



# County of San Diego

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## **NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT, DRAFT HABITAT LOSS PERMIT, GENERAL PLAN AMENDMENT AND SPECIFIC PLAN**

April 30, 2015

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating for public review a draft Environmental Impact Report in accordance with the California Environmental Quality Act along with a General Plan Amendment, Specific Plan, and Habitat Loss Permit for the following project. The draft Environmental Impact Report, General Plan Amendment, Specific Plan, and Habitat Loss Permit can be reviewed on the World Wide Web at [http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html) and at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and at the public library(ies) listed below. Comments on these draft documents must be sent to the PDS address listed above and should reference the project numbers and name.

**VALIANO SPECIFIC PLAN; PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575, PDS2013-STP-13-003, PDS2014-MUP-14-019, HLP XX-XXX, LOG NO. PDS2013-ER-13-08-002; SCH NO. 2013061042.** The proposed project is a residential development of 326 homes on 238 acres. The site is located in the Eden Valley area within the San Dieguito Community Planning Area of unincorporated San Diego County, between the cities of San Marcos and Escondido. The project would include 277 single-family lots and 12 detached condo lots including 49 homes. Up to 54 of the lots could accommodate second dwelling units. Proposed open space lots and easements include 36.5 acres of agricultural open space and 28.2 acres of biological open space, as well as fire clearing zones. Proposed lot sizes range from 5,630 square feet to 1.6 acres. The project would take access from Eden Valley Lane, Mount Whitney Road, and Country Club Drive, with emergency access to Hill Valley Drive. Proposed grading is 928,000 cubic yards of balanced cut and fill. The project would also include public multi-use trails, smaller private trails, public and private parks, and a private equestrian center open to the public. Water service would be provided by the Rincon del Diablo Municipal Water District. Sewer service would be a privately built on-site wastewater treatment plant operated by the San Diego County Sanitation District. Fire service would be provided by the San Marcos Fire Department and the Harmony Grove Village Fire Station.

The property is currently zoned RS and A70 with minimum lots sizes of 1 and 2 acres. The current General Plan designations are SR-1 and SR-2, and the Regional Category is Semi-Rural. The project would require a General Plan Amendment to change the designation to SR-0.5. A Rezone would be required to reduce the minimum lot size and change the A70 areas to

RS. A Specific Plan would establish a framework for the development, and a Vesting Tentative Map would establish lot lines. A Vesting Site Plan would establish setbacks and other design features and a Major Use Permit would permit the on-site wastewater treatment plant. In accordance with Section 86.104 of County of San Diego Ordinance No. 8365 (N.S.) and Section 4.2.g of the CSS NCCP Process Guidelines (CDFG, November 1993), a Habitat Loss Permit is required because the project would impact Diegan coastal sage scrub.

The draft Environmental Impact Report identified significant environmental impacts to aesthetics, agriculture, air quality, biological resources, cultural resources, geology, hazards, noise, paleontological resources, traffic, and utilities. Comments on this proposed draft Environmental Impact Report, General Plan Amendment, Specific Plan, and Habitat Loss Permit must be received **no later than June 15, 2015 at 4:00 p.m.** (a 45 day public review period). These draft documents can also be reviewed at the San Marcos Library, located at 2 Civic Center Drive, San Marcos CA 92069 and the Escondido Main Library, located at 239 S. Kalmia Street, Escondido, CA, 92025. For additional information, please contact Beth Ehsan at (858) 694-3103 or by e-mail at [Beth.Ehsan@sdcounty.ca.gov](mailto:Beth.Ehsan@sdcounty.ca.gov), or Maggie Loy at (858) 694-3736 or by email at [Maggie.Loy@sdcounty.ca.gov](mailto:Maggie.Loy@sdcounty.ca.gov).