



THE CITY OF SAN DIEGO

Date of Notice: March 2, 2021

# NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC NOTICE OF A SCOPING MEETING

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007662

---

**NOTICE OF PREPARATION:** The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA), which requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code [PRC] Section 21000 et. seq.). According to California Code of Regulations (CCR) Title 14, Section 15064(f)(1), preparation of an EIR is required whenever a project may result in a significant adverse environmental effect. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

Thereby, this Notice of Preparation of an EIR and Scoping Meeting is publicly noticed and distributed on March 2, 2021. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego CEQA website at: <https://www.sandiego.gov/ceqa> under "Notice of Preparation and Scoping Meetings" tab.

**PUBLIC NOTICE OF SCOPING MEETING:** Consistent with Section 21083.9 of the CEQA Statutes and Section 15082 of the CEQA Guidelines, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. However, due to the current State of Emergency and in the interest of public health and safety, and in accordance with the Office of Planning and Research, the City is not currently conducting in-person scoping meetings. Therefore, in lieu of a public scoping meeting to be held in person, a pre-recorded presentation will be made accessible to the public and available for viewing from March 2, 2021 through April 1, 2021.

**HOW TO REVIEW THE PRESENTATION:** Members of the public will be able to access the link to watch a pre-recorded presentation via livestream at <https://www.sandiego.gov/ceqa/meetings>. The link and pre-recorded presentation will remain available for viewing between March 2, 2021 at 12:00AM through April 1, 2021 at 12:00PM.

**HOW TO SUBMIT COMMENTS:** Comments on this Notice of Preparation document will be accepted for 30 days following the issuance of this notice and must be received no later than April 1, 2021. When submitting comments,

please reference the project name and number (Paseo Montril/No. 658273). Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. Upon completion of the scoping process, all public comments will be organized and considered in the preparation of the draft environmental document

Comment letters may be submitted electronically via e-mail at: [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov). Due to the COVID-19 pandemic and State orders, non-essential City staff are working remotely. The City requests that all comments be provided electronically, however if a hard copy submittal is necessary, it may be submitted to:

E. Shearer-Nguyen  
City of San Diego  
Development Services Department  
1222 First Avenue, MS-501  
San Diego, CA 92101

#### **GENERAL PROJECT INFORMATION:**

- **Project Name / Number:** Paseo Montril / 658273
- **Community Area:** Rancho Penasquitos
- **Council District:** 5

**PROJECT DESCRIPTION:** A GENERAL PLAN AMENDMENT to redesignate a portion of the site from Park, Open Space and Recreation to Residential; Community Plan Amendment to redesignate a portion of the site from Open Space to Medium Density Residential; A REZONE from RM-2-5 and RS-1-14 to RM-1-3 (Residential-Multiple) and OC-1-1 (Open Space-Conservation); SEWER EASEMENT VACATION; VESTING TENTATIVE MAP to create two lots; PLANNED DEVELOPMENT PERMIT; and a SITE DEVELOPMENT PERMIT to construct a 55 multi-family residential unit development. The project would split the 15.2-acre lot into two separate lots; 4.9-acre Lot 1 would include the proposed project development; 10.3-acre Lot 2 would consist of an open space lot. The multi-family residential units would be within five separate structures. The structures would be clustered in the center of Lot 1 near the terminus of Paseo Montril. Each structure would be up to 40 feet in height. The proposed residential development would adhere to Design Guidelines specifically developed for the site. Each unit would include a one or two-car garage, with bicycle parking provided within each garage. The development would include exterior open space use areas intended for residents to utilize, including a dog park, community bar-b-que and picnic areas, landscaped areas with seating, and private balconies. Future maintenance and operation of the project would be through a homeowner's association (HOA) that would be responsible for all private roads, private utilities, and common amenities. The project would preserve the area outside the graded footprint that contains Environmentally Sensitive Lands (ESL; steep slopes or sensitive biological habitat) within a Covenant of Easement. The Covenant of Easement would include land use restrictions with the intent to preclude future development and to preserve the area. Various site improvements would also be constructed, including internal infrastructure improvements comprised of hardscape, landscaping, utilities, and retaining walls. Allowable deviations from development standards are proposed that include side yard setback, front yard setback, and height. The vacant approximate 15.9-acre project site is located at the terminus of Paseo Montril. The General Plan designates the site Park, Open Space and Recreation; whereas the land use designation is Open Space and zoned RM-2-5 (Residential Multiple) and RS-1-14 (Residential-Single) in the Rancho Penasquitos Community Plan. Additionally, the site is within Airport Influence Area (MCAS Miramar – Review Areas 2), Airport Land Use Compatibility Overlay Zone (MCAS Miramar). (Assessor's Parcel Number: 315-020-00.) **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** Tri Point Homes (formally known as Pardee Homes)

**RECOMMENDED FINDING:** Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: Land Use, Transportation, Air Quality and Odor, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Paleontological Resources, Population and Housing, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effect and Neighborhood Character, Water Quality, Wildfire, and Cumulative.

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice or any additional information in an alternative format, please email the Development Services Department at [DSDEASNoticing@sanidiego.gov](mailto:DSDEASNoticing@sanidiego.gov). Your request should include the suggested recommended format that will assist with the review of documents.

**ADDITIONAL INFORMATION:** For environmental review information, contact the environmental analyst, Elizabeth Shearer-Nguyen at (619) 446-5369. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. **For information regarding public meetings/hearings on this project, contact the Project Manager, Martin Mendez at (619) 446-5309.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on March 2, 2021.

Raynard Abalos  
Deputy Director  
Development Services Department

**ATTACHMENTS:** Distribution List  
Figure 1: Project Location  
Figure 2: Site Plan

NOP Distribution:

Federal

U.S. Fish & Wildlife Service (23)

State of California

Caltrans, District 11 (31)

Department of Fish and Wildlife (32)

Department of Toxic Substance Control (39)

State Clearinghouse (46)

California Transportation Commission (51)

California Department of Transportation (51A)

California Department of Transportation (51B)

California Native American Heritage Commission (56)

California Highway Patrol (58)

City of San Diego

Mayor's Office (91)

Councilmember LaCava, District 1 (MS 10A)

Councilmember Campbell, District 2 (MS 10A)

Councilmember Whitburn, District 3 (MS 10A)

Councilmember Montgomery, District 4 (MS 10A)

Councilmember von Wilpert, District 5 (MS 10A)

Councilmember Cate, District 6 (MS 10A)

Councilmember Campillo, District 7 (MS 10A)

Councilmember Moreno, District 8 (MS 10A)

Councilmember Elo-Rivera, District 9 (MS 10A)

*Development Services Department*

Environmental Analysis Section

*Fire-Rescue Department*

*San Diego Police Department*

Transportation Development - DSD (78)

Development Coordination (78A)

Fire and Life Safety Services (79)

San Diego Fire – Rescue Department Logistics (80)

Historical Resources Board (87)

Other Interested Organizations, Groups and Individuals

San Diego Association of Governments (108)

San Diego Regional County Airport Authority (110)

San Diego Transit Corporation (112)

Metropolitan Transit Systems (115)

Poway Unified School District (124)

San Diego Unified School District (132)

Sierra Club (165)

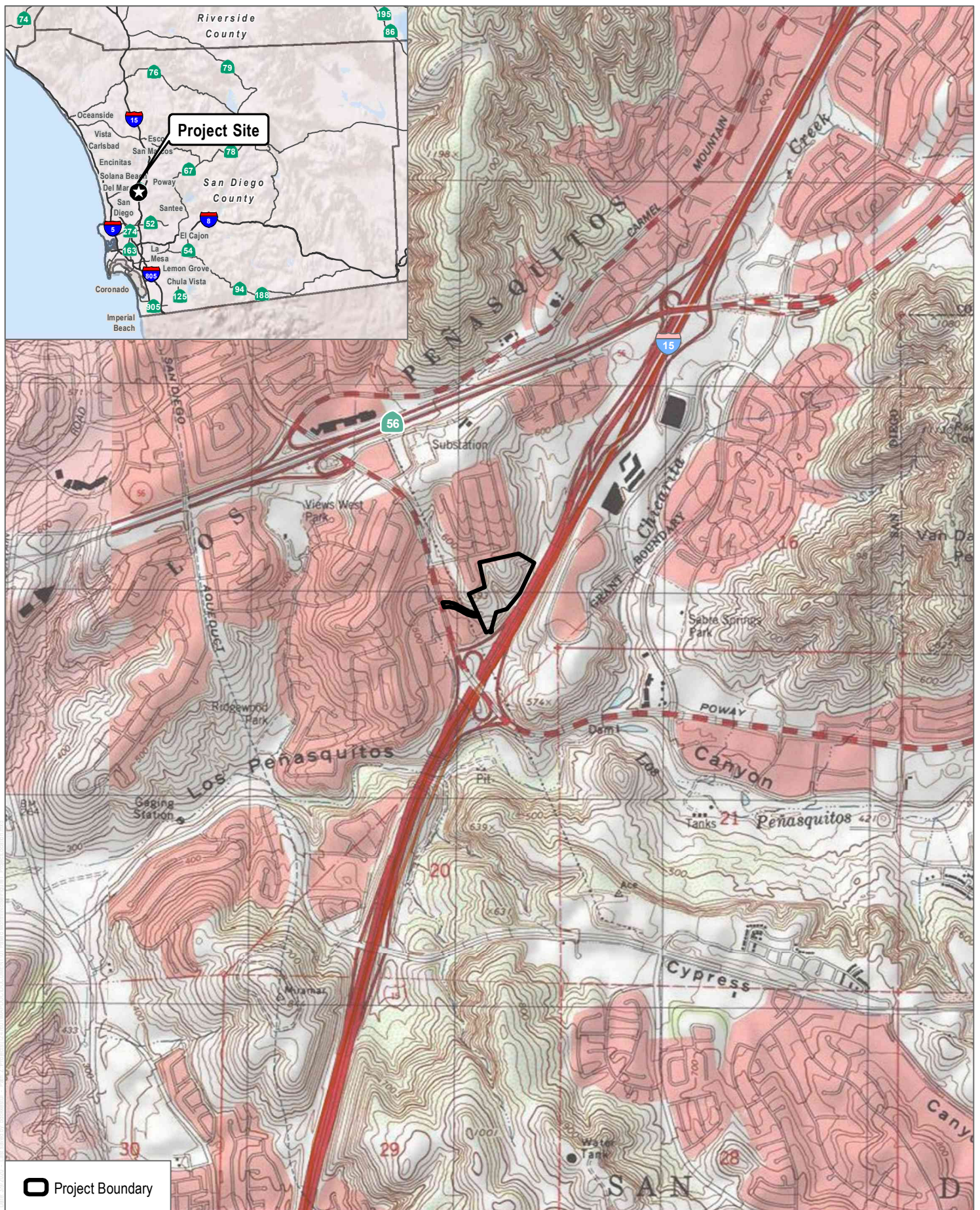
San Diego Natural History Museum (166)

San Diego Audubon Society (167)

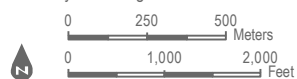
Other Interested Organizations, Groups and Individuals (continued)

Mr. Jim Peugh (167A)  
California Native Plant Society (170)  
Endangered Habitats League (182)  
Endangered Habitats League (182A)  
Carmen Lucas (206)  
South Coastal Information Center (210)  
San Diego Archaeological Center (212)  
Save Our Heritage Organization (214)  
Ron Christman (215)  
Clint Linton (215B)  
Frank Brown – Inter-Tribal Cultural Resources Council (216)  
Campo Band of Mission Indians (217)  
San Diego County Archaeological Society, Inc. (218)  
Kumeyaay Cultural Heritage Preservation (223)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution (225 A-S)  
California Department of Parks and Recreation (378)  
Torrey Pines Associates (379)  
Black Mountain Ranch (380)  
Gary Akin (381)  
Friends of Penasquitos Canyon Preserve (382)  
Rancho Penasquitos Town Council (383)  
Los Penasquitos Lagoon Foundation (384)  
Los Penasquitos Canyon Preserve Citizens (385)  
Debbie Knight, Friends of Rose Canyon (386)  
Frank Landis, California Native Plant Society (387)  
Sabre Springs Planning Group (406B)  
John Stump  
Richard Drury, Lozeau Drury LLP  
Komalpreet Toor, Lozeau Drury LLP  
Stacey Osborne, Lozeau Drury LLP  
Jimmy Ayala, Tri Point, Applicant  
Maykia Vang, Civil-Sense, Inc., Agent  
Dawna Marshall, DUDEK Environmental Inc., Consultant





SOURCE: USGS 7.5-Minute Series Poway Quadrangle



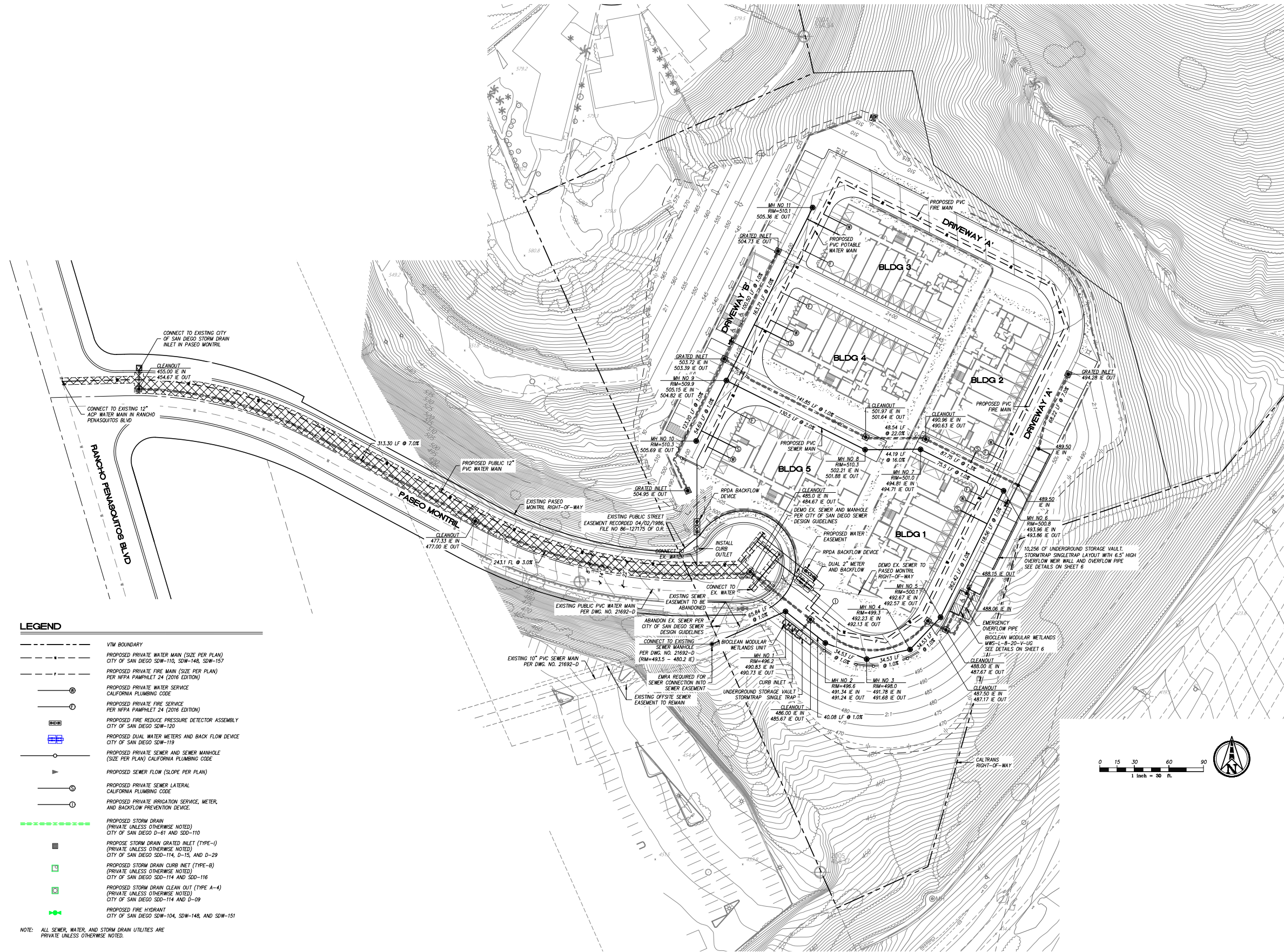
**FIGURE 1**  
**Project Location**  
Paseo Montrel



**LEGEND**

- VTM BOUNDARY
- - - PROPOSED PRIVATE WATER MAIN (SIZE PER PLAN)  
CITY OF SAN DIEGO SDW-110, SDW-148, SDW-157
- - - PROPOSED PRIVATE FIRE MAIN (SIZE PER PLAN)  
PER NFPA PAMPHLET 24 (2016 EDITION)
- ① PROPOSED PRIVATE WATER SERVICE  
CALIFORNIA PLUMBING CODE
- ② PROPOSED PRIVATE FIRE SERVICE  
PER NFPA PAMPHLET 24 (2016 EDITION)
- REC- PROPOSED FIRE REDUCE PRESSURE DETECTOR ASSEMBLY  
CITY OF SAN DIEGO SDW-120
- PROPOSED DUAL WATER METERS AND BACK FLOW DEVICE  
CITY OF SAN DIEGO SDW-119
- PROPOSED PRIVATE SEWER AND SEWER MANHOLE  
(SIZE PER PLAN) CALIFORNIA PLUMBING CODE
- ▲ PROPOSED SEWER FLOW (SLOPE PER PLAN)
- ③ PROPOSED PRIVATE SEWER LATERAL  
CALIFORNIA PLUMBING CODE
- ④ PROPOSED PRIVATE IRRIGATION SERVICE, METER,  
AND BACKFLOW PREVENTION DEVICE
- PROPOSED STORM DRAIN  
(PRIVATE UNLESS OTHERWISE NOTED)  
CITY OF SAN DIEGO D-61 AND SDO-110
- PROPOSED STORM DRAIN GRATED INLET (TYPE-I)  
(PRIVATE UNLESS OTHERWISE NOTED)  
CITY OF SAN DIEGO SDO-114, D-15, AND D-29
- PROPOSED STORM DRAIN CURB INLET (TYPE-B)  
(PRIVATE UNLESS OTHERWISE NOTED)  
CITY OF SAN DIEGO SDO-114 AND SDO-116
- PROPOSED STORM DRAIN CLEAN OUT (TYPE A-4)  
(PRIVATE UNLESS OTHERWISE NOTED)  
CITY OF SAN DIEGO SDO-114 AND D-09
- ⚡ PROPOSED FIRE HYDRANT  
CITY OF SAN DIEGO SDW-104, SDW-148, AND SDW-151

NOTE: ALL SEWER, WATER, AND STORM DRAIN UTILITIES ARE  
PRIVATE UNLESS OTHERWISE NOTED.



SOURCE: Civil Sense 2021

**FIGURE 2**  
**Site Plan**  
Paseo Montril