



DEPARTMENT OF GENERAL SERVICES
ASSET MANAGEMENT

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December 14, 2023

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Subsequent Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA) for the following project.

PROJECT NAME: Paseo Norte Senior Affordable Housing

Location: The project site is located on Assessor's Parcel Numbers 281-182-17 and 281-182-18 at the terminus of 12th Street, within the Ramon Community Plan Area an unincorporated San Diego County community.

Project Description: The project consists of approximately 75,700 square foot two-story building with a maximum height of 35 feet with 100 affordable residential units for low-income seniors that would include 85 one-bedroom and 15 two-bedroom units and 1,800 square foot senior center. A 5,000 square foot single-story PACE Wellness Center, with a maximum height of 20 feet, would be west of the proposed residential building. The project would provide 98 parking spaces and a public park to be dedicated to the County Department of Parks and Recreation that would include a multipurpose trail, pickleball court, playground, and open space. Project implementation would require construction of utility services and relocation (or undergrounding) of utility lines. Earthwork consists of approximately 500 cubic yards of cut, 5,500 cubic yards of fill. Access will be provided by two new driveways connecting to 12th Street and 13th Street. The project site is located within unincorporated San Diego County in the Paseo Sub-Area of the Ramona Village Center, an area within the Ramona Community Plan.

Findings: Pursuant to CEQA provisions (Public Resources Code, Section 21000 et seq.) and based on information contained in the Subsequent MND, the County DGS has determined the project will not have a significant effect on the environment with implementation of mitigation measures.

Public Review Period: The Draft MND is being made available for a 46-day public review period starting December 14, 2023, and ending on January 29, 2024. The proposed Subsequent MND can be reviewed on the County website at https://www.sandiegocounty.gov/content/sdc/general_services/CEQA.html. If you cannot digitally access the MND document via the County's website for review, please contact Marcus Lubich, Environmental Project Manager at Marcus.Lubich@sdcounty.ca.gov or call at (858) 414-4593 for options to obtain a hard copy.

Comments: Written comments on the Draft MND must be received **no later than January 29, 2024 at 4:00pm**. Comments should be labeled "Department of General Services – Paseo Norte Senior Affordable Housing Draft Subsequent MND" and either emailed to Marcus Lubich at Marcus.Lubich@sdcounty.ca.gov or mailed to the County of San Diego (Attn: Marcus Lubich), Department of General Services 5560 Overland Avenue, Suite 410 San Diego, CA 92123-1239