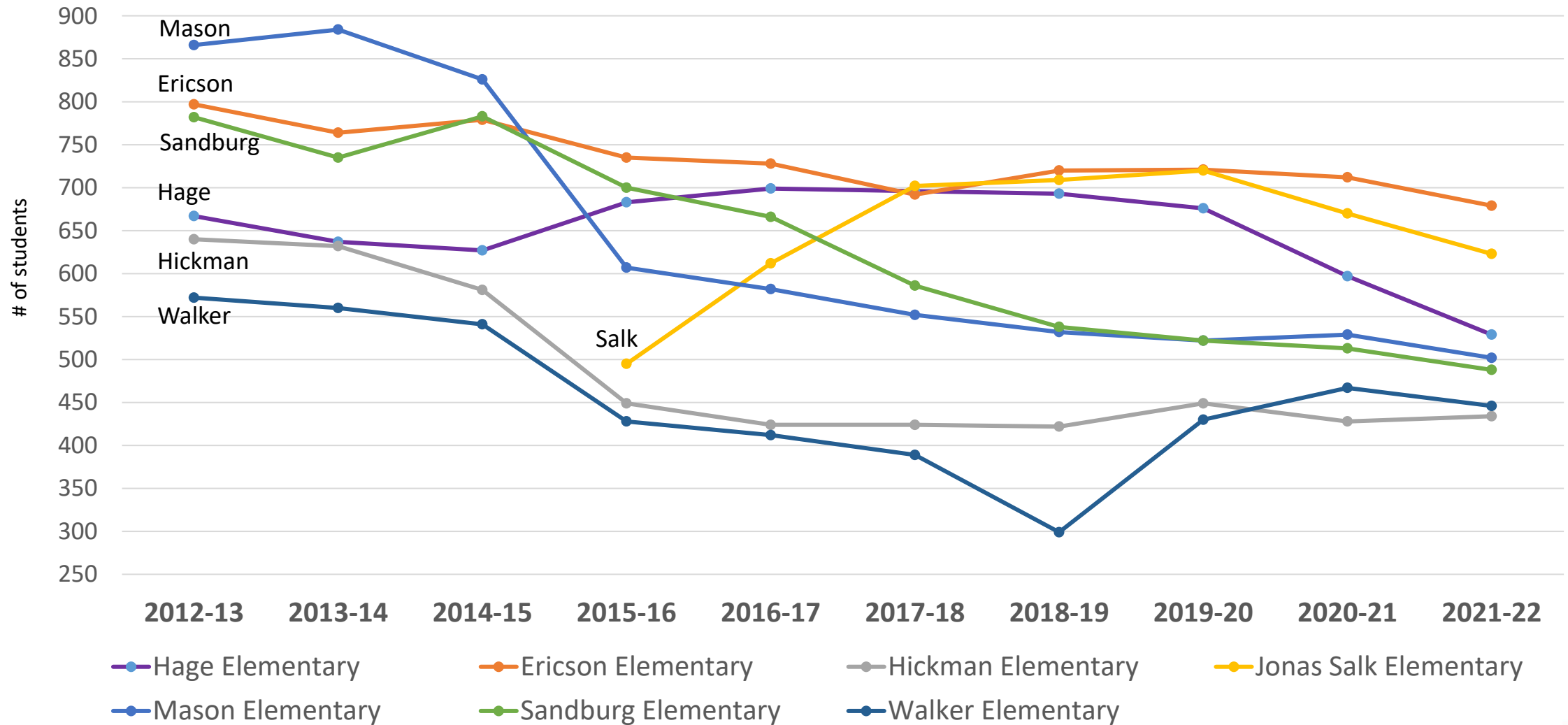
## Background & Context

- Additional school analysis conducted by city staff to determine the current school capacity in Mira Mesa
- Analysis of historical SDUSD enrollment trend using publicly available [data](#)
- Data available: 2012-13 to 2021-22 school years



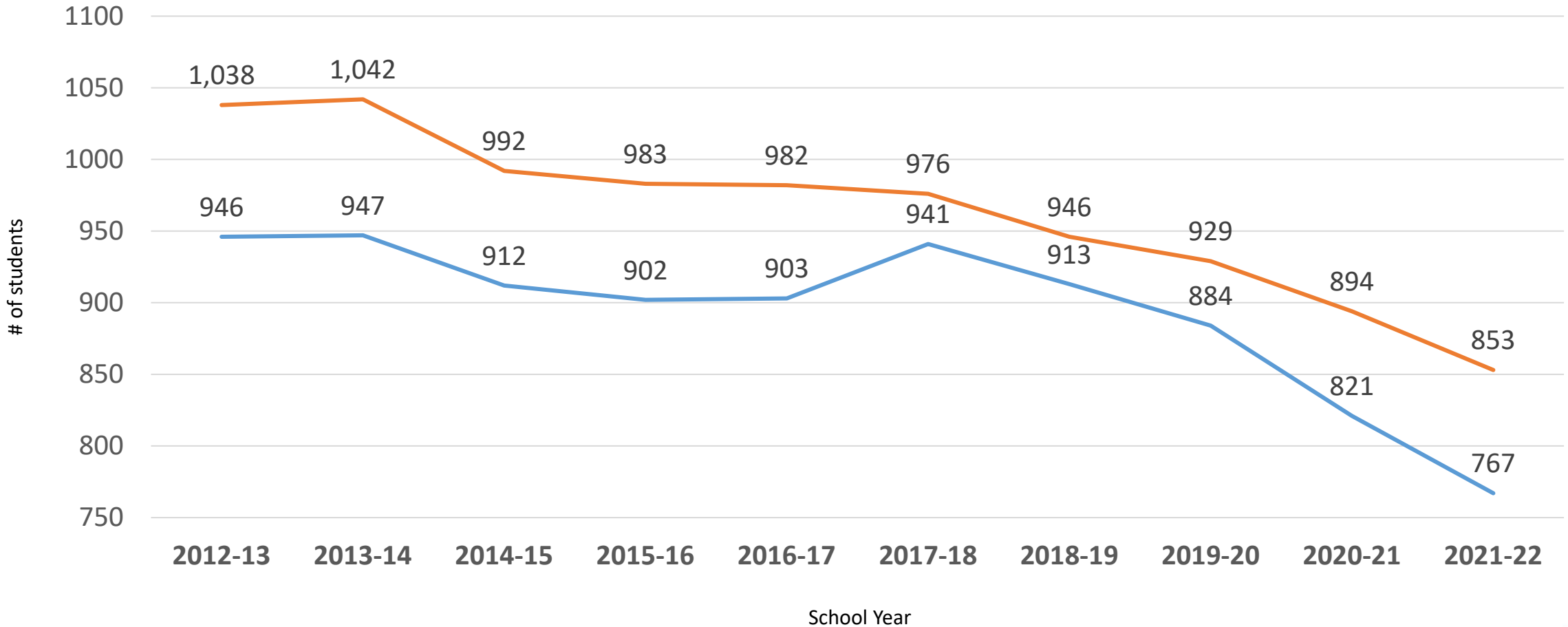
*Mira Mesa High School Music Building*

## Mira Mesa Elementary Schools' Enrollment Trends

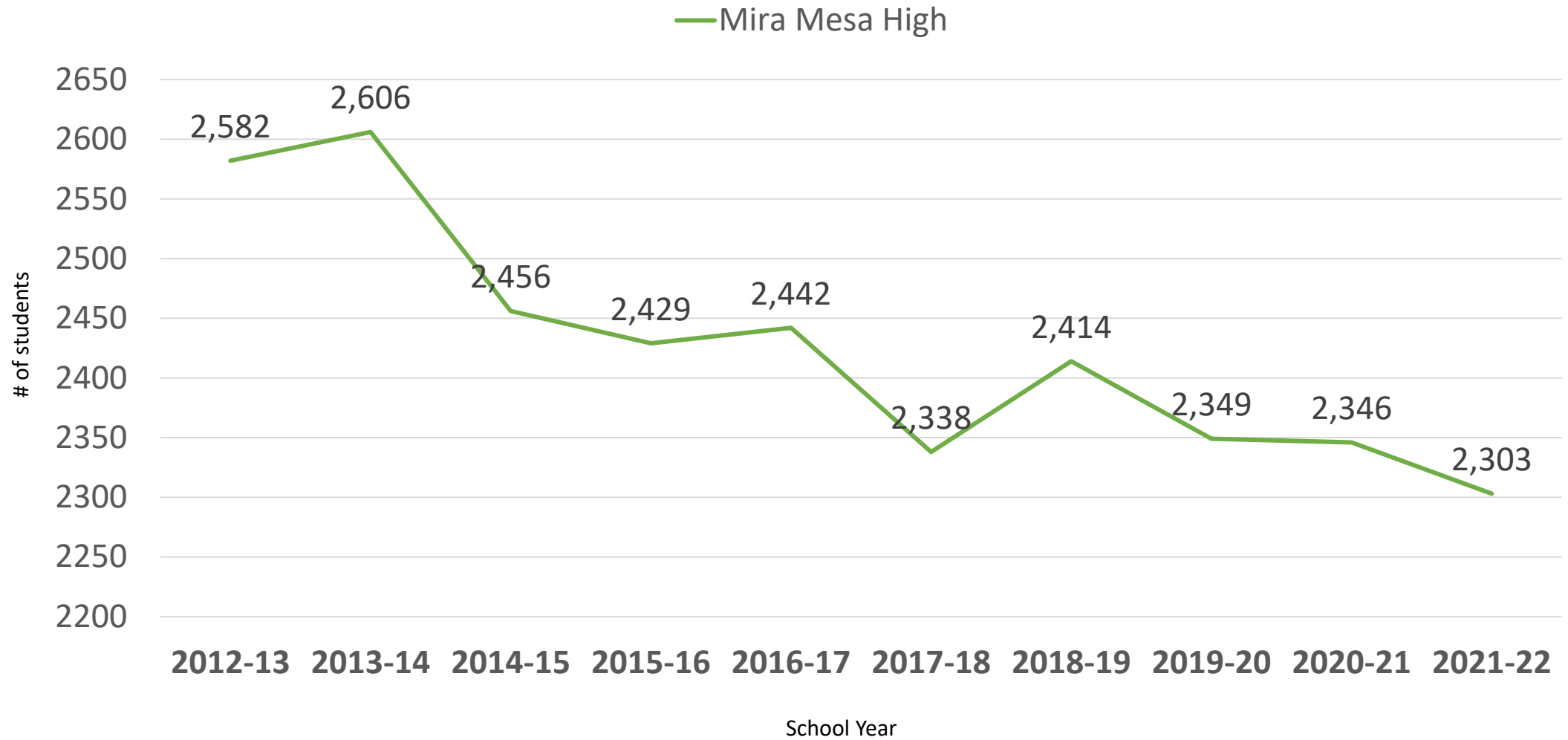


## Mira Mesa Middle Schools' Enrollment Trends

— Wangenheim Middle — Challenger Middle

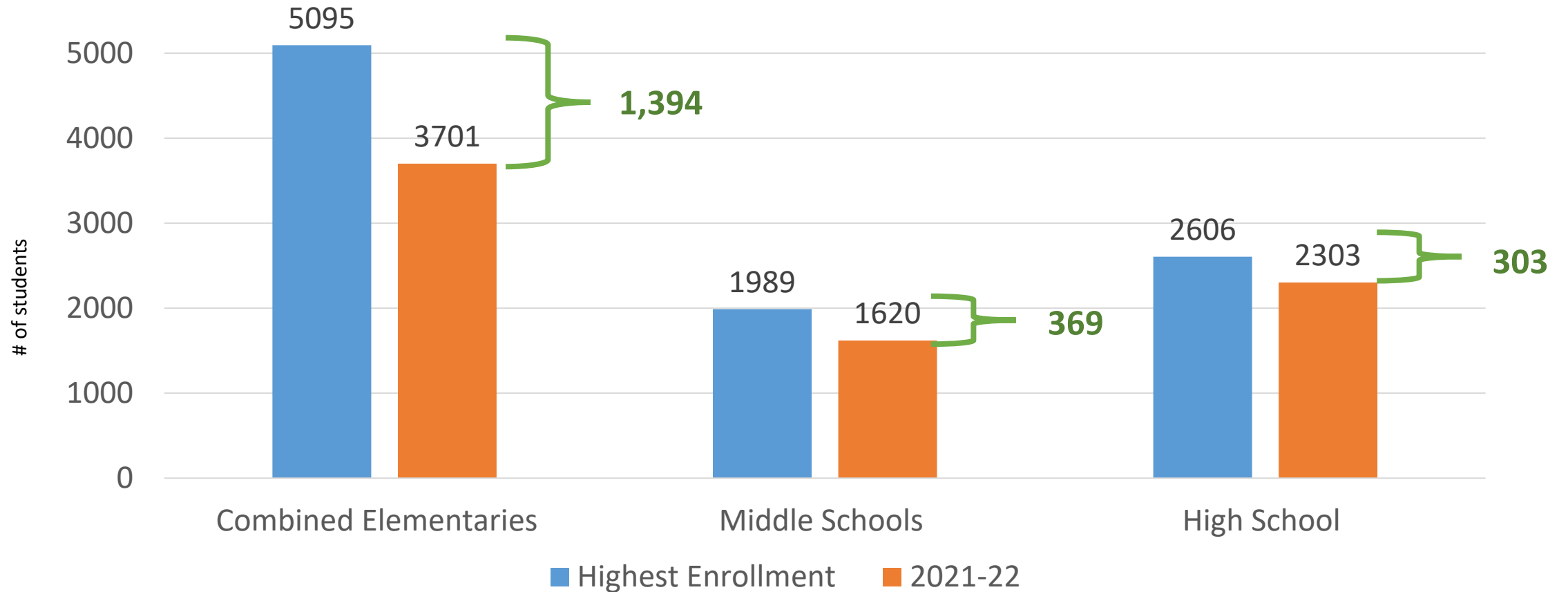


### Mira Mesa High School's Enrollment Trends





Highest Enrollment vs. 2021-22 Enrollment



**Total estimated student capacity available in 2021-22 school year = 1,766 students**

# Draft Community Plan

- Identifies one potential new school site at the Stone Creek Master Plan
- Provides policies to:
  - Site future school as part of a mixed-use development
  - Encourage the construction of multi-story school facilities

School	Year Opened
Challenger Middle	1980
Ericson Elementary	1980
Hage Elementary	1990
Hickman Elementary	1980
Jonas Salk Elementary	2015
Mason Elementary	1980
Mira Mesa High	1976
Sandburg Elementary	1980
Walker Elementary	1980
Wangenheim Middle	1980

# Examples of Multi-Story Schools



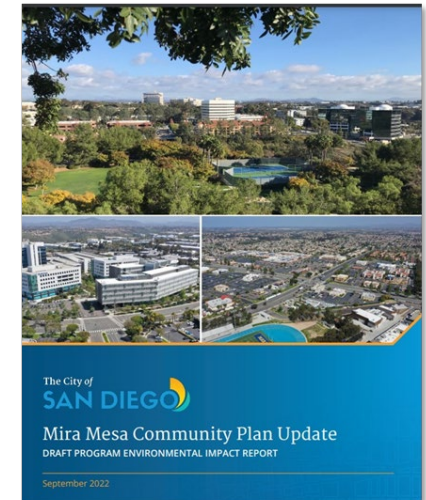
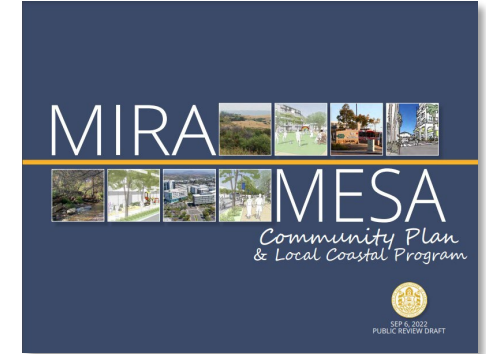
**Nipaquay Elementary (Civita - Mission Valley)**



**Montgomery Middle School (Chula Vista)**

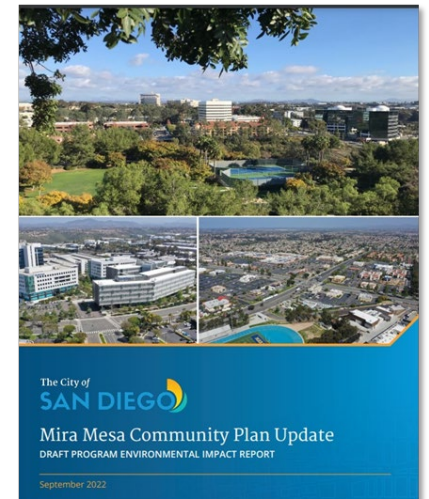
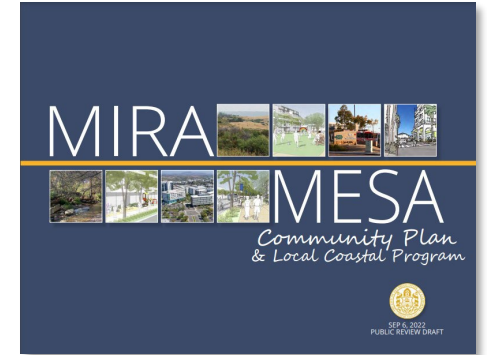
## Conclusion

- Implementation of Draft Community Plan (CP) may result in 3,844 to 7,614 TK-12 students
- Estimated school capacity of 1,766 students available as of 2021-2022 school year
- Additional school location identified:
  - Draft CP Policy 4.5c. Support the siting of a school within the Stone Creek Master Plan Area, should SDUSD choose to build one, based on the SDUSD enrollment needs.



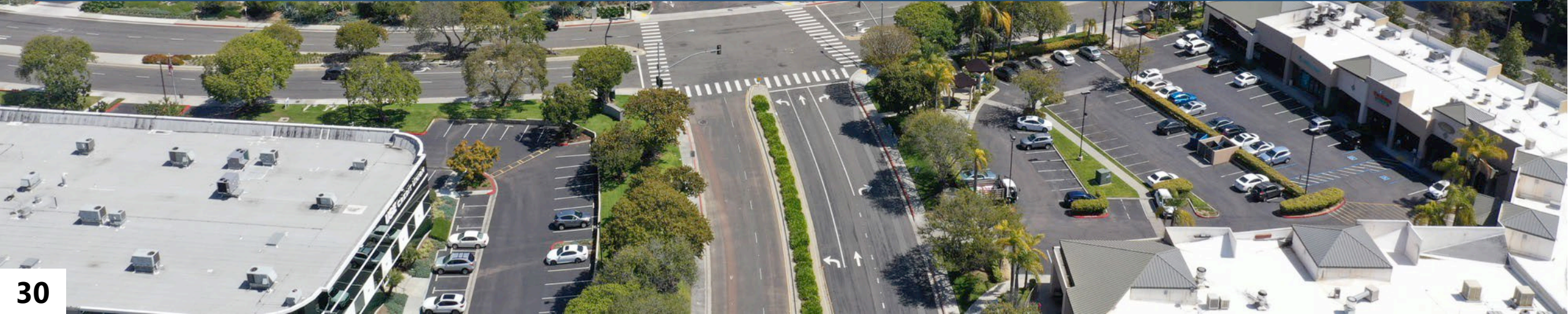
# Conclusion

- Government Code Sections 65995 and Education Code Section 17620 authorize school districts to impose facility mitigation fees on new development to address any increased enrollment, thus new development will pay school impact fees
- The City of San Diego is legally prohibited from imposing any additional mitigation related to school facilities, as payment of the school impact fees constitutes full and complete mitigations
- However, there are many opportunities for expansion of existing schools to become multi-story via school renovation and a potential partnership with Miramar College is possible





# Next Steps



## Next Steps

- Receive Written Community Input
  - Draft Community Plan by 10/14
  - Draft PEIR by 10/21
- Release Final Community Plan & Final PEIR (**Fall 2022**)
- Hearings (**Fall 2022**)



# Draft Community Plan & PEIR

## Mira Mesa Community Plan Update

Planning Department

September 19, 2022 – Mira Mesa CPU Advisory Committee