



THE CITY OF SAN DIEGO

Date of Notice: April 6, 2022

NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC NOTICE OF A SCOPING MEETING

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008728

NOTICE OF PREPARATION: The City of San Diego (City) as the Lead Agency has determined the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA), which requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code [PRC] Section 21000 et. seq.). According to California Code of Regulations (CCR) Title 14, Section 15064(f)(1), preparation of an EIR is required whenever a project may result in a significant adverse environmental effect. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

Thereby, this Notice of Preparation of an EIR and Scoping Meeting is publicly noticed and distributed on April 6, 2022. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City's CEQA website at: <https://www.sandiego.gov/ceqa> under "Draft Documents For Public Review" tab.

PUBLIC NOTICE OF SCOPING MEETING: Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. During the current State of Emergency and in the interest of public health and safety, and in accordance with the Office of Planning and Research guidance, the City is not currently conducting in-person scoping meetings. Instead, a pre-recorded presentation is being provided.

Therefore, in lieu of a public scoping meeting to be held in person, a pre-recorded presentation has been made accessible to the public and available for viewing from April 6, 2022 through May 6, 2022.

HOW TO VIEW THE PRESENTATION: Members of the public will be able to access a link to watch a pre-recorded presentation via livestream at <https://youtu.be/7K0jYrFZCbw>. The link and pre-recorded presentation will remain available for viewing between April 6, 2022 at 12:00AM through May 6, 2022 at 12:00PM.

HOW TO SUBMIT COMMENTS: Comments on this Notice of Preparation document will be accepted for 30 days following the issuance of this notice and must be received no later than May 6, 2022. When submitting comments, please reference the project name and number (Renzulli Estates / 674401). Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. Upon completion of the scoping process, all public comments will be organized and considered in the preparation of the draft environmental document

Comment letters may be submitted electronically via e-mail at: DSDEAS@sandiego.gov. Due to the COVID-19 pandemic and State orders, non-essential City staff are working remotely. The City requests that all comments be provided electronically, however if a hard copy submittal is necessary, it may be submitted to:

Morgan Dresser
Development Services Department
1222 First Avenue, MS-501
San Diego, CA 92101

GENERAL PROJECT INFORMATION:

- **Project Name / Number:** Renzulli Estates / 674401
- **Community Area:** Scripps Miramar Ranch
- **Council District:** 5

PROJECT DESCRIPTION: A COMMUNITY PLAN AMENDMENT, REZONE, SITE DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, and NEIGHBORHOOD DEVELOPMENT PERMIT to demolish a single dwelling unit and two accessory structures to construct 100 single-family residential units and 12 for rent multi-family residential units, which would be affordable units. The project would require a Community Plan Amendment to change the existing residential designation from 1.1 dwelling unit per acre to 2.8 dwelling units per acre. A rezone would change the existing AR-1-1 zone to RX-1-1 and RM-2-4. The project is also requesting a Multi-Habitat Planning Area (MHPA) Boundary Line Correction and MHPA Boundary Line Adjustment. The project would also include a trail system with a public recreational area easement in the adjacent open space. The project would also construct various site improvements, including internal infrastructure improvements, comprising hardscape, landscaping, utilities, and internal roadways, which would connect with existing public infrastructure adjacent to the project site. The approximate 40.6-acre project site is located 11495 Cypress Canyon Road. The site is designated Park, Open Space, and Recreation and Residential and is zoned AR-1-1 per the Scripps Miramar Ranch Community Plan. Additionally, the site is within the Fire Hazard Sensitivity Zone (Very High). (LEGAL DESCRIPTION: The northeast quarter of the southeast quarter of Section 27, Township 14 south, Range 2 west of the San Bernardino Base and Meridran in the City of San Diego, County of San Diego, State of California according to the United States Government Survey.)

APPLICANT: Green Phair Scripps Partners

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears the proposed project could result in 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, Historical Resources, Hydrology, Noise, Paleontological Resources, Population and Housing, Public Services, Public Utilities, Tribal Cultural Resources, Visual Effect and Neighborhood Character, Water Quality, Wildfire and Cumulative Effects.

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice or any additional information in an alternative format, please email the Development Services Department at 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 Morgan Dresser at (619) 446-5404. 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 March 6, 2022.

Raynard Abalos
Deputy Director
Development Services Department

ATTACHMENTS: Distribution List
Figure 1: Project Location
Figure 2: Site Plan

NOP Distribution:

Federal

U.S. Fish and Wildlife Service (23)

State of California

California Department of Fish and Wildlife (32)

Department of Toxic Substance Control (39)

State Clearinghouse (46)

California Transportation Commission (51)

California Department of Transportation (51A)

California Department of Transportation (51B)

California Native American Heritage Commission (56)

City of San Diego

Mayor's Office (91)

Councilmember LaCava, District 1

Councilmember Campbell, District 2

Councilmember Whitburn, District 3

Council President Pro Tem Montgomery Steppe, District 4

Councilmember von Wilpert, District 5

Councilmember Cate, District 6

Councilmember Campillo, District 7

Councilmember Moreno, District 8

Council President Elo-Rivera, District 9

Development Services Department

 EAS Analyst

 EAS Senior

Transportation Development (78)

Fire and Life Safety (79)

San Diego Fire - Rescue Department Logistics (80)

Library Department - Gov. Documents (81)

Scripps Miramar Ranch Branch Library (81FF)

Historical Resources Board (87)

Other Interested Organizations, Groups, and Individuals

SANDAG (108)

San Diego Metropolitan Transit System (112)

Metropolitan Transit Systems (115)

Rancho Santa Ana Botanic Garden at Claremont (161)

Sierra Club (165)

San Diego Natural History Museum (166)

San Diego Audubon Society (167)

Mr. Jim Peugh (167A)

California Native Plant Society (170)

Endangered Habitats League (182)

Endangered Habitats League (182A)

Other Interested Organizations, Groups, and Individuals (continued)

Carmen Lucas (206)
South Coastal Information Center (210)
San Diego History Center (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Clint Linton (215B)
Frank Brown – Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society, Inc. (218)
Native American Heritage Commission (222)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225A-S)
Lisa Cumper - Jamul Indian Village
Clint Linton - Lipay Nation of Santa Ysabel
Angelina Gutierrez - San Pasqual Tribe
Beeler Canyon Conservancy (436)
Scripps Ranch Planning Group (437)
Alliant International University (438)
Miramar Ranch North Planning Committee (439)
Scripps Ranch Civic Association (440)
Acquisitions - Walter Library USIU (441)
Richard Drury
Molly Greene
John Stump
Bill Shaddon
Rudy Pacheco
Allison Bailie
Angela Medeiros
Alexander Petrovic
Becky
Robert Petering
Brian
Dan and Teri Jacobson
Darlene Shaddon
Don Ringel
Dennis Engler
David Mickels
Douglas White
Daniel Torpey
Emily Forgeron
Emma Lefkowitz
Eric Runyon
Roy Pearson
Gwendolyn Bandt

Other Interested Organizations, Groups, and Individuals (continued)

Gordon Boerner
Howard
Tamar Silverstein
Ilona Kiss
Mark Wiesbrock
Jana Rudnick
Jason Yusypchuk
Jennifer VanderVeer
Jenny Marshall
John McWilliams
John Lyons
Julie Ellis
Jimmy
Kim Walzer
Keith Rudnick
La Bruzzo
Laura McWilliams
Jon LaBruzzo
Marty Lorenzo
Matt Johnson
Mina
Marc Sorensen
Marvin Miles
Michelle
Nick Yang
Paul Hoang
Reg Kobzi
Rod Kelley
Daniel Roberts
Dave & Cleopatra Settles
Roy Pearson
Sandy Wetzel-Smith
Stuart Gross
Shauna Lindsay
Scott Waid
Rhonia Yusypchuk
Ted Hoffman
Tony Gogoi
Tracy
Vicki Sanders
Wei Li
Bob Ilko
Bob Ilko
Michelle Abella-Shon
Wally Wulfeck
Marni vonWilpert

Other Interested Organizations, Groups, and Individuals (continued)

Quinton Grounds

Wade Booth

Victoria LaBruzzo

Consultant, Iluia Roman, DUDEK

Applicant, Jeff Phair, GreenPhair Scripps Partners



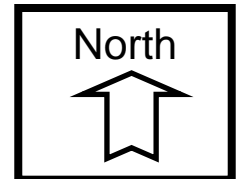
Project Site

11495 Cypress Canyon Rd



Project Location Map

Renzulli Estates- 11495 Cypress Canyon Road
PROJECT NO. 674401





Site Plan

Renzulli Estates- 11495 Cypress Canyon Road
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