

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 # 2025020359

Project Title: Mercado Apartments

Lead Agency: City of San Diego Contact Person: Dawna Marshall
 Mailing Address: 1222 First Avenue Phone: (619) 687-5904
 City: San Diego Zip: 92101 County: San Diego

Project Location: County: San Diego City/Nearest Community: Barrio Logan
 Cross Streets: Main Street at S. Evans Street Zip Code: 92113

Longitude/Latitude (degrees, minutes and seconds): 32 ° 41 ' 49.9 " N / 117 ° 08 ' 36.0 " W Total Acres: 0.98 ac

Assessor's Parcel No.: 538-672-0400 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: Interstate 5 / SR 75 Waterways: San Diego Bay
 Airports: San Diego Intl. / NAS North Island Railways: MTS Trolley and BNSF Schools: Burbank, Perkins, Logan Memorial

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: Site Development Permit

Development Type:

Residential: Units 92 Acres 0.98
 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:

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 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 Other: _____

Present Land Use/Zoning/General Plan Designation:

Residential/Commercial/Industrial and Barrio Logan Planned District (BLPD)-Redevelopment Sub-District

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

A request for a COASTAL DEVELOPMENT PERMIT to amend Coastal Development Permit No. 92-0490, and a SITE DEVELOPMENT PERMIT to demolish two existing, two-story apartment buildings (12 dwelling units), trash enclosure and a portion of the parking lot, and construct a 4-story, 92-unit, 100,169-square-foot 100% affordable housing development. The project includes 5,886 square-feet of outdoor courtyard and plaza space. The project amends the existing development permit to reduce the minimum required number of vehicular parking spaces within the project site from 194 to 94 parking spaces. The project is requesting an incentive to reduce dedication and street improvement requirements. Three waivers are being requested; reduced window height, direct access from the street and removal of the requirement for building stepbacks.

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".

| | |
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| <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 # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <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 # _____ | <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"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

| | |
|--|---|
| Consulting Firm: <u>Helix Environmental Planning, Inc.</u> | Applicant: <u>MAAC Development (Oscar Del Toro)</u> |
| Address: <u>7578 El Cajon Boulevard</u> | Address: <u>1355 Third Avenue</u> |
| City/State/Zip: <u>La Mesa/ CA/ 91942</u> | City/State/Zip: <u>Chula Vista/CA/91911</u> |
| Contact: <u>Jason Runyan</u> | Phone: <u>(619) 883-7150</u> |
| Phone: <u>619-462-1515</u> | |

Signature of Lead Agency Representative:  Date: April 28, 2025

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