



County of San Diego

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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC REVIEW OF DRAFT HABITAT LOSS PERMIT

August 21, 2014

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 for the following project(s). These draft Environmental Impact Report(s) 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 these draft Environmental Impact Report(s) must be sent to the PDS address listed above and should reference the project numbers and name.

SHADOW RUN RANCH; PDS2001-3100-5223, PDS2000-3300-00-030, PDS2000-3710-00-0205, LOG NO. PDS2000-3910-0002035; SCH NO. 2002061066. The project proposes a major subdivision of 248 acres into 44 residential lots, one biological open space lot (91.31 acres), one agricultural open space lot (39.12 acres), and one recreational open space lot (7.96 acres). The proposal includes a Major Use Permit that has been filed concurrently for a Planned Residential Development (PRD), which would cluster the residential lots on two acre minimum lots in order to maximize the overall open space of the project. The proposal also includes a boundary adjustment of four parcels owned by the project owner totaling approximately 260 net acres. The proposed subdivision would occur on proposed Parcel B of the boundary adjustment. The project's main access will be directly off SR-76 approximately 1,400 feet west of Adams Drive. A secondary access is proposed to connect with Adams Drive. Onsite circulation will utilize proposed private roads. The project will require potable water and fire protection service from, and will annex into, the Yuima Municipal Water District. The residential lots will have onsite wastewater treatment systems. The project is located on the north side of SR-76 just west of the intersection with Adams Drive within the Pala/Pauma Community Planning Area within the unincorporated area of San Diego County.

The Draft Environmental Impact Report identified significant and unmitigable environmental impacts to Mineral Resources, and significant but mitigable impacts to Aesthetics, Air Quality, Biological, Cultural and Paleontological Resources, Hazards and Hazardous Materials, Geologic Hazards, Noise, and Traffic. A Draft Habitat Loss Permit (HLP) that addresses project impacts to Coastal Sage Scrub habitat is also included with the documentation for public review. Comments on this proposed draft Environmental Impact Report must be received no later than **October 6, 2014 at 4:00 p.m.** (a 45 day public review period). This draft Environmental Impact Report can also be reviewed at the Valley Center Branch Library, located at 29200 Cole Grade Road, Valley Center, CA 92082.

For additional information, please contact Robert Hingtgen at (858) 694-3712 or by e-mail at Robert.Hingtgen@sdcounty.ca.gov.