



County of San Diego

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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

August 27, 2015

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 project. 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. The Notice of Preparation documentation can be viewed at: http://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/hgvs.html; the Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123; and 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.

HARMONY GROVE VILLAGE SOUTH; PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS-REZ-15-003, PDS2015-TM-5600, PDS2015-MUP-15-008, Environmental Log No.: PDS2015-ER-15-08-006. The project site is located in the southeast quadrant of Harmony Grove Road and Country Club Drive, in the San Dieguito Community Planning Area, between the City of Escondido and the community of Elfin Forest, in the unincorporated area of San Diego County.

The application consists of six discretionary actions: An Resource Protection Ordinance Waiver Request to waive the steep slope open space easement requirement; a General Plan Amendment to change the existing Land Use Designation from Semi-Rural 0.5 (SR-0.5) to Semi-Rural 0.5 (SR 0.5) and Village Residential 10.9 (VR 10.9); a Rezone to reclassify the existing use regulation from A70 (Limited Agriculture) and RR (Rural Residential) to Specific Plan (S88); a Tentative Map and Site Plan to subdivide the project site and demonstrate compliance with the to be adopted Specific Plan; and a Major Use Permit to construct an on-site waste water treatment facility. The applicant proposes to develop 453 single- and multi-family residential units within 229 structures and a 5,000 square foot facility that will support recreation and community uses in addition to commercial space on 111 acres. A substandard crossing of Escondido Creek on Country Club drive will be improved. A water treatment/water reclamation facility (WTWRF), park/community garden uses, and recreational trail connections to existing and planned trail facilities open to the public are also proposed.

A meeting to discuss the scope of the environmental analysis will be held on September 16, 2015 from 6 p.m. to 7:30 p.m. at the Elfin Forest Firehouse, 20223 Elfin Forest Rd., Elfin Forest, CA 92029, (760) 744-2186.

Comments on this Notice of Preparation document must be received no later than **September 28, 2015** at 4:00 p.m. (a 30 day public review period). This Notice of Preparation can also be reviewed at the San Marcos Branch Library, located at 2 Civic Center Drive, San Marcos, CA 92071. For additional information, please contact Peter Eichar at (858) 495-5524 or by e-mail at Peter.Eichar@sdcounty.ca.gov