

NOTICE OF DETERMINATION
(Consistency Determination Pursuant to CEQA Section 15183)

(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: PRJ-1097856

State Clearinghouse Number: 2013111017

Project Title: The Grant at Mission Trails

Project Location: 5945 Mission Gorge Road, San Diego, CA 92120

Description of Previous Action/Project: An Environmental Impact Report (EIR) was previously certified for the Grantville Focused Plan Amendment (FPA) (No. 346289/ SCH No. 2013111017), which is a land use plan for 280 acres within the Navajo Community Plan. The FPA provides a long-range vision and comprehensive policy framework for how Grantville could develop over the next 20 to 30 years. The Grantville FPA includes a Community Plan Amendment to the Navajo Community Plan, a rezone and an update to the Public Facilities Financing Plan for the Navajo planning area.

Per Section 15183 of the CEQA Guidelines, CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Based on The Grant at Mission Trails / PRJ-1097856, California Environmental Quality Act – Section 15183 Consistency Review Memorandum dated November 21, 2023, the Grantville FPA Final EIR (No. 346289/ SCH No. 2013111017) adequately addresses the proposed project and the proposed project would not require any additional environmental review.

Description of Current Project: The project proposes the demolition of an existing 8,000-square foot structure and development of a seven-story, 55,620-square-foot multi-family residential building containing 48 residential dwelling units including one manager unit, 8 ground floor parking spaces, and tenant amenities. The proposed units, apart from the manager unit, would be a mix of very low income, low income, and moderate-income households below 50%, 60% and 120% of Area Median Income for a period of 55 years. The project requests affordable housing incentives and waivers in the form of increased floor area ratio, removal of the commercial space requirement remove private open space requirements, remove common open space requirements, a pedestrian

and bicycle access through the site (SDR5), bicycle racks along street frontage (SDR 10), and a continuous 10-foot sidewalk (SDR 16).

Project Applicant: Kimberly Kantrud, 5945 Mission Gorge LLC, Community Development Ca LLC, 4455 Morena Blvd #107, San Diego Ca, San Diego, CA 92117, (909) 206-9177

Determination: This is to advise that the Hearing Officer of the City of San Diego on December 13, 2023 made the following determinations pursuant to CEQA Guidelines Section 15183:

- There are no significant environmental effects that are peculiar to the project or the parcel on which the project would be located;
- There are no significant effects of the project that were not analyzed as significant effects in the Grantville FPA EIR;
- There are no potentially significant off-site impacts or cumulative impacts which were not discussed in the Grantville FPA EIR; and
- There are no previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The proposed project would, or would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in the Grantville FPA EIR.

It is hereby certified that the final environmental report, including comments and responses, is available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: D. Marshall

Telephone: (619) 687-5904

Filed by:


Signature

Senior Planner
Title