

NOTICE OF DETERMINATION

(Choose one)

TO: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project name: Black Mountain Road

Project number: 357262

State Clearinghouse number: 2017051058

Project location: The segment of Black Mountain Road subject to the CPA (project roadway) stretches approximately 1.3 miles from Twin Trails Drive on the north to the southern boundary of the Rancho Peñasquitos community adjacent to the Los Peñasquitos Canyon Preserve. The project roadway intersects with State Route 56 (SR-56) and is located approximately 2.1 miles west of Interstate 15 (I-15). The project site is within the City and County of San Diego.

Description of Subsequent Action (current project description): A request for a GENERAL PLAN AMENDMENT to Figure LU-2, Land Use and Street System Map in the Land Use and Community Planning Element of the General Plan to change the street system classification of a segment of Black Mountain Road from Prime Arterial to Major Arterial; a COMMUNITY PLAN AMENDMENT to the Rancho Peñasquitos Community Plan Circulation Element to reclassify the same segment from a 6-lane Primary Arterial to a 4-lane Major; and a COMMUNITY PLAN AMENDMENT to the Black Mountain Ranch Subarea Plan amending the Transportation Phasing Plan to remove the requirement to widen Black Mountain Road to a 6-lane Primary Arterial and add the project design feature and three traffic mitigation measures, identified below. The approximate 1.3-mile segment of Black Mountain Road to be reclassified would occur between Twin Trails Drive on the north to the southern community boundary adjacent to the Los Peñasquitos Canyon Preserve. The project also includes a design feature to restripe the segment of Black Mountain Road between the SR-56 westbound ramps and SR-56 eastbound ramps to increase the northbound to westbound left-turn pocket storage and improve the flow of northbound traffic. To accommodate this restriping on the overpass, the roadway north of the overpass bridge would need to be widened for northbound traffic. The widening would extend approximately 0.15 mile from the SR-56 westbound off-ramp to the first commercial driveway to the north of the overpass. In addition, the following three mitigation roadway improvement measures are included as part of the project and analyzed in full detail through the Environmental Impact Report: MM-TRA-1 would require the installation of a traffic signal at the intersection of Sundance Avenue and Twin Trails Drive; MM-TRA-2 would require construction of a continuous auxiliary lane on eastbound SR-56 between Camino Del Sur and Black Mountain Road; and MM-TRA-3 would construct an additional on-ramp lane at the Rancho Peñasquitos Boulevard/SR-56 westbound on-ramp. Implementation of the project would subsequently require amending the Rancho Peñasquitos, Black Mountain Ranch, and Pacific Highlands Ranch Public Facilities Financing Plans (PFFPs) to remove the requirement to widen the project roadway to a 6-lane Primary Arterial and to add the project design feature and three traffic mitigation measures. At such time the Public Facilities Financing Plans are updated for the Rancho Peñasquitos, Black Mountain Ranch, and Pacific Highlands Ranch communities, any changes to reflect the project and mitigation measures adopted by the action, would be incorporated. The Pacific Highlands Ranch requirement to widen the project roadway to a 6-lane Primary Arterial is outlined in Table 4B-14, which is included in the Pacific Highlands Ranch Subarea Plan Master Environmental Impact Report. Upon certification of this Environmental Impact Report and approval of the General Plan Amendment, Community Plan Amendments, and the Black Mountain Ranch Transportation Phasing Plan amendment, MM-TRA-1 through MM-TRA-3 would supersede and replace widening the Black Mountain Road to a 6-lane Primary Arterial previously identified in the Pacific Highlands Ranch Subarea Plan Master Environmental Impact Report. This Environmental Impact Report, which analyzes the removal of the existing Black Mountain Road 6-lane Primary Arterial designation for the project roadway from the Rancho Penasquitos Community Plan, the addition of the project design feature, along with the future implementation of three mitigation measures, could be relied upon for this future update to the Public Facilities Financing Plans.

Project applicant: Kurt Bruskotter, Black Mountain Ranch, LLC, 16465 Via Esprillo, Suite 150, San Diego, CA 92127, (858) 618-4913

This is to advise that the San Diego City Council on November 16, 2020 approved the above described project and made the following determinations:

1. The project in its approved form will, will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
 A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.


3. Mitigation measures were, were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program was, was not, adopted for the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

It is hereby certified that the final environmental document is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: E. Shearer-Nguyen

Telephone: (619) 446-5369

Filed by:


Signature

Sr. Planner
Title