

Notice of Completion & Environmental Document Transmittal

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: Club Estates; TM 5499; ER 06-03-003

Lead Agency: County of San Diego Contact Person: Larry Hofreiter
Mailing Address: 5201 Ruffin Road Suite B Phone: 858-694-8846
City: San Diego Zip: 92123 County: San Diego

Project Location: County: San Diego City/Nearest Community: Pala Pauma Community (north of Escondido)
Cross Streets: Along State Route 76 / 1/2 mile southeast of Cole Grade Road Zip Code: 92061
Lat. / Long.: 116° 13' 31.5" N/ 33° 18' 14.1" W Total Acres: 48.31
Assessor's Parcel No.: 130-100-17-00 & 130-100-26-00 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: SR-76 Waterways: San Luis Rey River
Airports: Pauma Valley Private Airpark Railways: No Schools: Pauma Elementary 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 _____
 Mit Neg Dec Other _____

Local Action Type:

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

Development Type:

Residential: Units 31 Acres 40 Water Facilities: Type _____ MGD _____
 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 _____
 Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

The site is subject to the General Plan Regional Categories 1.5 Country Towns and 1.6 Environmentally Constrained Areas, Land Use Designations (1) Residential and (24) Impact Sensitive. Zoning for the site is RR1 (1-acre minimum lot size), Rural Residential Use and A70, Limited Agricultural Use.

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

The project is a Tentative Map to divide 48.31 acres into 31 residential lots, one street lot, and one open space lot. The project site is located on Highway 76 in the Pala-Pauma Community Planning Area, within unincorporated San Diego County. The site contains an existing residence and two existing groundwater wells that would remain. Access would be provided by a private road connecting to Highway 76. The project is within the sphere of influence and proposes to annex into the Pauma Valley Community Services District and the Rancho Pauma Mutual Water Company. The project will require approximately 400 feet of extension of off-site sewer and approximately 20 feet of extension of off-site water utilities. Earthwork will consist of cut and fill of 30,000 and 23,000 cubic yards of material.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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 Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> CalFire	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Caltrans District # 11 Office	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/> Regional WQCB # 9
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains 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 # NCCP Office	<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"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input type="checkbox"/> Integrated Waste Management Board	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date September 25, 2008 Ending Date October 27, 2008

Lead Agency (Complete if applicable):

Consulting Firm: <u>Szytel Engineering</u>	Applicant: <u>V/O Pauma Development</u>
Address: <u>304 State Place</u>	Address: <u>PO Box 686</u>
City/State/Zip: <u>Escondido, CA 92029</u>	City/State/Zip: <u>Pauma Valley, CA 92061</u>
Contact: <u>Gary Szytel</u>	
Phone: <u>760-741-6979</u>	

Signature of Lead Agency Representative: _____ Date: _____

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