

**SUBSEQUENT ACTION NOTICE OF DETERMINATION
(Consistency Determination Pursuant to CEQA Section 15162)**

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: PTS-691625

State Clearinghouse Number: 2013101036

Project Title: Candlelight

Project location: The project is on 44.10-acres located along Caliente Avenue, south of Otay Mesa Road and State Route 905, and southwest of Brown Field Municipal Airport within the Otay Mesa Community Plan area. Council District 8.

City/County: San Diego/San Diego

Description of Previous Action and Project: The City of San Diego previously prepared an Environmental Impact Report (EIR) No. 40329 that was adopted by the Planning Commission on July 26, 2018, Resolution No. 4949A-PC. The project included a TENTATIVE MAP (TM) PLANNED DEVELOPMENT PERMIT (PDP), and SITE DEVELOPMENT PERMIT (SDP) to subdivide the property into three multi-family residential lots, 1-3, totaling 26.33 acres, and two open space lots. The two open space lots include: lot 4 which consists of 15.76 acres located at the western boundary of the property, and lot 5 which consists of 2.10 acres located at the eastern boundary of the property. As part of the Project, the applicant will grant conservation easements over both open space lots in fee title to a California Department of Fish and Wildlife approved agency. Prior to conveyance, the applicant will grant a 10-foot trail easement to the City for maintenance on Lot 5. The Project also included trail and trail access improvements on lots 3 and 5, including: access path surfacing, bollards, step-over rails, trailhead improvements (kiosk), and fencing, both chain link and peeler log/split rail. The Project site is designated multi-family residential with an allowable density of 15-29 dwelling units per acre and zoned RM-2-5; the project proposes a maximum of 475 multifamily units.

Description of Current Project: A Tentative Map Extension of Time and a Planned Development Permit (PDP) Amendment for the residential development portion of the project to reduce the total unit count and density by increasing the size of the multi-family residential units.

The proposed PDP amendment would reduce the total residential unit count from 475 multi-family residences to 450 multi-family residences. The revised site plan for Lots 1, 2 and 3 would modify the arrangement of units and the residential unit type from 2-bedroom multi-family units to a mix of 2-, 3-, and 4- bedroom multi-family units. The larger units would increase the size of the residential buildings and result in a 25-unit reduction in total count to 450 units across all three lots. The project is also proposing to incorporate 14 affordable housing units into the 450 units on site, in compliance with the Inclusionary Housing Regulations of San Diego Municipal Code (SDMC) Chapter 14, Article 2, Division 13. All residential buildings would continue to be three stories in height and each unit would feature exterior usable open space. Both resident and guest parking

would be provided at ratios that are in compliance with SDMC requirements. With the reduction in units, the residential density would decrease from above 20 du/ac to below 20 du/ac but remain consistent with the (15-29 du/ac) density range identified in the Otay Mesa Community Plan (OMCP). No changes to the originally proposed grading limits, open space preserves on Lots 4 and 5, access trail, trailhead and trail improvements and public road improvements are proposed.

Project Applicant: Cornerstone Communities 1241 Cave Street, Suite 200, La Jolla, CA 92037 (858) 458-9700

Determination: Pursuant to Public Resources Code Section 21166 and CEQA Guidelines 15162, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent or supplemental EIR or subsequent Negative Declaration/Mitigated Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

This is to advise that the Planning Commission of the City of San Diego on March 7, 2024 approved the above-described project and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous Candlelight FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
- (2) No Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Candlelight FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Candlelight FEIR was certified, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous Candlelight FEIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous Candlelight FEIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Candlelight FEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Furthermore, the City has made the following determinations:

1. The project in its approved form would, or would not have a significant effect on the environment.

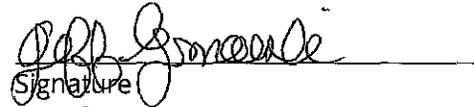
2. The proposed project would, or would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in the Candlelight FEIR.
3. Mitigation measures were, were not, made a condition of the approval of the project;
4. New Findings were, were not, required pursuant to CEQA Guidelines Section 15091.
5. New Statement of Overriding Considerations were, were not, required.

It is hereby certified that the CEQA 15162 Consistency Analysis Memorandum and final environmental document(s) are available to the public at the office of the City's Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Kelli Rasmus

Telephone: (619) 557-7990

Filed by:


Signature

SENIOR PLANNER

Title

[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]

Reference: California Public Resources Code, Section 15162/63.

NOTICE OF DETERMINATION

(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

180165

PROJECT NUMBER: 40329

STATE CLEARINGHOUSE NUMBER: 2013101036

PROJECT TITLE: Candlelight

PROJECT LOCATION: The project is located on a 44.19-acre parcel, 1.1 miles east of Interstate 805, 1.4 miles north of the U.S./Mexico border, south of Airway Road and State Route 905 (SR-905), and east of Caliente Avenue in the Otay Mesa Community Plan area in San Diego. (LEGAL DESCRIPTION: The project site occupies a portion of Section 31 within Township 18 South, Range 1 West of the U.S. Geological Survey 7.5-minute Imperial Beach quadrangle map in the City and County of San Diego).

PROJECT DESCRIPTION: TENTATIVE MAP (TM) PLANNED DEVELOPMENT PERMIT (PDP), and SITE DEVELOPMENT PERMIT (SDP) to subdivide the property into three multi-family residential lots, 1-3, totaling 23.74 acres, and two open space lots. The two open space lots include: lot 4 which consists of 15.85 acres located at the western boundary of the property, and lot 5 which consists of 2.10 acres located at the eastern boundary of the property. The project also includes 2.50 acres for public roads. As part of the Project, the applicant will grant conservation easements over both open space lots in fee title to a California Department of Fish and Wildlife approved agency. Prior to conveyance, the applicant will grant a 10-foot trail easement to the City for maintenance on Lot 5. The Project also includes trail and trail access improvements on lots 3 and 5, including: access path surfacing, bollards, step-over rails, trailhead improvements (kiosk), and fencing, both chain link and peeler log/split rail. The Project site is designated multi-family residential with an allowable density of 15- 29 dwelling units per acre and zoned RM-2-5; the project proposes a maximum of 475 multifamily units.

PROJECT APPLICANT: Candlelight Properties, LLC

This is to advise that the City of San Diego Planning Commission on July 26, 2018 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 Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. _____ was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

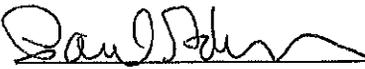
- 3. Mitigation measures were, were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program was, was not, adopted for the project.
- 4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.

5. (EIR only) A Statement of Overriding Considerations X 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: A. McPherson

Telephone: (619) 446-5190

Filed by: 

Signature
Development Project Manager III
Paul Godwin
Title

FILED
Ernest J Dronenburg, Jr. Recorder County Clerk
AUG 15 2018
BY 
DEPUTY

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County on AUG 15 2018
Posted AUG 15 2018 Removed OCT 09 2018
Returned to agency on OCT 09 2018
Deputy N. Bajrami



San Diego County



Transaction #: 3295303
Receipt #: 2018365843

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

Cashier Date: 08/15/2018
Cashier Location: SD

Print Date: 08/15/2018 3:03 pm

Payment Summary

Total Fees:	\$3,218.00
Total Payments:	\$3,218.00
Balance:	\$0.00

Payment

CHECK PAYMENT \$3,218.00

Total Payments \$3,218.00

Miscellaneous Item

FISH & WILDLIFE FEES

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Environmental Impact Report	\$3,168.00
Total Fees Due:		\$3,218.00

Grand Total - All Documents: \$3,218.00