



THE CITY OF SAN DIEGO

**DEVELOPMENT SERVICES DEPARTMENT**

Date of Notice: December 21, 2007

NOTICE OF PREPARATION OF A

DRAFT ENVIRONMENTAL IMPACT REPORT

JO: 421789

The CITY OF SAN DIEGO will be the Lead Agency and will prepare a draft Environmental Impact Report (EIR) for the project described below. Written comments on the scope and content of the draft EIR must be received by the Land Development Review Division at the address listed below no later than 30 days after receipt of this notice. Please send your written comments to the following address: **Myra Herrmann, Senior Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [DSDEAS@saniego.gov](mailto:DSDEAS@saniego.gov) with the Project Number in the subject line. **Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT, posted on the City of San Diego web-site at: (<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>), and distributed for public review on December 21, 2007.

**General Project Information:**

- Project No. **11896** SCH No. *Pending*
- Community Plan Area: **UPTOWN** Council District: **3**
- Applicant: **Mr. Bruce Leidenberger, La Jolla Pacific Development Group**

**Subject:** **301 UNIVERSITY**. The project consists of the construction of an approximately 280,000-square-foot, 12-story mixed-use building, containing both commercial and residential uses. The proposed building would include 10,304 square feet of ground-floor commercial retail space while providing 96 residential condominium units and parking. The 96 residential units would be distributed among floors 4 through 12 and would include 23 one-bedroom units (779 to 1,647 square feet), 62 two-bedroom units (1,029 to 2,617 square feet), and 11 three-bedroom units (1,999 to 3,486 square feet). The proposed project would include 24 commercial vehicular parking spaces, 177 residential vehicular parking spaces, and 121 public vehicular spaces, all within a six-level parking facility that would include two levels of subsurface parking for a total of 322 parking paces. The project would include demolition of two existing commercial buildings and two adjacent parking lots. The site is not included on any Government Code Listing of hazardous waste sites.

Based on an Initial Study, it appears that the proposed project may result in significant environmental impacts in the following areas: Land Use, Transportation/Circulation/Parking, Noise, Historical Resources, Aesthetic/Visual Resources/Community Character, Hydrology/Water Quality, Geology/Soils, Paleontological Resources, Public Services, Human Health/Public Safety, Climate Change and Energy, and Public Utilities. In accordance with Section 15206 of the State CEQA Guidelines, a Scoping Meeting is not required for this project.

Attachments: **FIGURE 1: PROJECT LOCATION  
SCOPING LETTER**

Distribution: **SEE ATTACHED**

Karen Lynch-Ashcraft, Acting Assistant Deputy Director  
Development Services Department