

# ERRATA SHEET

**Paseo Montril  
Environmental Impact Report  
Project No. 658273 / State Clearinghouse No. 2021030038  
November 2, 2022**

Subsequent to distribution of the Final Environmental Impact Report in September 2022, the following revisions to the environmental document were made (changes are shown in ~~strikeout~~/underline).

1. Certification Page, Page 1, first paragraph has been revised to correct the proposed Community Plan Amendment land use designation associated with the project. The text has been revised as follows:

"SUBJECT: **Paseo Montril:** A GENERAL PLAN AMENDMENT to redesignate a portion of the site from Park, Open Space and Recreation to Residential; a Rancho Peñasquitos Community Plan Amendment to redesignate a portion of the site from Open Space to ~~Low~~-Medium-Low Density Residential; A REZONE from RM-2-5 and RS-1-14 to RM-1-1 (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 multi-family residential development that would adhere to Design Guidelines specifically developed for the site.

2. Certification Page, Page 1, first paragraph has been revised to add the number of affordable units proposed. The text has been revised as follows:

"The 4.9-acre Lot 1 would construct 55 multi-family residential units within five separate structures (including two onsite affordable units). Four offsite affordable housing units at the Del Mar Highland Estates development will also be provided."

3. Executive Summary, Page ES-1, last paragraph has been revised to add the number of affordable units proposed. The text has been revised as follows:

"The proposed project is located within the City of San Diego (City), in the Rancho Peñasquitos Community Planning area. The project proposes a development of 55 multi-family homes and supporting improvements on the currently undeveloped site. To comply with the City's inclusionary affordable housing requirements, the project will be providing 10% affordable housing units, which would consist of two onsite units and four offsite units at the Del Mar Highland Estates development. The for-sale residential units will be set aside for households earning 100% of the Area Medium Income (AMI) for a period of 55 years. The project is located west of the Sabre Springs Planning Area, North of the Mira Mesa and Miramar Ranch North Planning Areas, in the southeastern portion of the Rancho Peñasquitos Community Planning Area. The project is bound by Interstate 15 (I-15) to the south and east, Rancho Peñasquitos Boulevard and commercial uses to the west, and Via Del Sud and residential homes to the north. The project site is approximately 15.2 acres (project site) of undeveloped land and

an off-site area consisting of 0.85 acres of roadway where the project will install underground utility improvements within the Paseo Montril roadway. In total, the project area is approximately 16.05 acres (project area). The project site currently does not have a specific address, but is located at the eastern terminus of the Paseo Montril cul-de-sac."

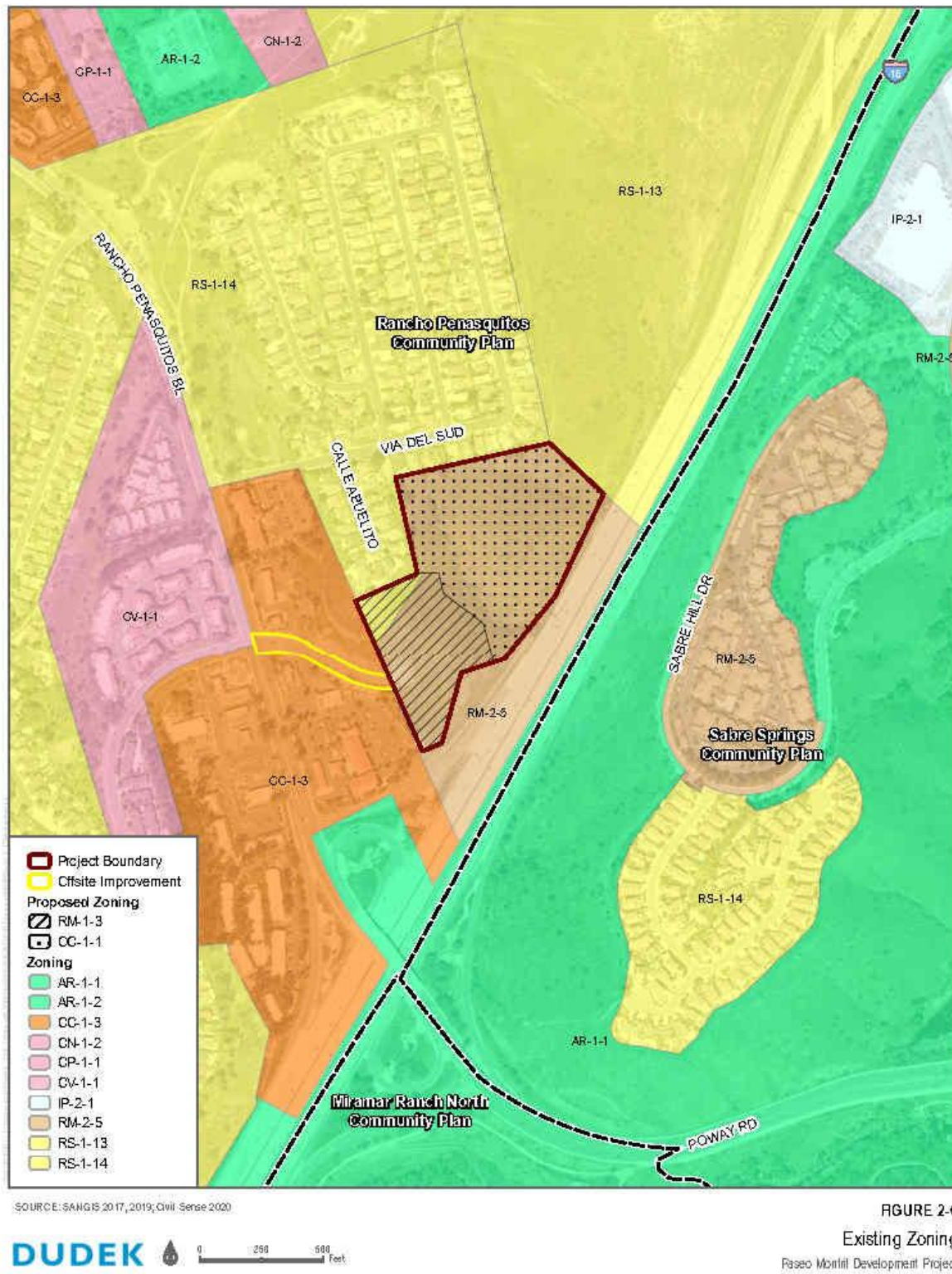
4. Executive Summary, Page ES-2, third paragraph has been revised to add the number of affordable units proposed. The text has been revised as follows:

"The project proposes the development of 55 multi-family homes (including two onsite affordable housing units) and supporting improvements. Four offsite affordable housing units at the Del Mar Highland Estates development will also be provided. Development would occur within Lot 1, and Lot 2 would be preserved as open space. The development within Lot 1 would be completed in conformance with the Paseo Montril Design Guidelines (Design Guidelines)."

5. Executive Summary, Page ES-2, fourth paragraph has been revised to clarify that the proposed dwelling units would consist of one- to three-bedroom stacked flats. The text has been revised as follows:

"All of the proposed dwelling units would consist of one- to three-bedroom ~~townhomes~~ stacked flats and would include private garages. Proposed total parking spaces would be 142; with garage parking of 95 spaces and 47 parking spaces provided as surface parking."

6. Environmental Setting, Page 2-19, Figure 2-6, Existing Zoning, has been revised to correct a mapping issue associated with the existing zoning of the site.



7. Project Description, Page 3-1, third paragraph has been revised to add the number of affordable units proposed. The text has been revised as follows:

"The project proposes the development of 55 multi-family homes and supporting improvements (Figure 3-1, Site Plan). To comply with the City's inclusionary affordable housing requirements, the project will be providing 10% affordable housing units, which would consist of two onsite units and four offsite units at the Del Mar Highland Estates development. The for-sale residential units will be set aside for households earning 100% of the Area Medium Income (AMI) for a period of 55 years. Development would occur within Lot 1, and Lot 2 would be preserved as open space. The development within Lot 1 would be completed in conformance with the Paseo Montril Design Guidelines (Design Guidelines). The purpose of Design Guidelines is to provide the development standards and architectural guidelines in lieu of specific floor plans and elevations. The Design Guidelines are intended to allow for flexibility and creativity. Each project component is described below."

8. Project Description, Page 3-2, first paragraph, has been revised to clarify that the proposed dwelling units would consist of one- to three-bedroom stacked flats. The text has been revised as follows:

"All of the proposed dwelling units would consist of one- to three-bedroom ~~townhomes~~ stacked flats and would include private garages."

9. Project Description, Page 3-8—3-9 - The paragraph has been revised to correct the proposed Community Plan Amendment land use designation associated with the project. The text has been revised as follows:

#### **"Community Plan Amendment**

The Rancho Peñasquitos Community Plan would be amended to re-designate Lot 1 (4.9 acres) from Open Space to ~~Low-Medium-Low~~ Density Residential. Lot 2 would remain as Open Space. ~~Low-Medium-Low~~ Density Residential is defined as 10 to 14 dwelling units per developable acre of multi-family attached development. The Rancho Peñasquitos Community Plan indicates the ~~Low-Medium-Low~~ Density Residential building height should be limited to 30 feet. Considering Lot 1 is 4.90 acres and 55 units are proposed, the project would include a residential density of 11.2 units per acre and would be located within the ~~Low-Medium-Low~~ Density Residential density range."

10. Land Use, Page 5.1-14, last paragraph, and 5.1-15, first paragraph, have been revised to correct the proposed Community Plan Amendment land use designation associated with the project. The text has been revised as follows:

#### **"Rancho Peñasquitos Community Plan (Community Plan)**

The Rancho Peñasquitos Community Plan (Community Plan) open space policies include provisions to conserve open space areas. Additionally, the Community Plan housing policies indicate that residential development should use creative and flexible site planning to

maximize the preservation of open space and hillside areas, and the density of new residential development should be based on the capacity of the land for development consistent with the objective of preserving the character of the hillside and canyon areas. Although Lot 1 would be amended from Open Space to ~~Low-Medium-Low~~ Density Residential in the Community Plan, Lot 2 would remain designated as Open Space. As discussed in Chapter 3, Project Description, the 15.2-acre project site would consist of 11.6-acres of on-site open space with a covenant of easement (COE) (see Figure 3-5, Grading Plan). The CPA would allow for development to occur on the project site, which would fulfill the Community Plan's Residential Element goal of providing housing opportunities for varying income levels. The CPA re-designation to ~~Low-Medium-Low~~ Density Residential would be compatible with the surrounding residential land uses."

11. Land Use, Page 5.1-24, Table 5.1-4, bottom of the page, has been revised to correct the proposed Community Plan Amendment land use designation associated with the project. The text has been revised as follows:

"As discussed in Section 3.2.9, Discretionary Actions, the GPA would change Lot 1 from Park, Open Space and Recreation to Residential. Lot 2 would remain as Park, Open Space and Recreation. The CPA would re-designate Lot 1 from Open Space to ~~Low-Medium-Low~~ Density Residential. Lot 2 would remain as Open Space."

12. Land Use, Page 5.1-25, Table 5.1-4, bottom of the page, has been revised to clarify that the proposed dwelling units would consist of one- to three-bedroom stacked flats. The text has been revised as follows:

"The City Long Range Planning Staff has evaluated the appropriate land use designation and zoning for the site; transit and pedestrian access was assessed and measures incorporated into the project as possible (see Section 5.2, Transportation), the natural environment was considered (see Section 5.4, Biological Resources), and the project proposes multi-family ~~townhomes~~ stacked flats with 10% for low-income. Therefore, the project would be consistent with this policy."

13. Land Use, Page 5.1-26, Table 5.1-4, bottom of the page, has been revised to correct the proposed Community Plan Amendment land use designation associated with the project. The text has been revised as follows:

"a) Located within the Rancho Peñasquitos Community, Paseo Montril (project) is a 55-unit ~~low-medium-low~~ density residential project proposed on 4.9-acres of an approximately 15.20-acre site."

14. Land Use, Page 5.1-27 – 5.1-28, Table 5.1-4, bottom of the page, has been revised to clarify that the proposed dwelling units would consist of one- to three-bedroom stacked flats. The text has been revised as follows:

"All of the proposed dwelling units would consist of one- to three-bedroom ~~townhomes~~ stacked flats and would include private garages. Approximately 10 units would be 1 bedroom, 10 units would be 2 bedroom, and 35 units would be three bedrooms."

15. Population and Housing, Page 5.12-6, last paragraph, has been revised to correct the proposed Community Plan Amendment land use designation associated with the project. The text has been revised as follows:

***“Direct Growth Potential***

As described previously, the project site is currently vacant. Therefore, development of the proposed project would result in direct growth at the project site. The project site is designated Park, Open Space, and Recreation, while the off-site area is designated as Roads/Freeway/Transportation in the General Plan. The project site is designated in the Community Plan as Open Space, while the off-site areas is designated as Major Utility Facility. Most of the project site is zoned as RM-2-5, while the western corner of the site is zoned as RS-1-14. As detailed in Section 3.2.9, Discretionary Actions, the project proposes General Plan and Community Plan amendments to redesignate Lot 1 from open space uses to Residential and ~~Low-Medium-Low~~ Density Residential, respectively.”

16. Population and Housing, Page 5.12-7, third and fourth paragraph, has been revised to correct the proposed Community Plan Amendment land use designation associated with the project. The text has been revised as follows:

“The SANDAG population growth forecasts rely, in part, on individual jurisdiction’s planning documents, such as the City’s General Plan and Community Plans. Both the General Plan and the Rancho Peñasquitos Community Plan assume the site is open space. Based on coordination with SANDAG (Cortes, pers comm. 2020), SANDAG Series 12 growth projects assumed that the site would be open space and would include no residential units. Considering this, the estimated population of 169 people would not have been accounted for in SANDAG’s projections. As shown in Table 5.12-2, the expected population change, which did not include the conversion of open space to ~~low-medium-low~~ density residential, within the Rancho Peñasquitos community is expected to result in the addition of 1,164 residents by 2050.

The City of San Diego’s portion of the County’s RHNA target for the 2021-2029 Housing Element period is 108,036 homes (City of San Diego 2020). While the City is planning for additional housing to meet the need and targeted to permit more than 88,000 new housing units between 2010 – 2020, less than half of those units were constructed (42,275) as of December 2019 (City of San Diego 2020). Considering this, the proposed construction of 55 units is anticipated to help accommodate the existing and planned population and population growth anticipated in the City and help with the existing housing shortage. Although the project proposes a General Plan Amendment and Community Plan Amendment that would allow for the site to be converted from open space to ~~low-medium-low~~ density residential, proposed housing would be growth accommodating. Thus, although the project would result in population growth, because the project would provide housing to assist with the City’s housing shortage, this growth would not be considered substantial. Therefore, the project would not directly induce substantial unplanned population growth to the area.”

17. Alternatives, Page 9-3, first paragraph, has been revised to clarify that the proposed dwelling units would consist of stacked flats. The text has been revised as follows:

**“Mixed-Use Alternative**

***Alternative Project Description***

A Mixed-Use Alternative was considered. This alternative would add a ground-floor commercial component within the project site. This alternative would include 55 condominium style units on top of approximately 36,000 square-feet of commercial instead of ~~townhomes~~ stacked flats with garages.”

18. Alternatives, Page 9-5, last paragraph, has been revised to clarify that the proposed dwelling units would consist of stacked flats. The text has been revised as follows:

**“Increased Density Alternative**

***Alternative Project Description***

An Increased Density Alternative was considered due to the 2021 CAPCOA Handbook (CAPCOA 2021) identifying that VMT can be decreased through an increase in density (see T-1. Increase Residential Density). Instead of the proposed ~~townhomes~~ stacked flats with garages, this alternative would include a denser condominium style development with larger building footprints, taller five-story structures, and rooftop open space amenities.”

The revisions made to the Final EIR do not affect the environmental analysis or conclusions of the EIR. In accordance with the California Environmental Quality Act, Section 15088.5, the addition of new information that clarifies, amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. An environmental impact report need only be recirculated when there is the identification of new significant environmental impact or the addition of a new mitigation measure required to avoid a significant environmental impact.