



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 21, 2025

NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008728

The City of San Diego (City), as the Lead Agency, has prepared a draft Environmental Impact Report (EIR) for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft EIR and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) website at <http://www.sandiego.gov/ceqa/draft>.

HOW TO SUBMIT COMMENTS: Comments on this draft EIR must be received by close of business on October 6, 2025 to be included in the final document considered by the decision-making body. When submitting comments, please reference the project name and number, Renzulli/ PRJ-0674401, in the subject line. The City requests that all comments be provided electronically via email at: DSDEAS@sandiego.gov. However, if a hard copy submittal is necessary, it may be submitted to: **Dawna Marshall, City of San Diego Development Services Department, 7650 Mission Valley Road, MS DSD-2A, San Diego, CA 92108.**

GENERAL PROJECT INFORMATION:

- Project Name: Renzulli
- Project No.: PRJ-0674401
- SCH No.: 2022040125
- Community Plan Area: Scripps Miramar Ranch
- Council District: 5

PROJECT DESCRIPTION: 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 Road 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 related to building height, 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 VACATION of the existing paper right-of-way for Lakehurst

Avenue 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. In addition, 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 Road and west of Pocahontas Avenue. The project also includes landscaping, brush management, parking, access, and utility improvements. Allowable deviations from development standards are proposed related to building height, retaining wall, and driveway width. The approximately 40.56-acre project site is located at 11495 Cypress Canyon Road. The General Plan designates the site as Residential and Park, Open Space and Recreation. Per the Scripps Miramar Ranch Community Plan, the site's land use designation is Residential and Open Space and the zone is AR-1-1. ASSESSOR'S PARCEL NUMBER: 319-020-04-00. The project site, under the name Cyprus Canyon, is on a hazardous waste sites list compiled pursuant to Section 65962.5 of the Government Code.

APPLICANT: Green Phair Scripps Partners LLC, Austin Dias

RECOMMENDED FINDING: The draft EIR determined the proposed project would result in significant environmental effects in the following areas: **Land Use, Transportation, Air Quality and Odor, Biological Resources, Greenhouse Gas Emissions, Noise, Visual Effect and Neighborhood Character, and Cumulative Effects.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft EIR, and/or supporting documents in an alternative format, please email the Development Services Department at DSDEASNoticing@sandiego.gov. Your request should include the suggested recommended format that will assist with the review of documents.

Additional Information: For environmental review information, contact Dawna Marshall at (619) 687-5904. For information regarding public meetings/hearings on this project, contact Development Project Manager Martin Mendez, at (619) 446-5309. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on August 21, 2025.

Raynard Abalos
Deputy Director
Development Services Department