

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021030038

Project Title: Paseo Montri

Lead Agency: City of San Diego

Contact Person: E. Shearer-Nguyen

Mailing Address: 1222 First Avenue, MS501

Phone: (619) 446-5369

City: San Diego Zip: 92101

County: San Diego

Project Location: County: San Diego City/Nearest Community: San Diego/Ranch Penasquitos

Cross Streets: Rancho Penasquitos Blvd Zip Code:

Longitude/Latitude (degrees, minutes and seconds): 32 0 951 ' 664 " N / -117 0 105 ' 505 " W Total Acres: 15.2

Assessor's Parcel No.: 315-020-55-00 Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: SR-56 Waterways: Chicarita Creek, Los Penasquitos Creek

Airports: Railways: Schools: Morning Creek ES

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [x] Rezone [] Annexation
[x] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [x] Site Plan [] Land Division (Subdivision, etc.) [x] Other: See NOA

Development Type:

- [] Residential: Units 55 Acres 15,2
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

- [x] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[x] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [x] Other: GHG, TCR

Present Land Use/Zoning/General Plan Designation:

Open Space/RM-2-5 (Residential Multiple) and RS-1-14 (Residential-Single)/Park, Open Space and Recreation

Project Description: (please use a separate page if necessary)

A GENERAL PLAN AMENDMENT to redesignate a portion of the site from Park, Open Space and Recreation to Residential; a Rancho Penasquitos 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 Montri. 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 off-site 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 Montri. The General Plan designates the site Park, Open Space and Recreation. Per the Rancho Penasquitos 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).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # <u>11</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # <u>9</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 29, 2022 Ending Date June 13, 2022

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: September 28, 2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.