

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 # _____

Project Title: Sundale Major Grading Plan

Lead Agency: County of San Diego Contact Person: Souphalak Sakdarak
Mailing Address: 5510 Overland Ave, Suite 310 Phone: 619-323-4869
City: San Diego Zip: 92123 County: San Diego

Project Location: County: Sundale Road in San Diego City/Nearest Community: Spring Valley

Cross Streets: Sundale Rd and Jamacha Rd Zip Code: 92019

Lat. / Long.: 32° 45' 51.7" N/ 116° 55' 50.4" W Total Acres: 3.71ac

Assessor's Parcel No.: 498-192-10, 11, 12, 13, 14, and 15 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: None Waterways: None

Airports: None Railways: None Schools: 4; Cajon Valley Union

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 _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other Grading

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 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 _____
 Other: Grading

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Semi-Rural/Rural Residential (RR)/ Semi-Rural Residential (SR-0.5)

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

The proposed project consists of a grading plan and permit on a six-lot residential subdivision of a 3.71-acre site (APN 498-192-09) within the unincorporated community of Rancho San Diego. Specifically, the proposed project site is located west of Jamacha Road and immediately adjacent to Sundale Road (Figure 1). Grading and vegetation clearing would occur on approximately 2.97 acres of the project site and would take approximately 12 weeks. Grading requires the even cut and fill of 13,000 cubic yards of soil, balanced onsite. No soil import or export will be required. The project does not propose any off-site improvements. Program (MSCP). Projects that occur within this planning area must comply with the County's Biological Mitigation

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.

January 2008

Ordinance (BMO) and be consistent with the County's Guidelines for Determining Significance for Biological Resources (County of San Diego 2010). The majority of the project site is currently undeveloped and covered with vegetation, including disturbed Diegan coastal sage scrub, non-native grasslands, and other disturbed habitat. Development surrounding the project site consists of low-density residential uses and undeveloped lands.

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 Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> CalFire	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Caltrans District # 11	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/> Regional WQCB # 9
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and 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 Mountains 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 checked="" type="checkbox"/> Fish & Game Region # 5	<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"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input type="checkbox"/> Integrated Waste Management Board	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date June 13, 2024 Ending Date July 22, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Walsh Engineering & Surveying, Inc.</u>	Applicant: <u>Emad Yousif</u>
Address: <u>607 Aldwych Road</u>	Address: <u>1490 South Orange Avenue #128</u>
City/State/Zip: <u>El Cajon, CA 92020</u>	City/State/Zip: <u>El Cajon, CA 92020</u>
Contact: <u>Larry Walsh</u>	Phone: <u>(573) 289-5107</u>
Phone: <u>(619) 588-6747</u>	

Signature of Lead Agency Representative:  Date: 6/13/2024

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