



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Jan 24, 2023 03:27 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000047
State Receipt # 37012420230039
Document # 2023-NOD-8

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

PASEO MONTRIL

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** January 24, 2023
Posted January 24, 2023 **Removed** 2-23-2023
Returned to agency on 2-23-2023
DEPUTY *D. Butler* **D. Butler**

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

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 Number: 658273

State Clearinghouse Number: (2021030038)

Project Title: Paseo Montril

Project Location: The vacant approximate 15.2-acre project site is located at the terminus of Paseo Montril is located within the City and County of San Diego.

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 Medium-Low 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 PERMIT 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 (including two onsite affordable units). Four offsite affordable housing units at the Del Mar Highland Estates development will also be provided. 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.

Project Applicant: Jimmy Ayala, TriPointe Homes, 13400 Sabre Springs Parkway, San Diego, CA 92128-8108, (858) 794-2579.

This is to advise that the City Council of the City of San Diego on January 9, 2023 approved the above described project and made the following determinations: R-314559

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 No. _____ 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 report, including comments and responses, 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: 619-236-6186

Filed by: Connie Patterson
Signature

Legislative Recorder II
Title

San Diego County



Transaction #: 6944588
 Receipt #: 2023027300

JORDAN Z. MARKS
 Assessor/Recorder/County Clerk
 1600 Pacific Highway Suite 260
 P. O. Box 121750, San Diego, CA 92112-1750
 Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 01/24/2023
 Cashier Location: SD

Print Date: 01/24/2023 3:27 pm

Payment Summary

Total Fees:	\$3,889.25
Total Payments:	\$3,889.25
Balance:	\$0.00

Payments	
CHECK PAYMENT #2844731	\$3,839.25
CHECK PAYMENT #2844732	\$50.00
Total Payments	\$3,889.25
Filing	
CEQA - NOD	FILE #: 2023-000047 Date: 01/24/2023 3:27PM Pages: 3
	State Receipt # 37-01/24/2023-0039
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Environmental Impact Report	\$3,839.25
Total Fees Due:	\$3,889.25
Grand Total - All Documents:	\$3,889.25



State of California - Department of Fish and Wildlife

2023 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-01/24/2023-0039
STATE CLEARING HOUSE NUMBER (If applicable) 2021030038

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 01/24/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0008	
PROJECT TITLE PASEO MONTRIL		

PROJECT APPLICANT NAME JIMMY AYALA, TRIPOINTE HOMES	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-794-2579
PROJECT APPLICANT ADDRESS 13400 SABRE SPRINGS PARKWAY	CITY SAN DIEGO	STATE CA
		ZIP CODE 92128
PROJECT APPLICANT (Check appropriate box) <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	3,839.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other	TOTAL RECEIVED	\$	3,889.25
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SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
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Payment Reference #: CHECK# 2844731 CHECK# 2844732