

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022040125

Project Title: Renzulli Estates

Lead Agency: City of San Diego

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Project Location: San Diego / San Diego

City

County

Project Description (Proposed actions, location, and/or consequences).

A Community Plan Amendment to the Scripps Miramar Ranch Community Plan to redesignate the site from Residential and Open Space to Low Density Residential and to downgrade the segment of Cypress Canyon Rd along the project site frontage from a two-lane collector to a two-lane sub-collector; a rezone from Agricultural-Residential (AR)-1-1 to Residential-Small Lot (RX)-1-2, Residential-Multiple Unit (RM)-2-4, and Open Space Residential (OR)-1-2; Vesting Tentative Map to create new legal lots; a Site Development Permit to develop within Environmentally Sensitive Lands; Neighborhood Development Permit for deviations to building and retaining wall height, and driveway widths; Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment to remove the proposed development footprint from the MHPA and add in an equivalent area; Right-of-Way Dedication of the existing paper right-of-way for Lakehurst Ave within the off-site MHPA addition area. The project proposes the demolition of the existing residential unit and supporting structures, grading, and development of 100 single-family homes and 12 multi-family affordable units. The proposed project would preserve 24.47 acres on site within the MHPA, as well as 18.7 acres off site located east of Regents Rd and west of Pocahontas Ave. The project includes landscaping, brush management, parking, access, and utility improvements.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in land use impacts due to inconsistencies with the City's Climate Action Plan (CAP). Mitigation would ensure required trees and bicycle spaces are provided; however, land use impacts would remain significant and unavoidable. The project would result in significant transportation impacts related to vehicle miles traveled. The impact would be mitigated via compliance with the Mobility Choices Regulations, although it would remain significant and unavoidable. The project would result in air quality impacts due to the project's potential to expose sensitive receptors to substantial pollutant concentrations. To reduce the impact to below a level of significance, mitigation would ensure diesel-powered equipment operates per California Air Resources Board standards. The project would result in impacts to biological resources related to sensitive vegetation communities, sensitive plant and wildlife species, and jurisdictional wetlands. The project includes mitigation for the loss of habitat, a revegetation plan, species-specific avoidance measures, and compensatory mitigation associated with permit authorization from the California Department of Fish and Wildlife and the Regional Water Quality Control Board. The project would result in potentially significant impacts related to greenhouse gas (GHG) emissions, and therefore, includes mitigation to ensure the project provides required trees and bicycle spaces. Impacts related to GHG would remain significant and unavoidable. Temporary construction-related noise impacts would be considered potentially significant, and therefore, the project would mitigate via a Construction Noise Management Plan to reduce impacts to below a level of significance. The project would result in a potentially significant temporary impact related to a substantial change in the existing landform (visual effects and neighborhood character). No feasible mitigation is available to address this impact, and therefore, the impact would remain significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues of controversy raised in the Notice of Preparation public review comments include concerns related to cultural and historical resources, transportation and traffic, biological resources, evacuation, air quality, and noise impacts.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
Department of Environmental Health and Quality
California Department of Toxic Substances Control