



THE CITY OF SAN DIEGO

**DATE OF NOTICE:** April 29, 2022

# **NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT**

**DEVELOPMENT SERVICES DEPARTMENT**

SAP No.: 24007662

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The City of San Diego (City), as Lead Agency, has prepared a draft Environmental Impact Report for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft Environmental Impact Report and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) web-site at <http://www.sandiego.gov/ceqa/draft>.

**HOW TO SUBMIT COMMENTS: Comments on this draft Environmental Impact Report must be received by close of business on June 13, 2022** to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Paseo Montril/No. 658273). The City requests that all comments be provided electronically via email at: [DSDEAS@SanDiego.gov](mailto:DSDEAS@SanDiego.gov). However, if a hard copy submittal is necessary, it may be submitted to: **E. Shearer-Nguyen, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

## **GENERAL PROJECT INFORMATION:**

- Project Name: Paseo Montril
- Project No. 658273
- SCH No. 2021030038
- Community Plan Area: Rancho Peñasquitos
- Council District: 5

**PROJECT DESCRIPTION:** A GENERAL PLAN AMENDMENT to redesignate a portion of the site from Park, Open Space and Recreation to Residential; a Rancho Peñasquitos Community Plan Amendment to redesignate a portion of the site from Open Space to Low-Medium Density Residential; A REZONE from RM-2-5 and RS-1-14 to RM-1-1 (Residential-Multiple) and OC-1-1 (Open Space-Conservation); SEWER EASEMENT VACATION; VESTING TENTATIVE MAP to create two lots; PLANNED DEVELOPMENT PERMIT ; and a SITE DEVELOPMENT to construct a multi-family residential development that would adhere to Design Guidelines specifically developed for the site. The 4.9-acre Lot 1 would construct 55 multi-family residential units within five separate structures. The structures would be clustered in the center of Lot 1 near the terminus of Paseo Montril. Each structure would be up to 40 feet in height. Each unit would include a one or two-car garage. The development would include exterior open space use areas intended for residents to utilize, including a dog park, community bar-b-que and picnic areas, and landscaped areas with seating. The 10.3-acre Lot 2 would consist of an open space lot that would be preserved within a Covenant of Easement. Various site improvements would also be constructed, including on- and offsite infrastructure improvements comprised of water lines, sewer mains, storm drain system, electrical, hardscape, landscaping, other utilities, signage, parking, and retaining walls. Allowable deviations from development standards are proposed that include side yard setback, front yard setback, and building height, retaining wall, and steep slope encroachment deviations. The vacant approximate 15.2-acre project site is located at the terminus of Paseo Montril. The General Plan designates the site Park, Open Space and Recreation. Per the Rancho Peñasquitos Community Plan, the site's land use designation is Open Space and the zone is RM-2-5 (Residential Multiple) and RS-1-14 (Residential-Single).

Additionally, the site is within Airport Influence Area (MCAS Miramar –Review Areas 2), Airport Land Use Compatibility Overlay Zone (MCAS Miramar). (ASSESSOR'S PARCEL NUMBER: 315-020-55-00.) The site is not included on any Government Code listing of hazardous waste sites.

**APPLICANT:** TriPointe Homes

**RECOMMENDED FINDING:** The draft Environmental Impact Report determined the proposed project could result in potential significant environmental effects in the following areas: **Land Use, Transportation, Air Quality and Odor, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Hydrology, Noise, Paleontological Resources, Population and Housing, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effects/Neighborhood Character, Water Quality, Wildfire and Cumulative.**

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice, the draft Environmental Impact Report, and/or supporting documents in alternative format, please email the Development Services Department at [DSDEASNoticing@sandiego.gov](mailto:DSDEASNoticing@sandiego.gov). Your request should include the suggested recommended format that will assist with the review of documents.

**Additional Information:** For environmental review information, contact E. Shearer-Nguyen at (619) 446-5369. For information regarding public meetings/hearings on this project, contact Development Project Manager, Martin Mendez, at (619) 446-5309. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on April 29, 2022.

Raynard Abalos  
Deputy Director  
Development Services Department