

Notice of Completion & Environmental Document Transmittal

2019069049

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Aventine @ Sweetwater Springs

Lead Agency: County of San Diego Contact Person: Denise Russell
Mailing Address: 5510 Overland Avenue, Suite 310 Phone: 858-694-2019
City: San Diego Zip: 92123 County: San Diego

Project Location: County: San Diego City/Nearest Community: Spring Valley
Cross Streets: Sweetwater Springs Boulevard and Austin Drive Zip Code: 91977
Longitude/Latitude (degrees, minutes and seconds): 32 03 51.3 N / 116 05 18 W Total Acres: 10.57
Assessor's Parcel No.: 505-580-07, -08, -09, -10 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 94 Waterways: Sweetwater River
Airports: Railways: Schools: Monte Vista High School

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other
[ X ] Mit Neg Dec Other: STATE CLEARINGHOUSE

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ X ] Rezone [ ] Annexation
[ X ] General Plan Amendment [ ] Master Plan [ ] Prezone [ X ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ X ] Site Plan [ X ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

[ X ] Residential: Units 92 Acres 10.57
[ ] Office: Sq.ft. Acres Employees Transportation: Type
[ ] Commercial: Sq.ft. Acres Employees Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees Power: Type MW
[ ] Educational: Waste Treatment: Type MGD
[ ] Recreational: Hazardous Waste: Type
[ ] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

[ X ] Aesthetic/Visual [ ] Fiscal [ X ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ X ] Water Quality
[ X ] Air Quality [ X ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ X ] Sewer Capacity [ ] Wetland/Riparian
[ X ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ X ] Noise [ ] Solid Waste [ X ] Land Use
[ X ] Drainage/Absorption [ X ] Population/Housing Balance [ X ] Toxic/Hazardous [ X ] Cumulative Effects
[ ] Economic/Jobs [ X ] Public Services/Facilities [ X ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Zoning: General Commercial (C36); General Plan Land Use Designation: General Commercial, Regional Category: Village

Project Description: (please use a separate page if necessary)

The applicant is proposing the development of 92 detached condominium units on approximately 10.57 acres of land located west of Sweetwater Springs Blvd. and south of Austin Drive in the Spring Valley Community Plan area. The project site has an existing shopping center that will be demolished and removed. Access to the site would be provided by a private driveway along Austin Drive, and an existing private driveway along Sweetwater Springs Blvd. The proposed project includes a General Plan Amendment which would change the General Plan Land Use Designation from General Commercial to Village Residential (VR-10.9). The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project.

[Handwritten signature]

State Clearinghouse Contact: (916) 445-0613

State Review Began: 6 - 13 - 2019

SCH COMPLIANCE 7 - 29 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 9
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019069049

Please forward late comments directly to the Lead Agency

AQMD/APCD 27

(Resources: 6 / 15)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

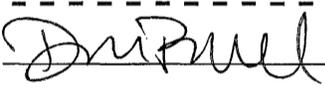
- |   |  |
|---|--|
| <input type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District #11               | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #9                         |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region #5               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |  |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date June 13, 2019 Ending Date July 29, 2019

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**Lead Agency (Complete if applicable):**

|                        |                       |
|------------------------|-----------------------|
| Consulting Firm: _____ | Applicant: _____      |
| Address: _____         | Address: _____        |
| City/State/Zip: _____  | City/State/Zip: _____ |
| Contact: _____         | Phone: _____          |
| Phone: _____           |                       |

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**Signature of Lead Agency Representative:**  **Date:** 6/13/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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