

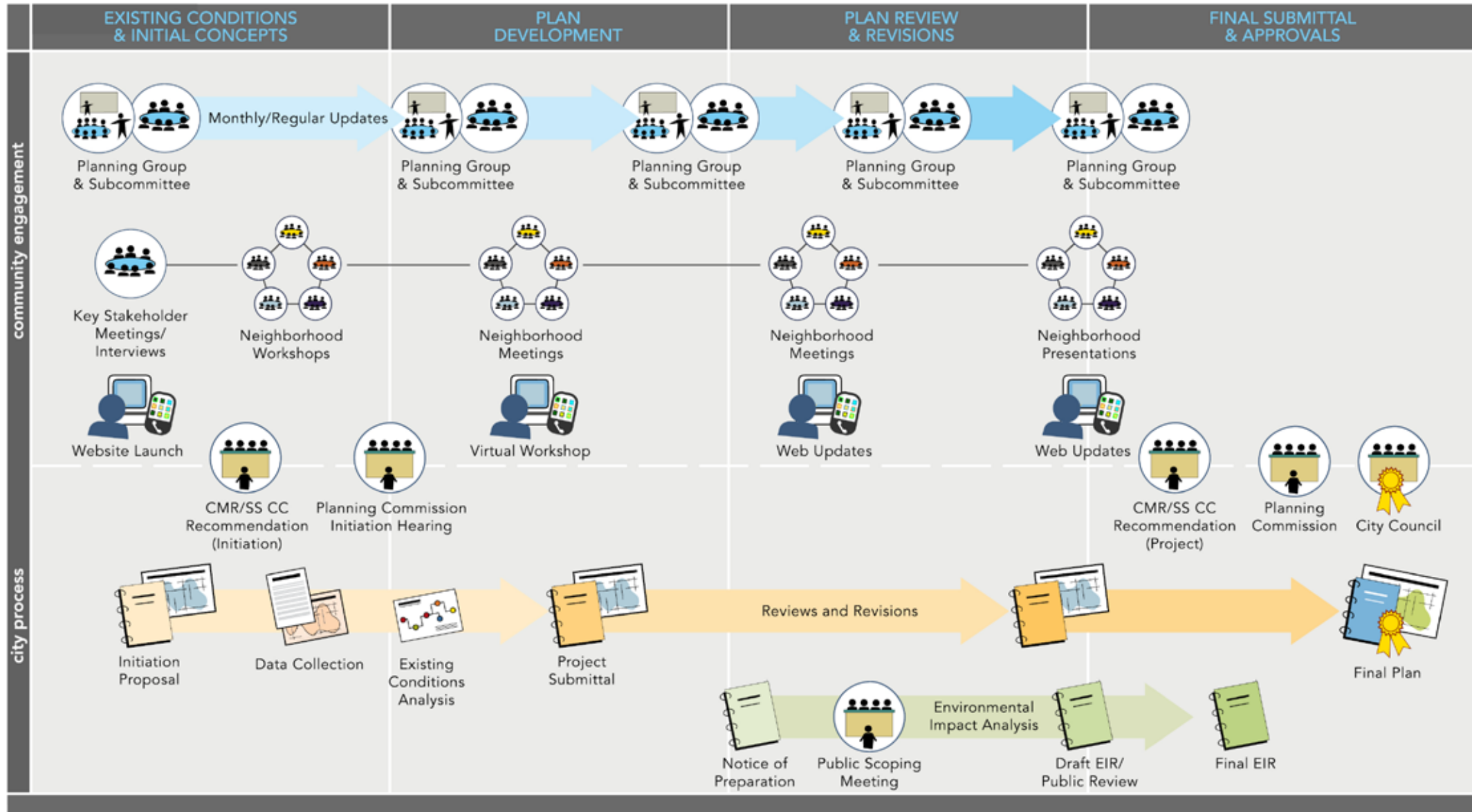
The Trails *at* Carmel Mountain Ranch

A Modern Vision for a Connected Community



Carmel Mountain Ranch / Sabre Springs Community Council — Draft EIR Update

CMR PROJECT TIMELINE



ABOUT THE ENVIRONMENTAL IMPACT REPORT (EIR)



- **City report that discloses a development project’s potential environmental impacts and the ways those impacts can be prevented or significantly reduced**

Required by State Law: California Environmental Quality Act (CEQA)

- **Includes comprehensive studies on important issues such as: traffic, air pollution, noise, schools, fire safety, among others**

Overview: www.sandiego.gov/planning/about/overview/erprocess

HOW ARE THE IMPACTS ANALYZED IN THE EIR?



- Impacts are based on objective standards set by the City and the State
- These pre-determined thresholds of significance are applicable to all development projects in the City
- If a project exceeds these standards, the project is *legally required* to resolve it to the maximum extent feasible
- If an impact cannot be reduced below a level of significance, it is considered “significant and unavoidable”

DEFINING LEVELS OF IMPACT

from 'no significant impacts' to 'unavoidable impacts'

No Impact

The project has no effect.

Less than Significant

The project does not exceed the objective standards set by the City and State.

Less than Significant with Mitigation

The project may create an impact but has been designed to reduce or avoid the impact.

Significant and Unavoidable

The project results in an impact and even after mitigation, the impact cannot be avoided.

The city and state determine the thresholds of what determines environmental impact.

For more information on these thresholds, visit CEQA Significance Determination Thresholds: www.sandiego.gov/planning/programs/ceqa

ISSUES OF CONCERN



TRAFFIC



WILDFIRE / EVACUATION



SCHOOLS

The City studies traffic with two methods of analysis:

Vehicle Miles Traveled (VMT) Report

Local Mobility Analysis (LMA) Report

VMT Report

Does not study performance of local roads;
analyzes how many miles people are driving

LMA Report

Less than Significant Impact

No significant and unavoidable impacts to local roads.
The Trails at CMR does not create unacceptable delays
on local roads.

ISSUES OF CONCERN



TRAFFIC



WILDFIRE / EVACUATION



SCHOOLS

Less than Significant Impact

- The project does not interfere with adopted evacuation plans.
- The project does not increase wildfire risk.
- Only a small portion of one area proposed for development is in a very high fire zone.

ISSUES OF CONCERN



TRAFFIC



WILDFIRE / EVACUATION



SCHOOLS

Less than Significant Impact

- Poway Unified enrollment is dropping
- The district has capacity for students generated by the project
- The project is required to pay over \$4,000,000 to support local schools

HOW TO COMMENT OR GET INVOLVED

The City will respond to all comments received

Written comments on the environmental document must be received by **February 8, 2021** to be included in the final document considered by the decision-making authorities.

Comments can be submitted to either the following address:

E. Shearer-Nguyen

Environmental Planner

City of San Diego - Development Services Center

1222 1st Avenue, MS 501

San Diego, CA 92101

or via e-mail to DSDEAS@sandiego.gov

Please ensure to include the project name and number in the subject line:

PROJECT NAME

The Trails at Carmel Mountain Ranch

PROJECT NO.

Project #: 652519 / SCH #: 2020039006

COMMUNITY PLAN AREA

Carmel Mountain Ranch

COUNCIL DISTRICT

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Notice of Availability: www.sandiego.gov/sites/default/files/dsd_notice_of_availability_0.pdf

THANK YOU!

Questions?



This presentation will be uploaded on our website: www.TheTrailsatCMR.com