



County of San Diego

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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

December 24, 2014

NOTICE IS HEREBY GIVEN that the County of San Diego, Planning & Development Services, will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following projects. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, can be reviewed on the World Wide Web at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at the Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and at the public library listed below. Comments on the Notice of Preparation document must be sent to the PDS address listed above and should reference the project number and name.

LAKE JENNINGS MARKETPLACE, PDS2014-GPA-14-005, PDS2014-REZ-14-004, PDS2014-TM-5590, PDS2014-STP-14-019, LOG NO. PDS2014-ER-14-14-013. The application consists of five discretionary permit applications: A General Plan Amendment to change the existing Residential Land Use Designation from Village Residential (VR15) to General Commercial (C-1); a Rezone to reclassify the existing use regulation from Urban Residential (RU 15) to General Commercial (C36); a Tentative Map and Site Plan to subdivide the project site and demonstrate compliance with the Lakeside Design Guidelines; and a Boundary Adjustment to convey a small portion of the northeast corner of the site to an adjacent offsite property. The applicant proposes the development of a commercial shopping center project on an approximately 13 acre site that would include six new buildings totaling 76,100 square feet, a gasoline station, and parking for 389 vehicles. The draft tentative map proposes to subdivide the site into eight lots. Lots 1 through 6 would contain the proposed commercial development and Lot 7 would contain an open space easement for Southern Riparian Forest habitat along Los Coches Creek and its associated wetland buffer. The project site is located on the south side of Olde Highway 80 between Ridge Hill Road and Rios Canyon Road in the Lakeside Community Planning Group area in the unincorporated area of San Diego County. Comments on this Notice of Preparation document must be received no later than **January 23, 2015 at 4:00 p.m.** (a 30 day public review period). This Notice of Preparation can also be reviewed at the L Library, located at 9839 Vine Street, Lakeside, CA 92040. For additional information, please contact Marcus Lubich at (858) 505-6473 or by e-mail at marcus.lubich@sdcounty.ca.gov.