



**SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET**

**FILED**

Sep 28, 2022 11:36 AM  
Ernest J. Dronenburg, Jr.  
SAN DIEGO COUNTY CLERK  
File # 2022-000776  
State Receipt # 37092820220676  
Document # 2022-NOD-125

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

ALVARADO CREEK APARTMENTS

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** September 28, 2022  
**Posted** September 28, 2022 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

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 (SUBSEQUENT ACTION)**

(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:** 671912

**State Clearinghouse Number:** 2013111017

**Project Title:** Alvarado Creek Apartments

**Project location:** 5901, 5913, 5915 and 5927 Mission Gorge Road, within the City and County of San Diego, California 92120

**Description of Previous Action/Project:** The City of San Diego previously prepared an Environmental Impact Report (EIR) for a Community Plan Amendment to the Navajo Community Plan and Rezones for the Grantville Focused Planning Area (Project No. 346289/SCH No. 2013111017). The EIR was certified by the City of San Diego City Council on June 9, 2015, Resolution No. R-309788.

**Project Description:** A NEIGHBORHOOD DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, and PUBLIC SERVICE EASEMENT VACATION to construct 227 affordable residential rental apartment units in one 5-story, over one level above ground podium structure. The 227 residential units would include 54 studios, 54 one-bedroom units, 59 two-bedroom units, and 60 three-bedroom units. Common area amenities would include a pool area and access to the proposed community trail within the on-site portion of Alvarado Creek. Primary access would be provided via an existing driveway off of Mission Gorge Road that would be reconstructed as part of the project to provide access to a drop-off area in addition to a new project driveway to the parking garage. A total of 100 vehicular parking spaces would be provided. Existing public service utility easements for existing drainage and sewer will be vacated, and new easements will be proposed to accommodate relocation of the storm drain line and sewer main to the easterly property line. The project is requesting allowable deviations from the development regulations pertaining to the requirement for Commercial Space, limitation on residential use and residential parking on the ground floor, requirement for private exterior open-space, and the requirement for required curb length between driveways. The 3.84-acre project site is located southeast of Mission Gorge Road, south of Mission Gorge Place, and north of Interstate 8 and the Grantville Trolley station. The site's general plan designation is Multiple Use, the community plan land use designation is Urban Village and the zoning designation is CC-3-9 (Community Plan: Urban Village 44-109 dwelling units per acre (DU/AC), Future Study Area) per the Navajo Community Plan. Additionally, the site is within the Grantville Community Plan Implementation Overlay Zone Type A (CPIOZ-A), The project site is located within Airport Influence Area (Review Area 2-Montgomery Field Airport), Airport Land Use Compatibility Overlay Zone (Montgomery Field Airport) and Federal Aviation Administration Part 77 Notification Area (Montgomery Field Airport). (Assessor Parcel Numbers: 461-320-06, 461-320-08, and 461-320-09).

**Project Applicant:** Caleb Roope, Pacific West Communities, Inc., 430 E. State Street, Suite 100, Eagle, ID 83616, (949) 599-6069.

This is to advise that the Planning Commission of the City of San Diego on September 8, 2022 approved the above described project and made the following determinations:

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 Environmental Impact Report No. 346289/SCH No. 2013111017 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) 446-5369

Filed by:   
Signature

Program Manager  
Title

San Diego County



Transaction #: 6750000  
Receipt #: 2022431454

Ernest J. Dronenburg, Jr.  
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.com](http://www.sdarcc.com)

Cashier Date: 09/28/2022  
Cashier Location: SD

Print Date: 09/28/2022 11:37 am

Payment Summary

Total Fees:	\$3,589.25
Total Payments:	\$3,589.25
Balance:	\$0.00

Payment	
CHECK PAYMENT #3574	\$3,589.25
<b>Total Payments</b>	<b>\$3,589.25</b>
Filing	
CEQA - NOD	FILE #: 2022-000776 Date: 09/28/2022 11:36AM Pages: 3
	State Receipt # 37-09/28/2022-0676
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Environmental Impact Report	\$3,539.25
<b>Total Fees Due:</b>	<b>\$3,589.25</b>
<b>Grand Total - All Documents:</b>	<b>\$3,589.25</b>



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-09/28/2022-0676
STATE CLEARING HOUSE NUMBER (If applicable) 2013111017

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 09/28/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0125	
PROJECT TITLE ALVARADO CREEK APARTMENTS		

PROJECT APPLICANT NAME CALEB ROOPE, PACIFIC WEST COMMUNITIES, INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER 949-599-6069
PROJECT APPLICANT ADDRESS 430 E. STATE STREET, SUITE 100	CITY EAGLE	STATE ID
		ZIP CODE 83616

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District.   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	3,539.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	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**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$    3,589.25

SIGNATURE <i>X Daniel Butler</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
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Payment Reference #: CHECK NO. 3574