



# County of San Diego

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

June 15, 2017

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating for public review a draft Environmental Impact Report (DEIR) in accordance with the California Environmental Quality Act, along with a General Plan Amendment (GPA), Specific Plan (SP), Rezone, Tentative Map, and Draft Habitat Loss Permit (HLP) for the following project. These documents can be reviewed at [http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](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 libraries listed below. Comments on these draft documents must be sent to the PDS address listed above and should reference the project numbers and name.

**NEWLAND SIERRA, LOG NO. PDS2015-ER-15-08-001; SCH NO. 2015021036. PROJECT NUMBERS: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, PDS2015-TM-5597, PDSXXX-HLP-XXX.** The Newland Sierra project (Project) is a planned community comprised of approximately 1,985 acres and would consist of a total of 2,135 dwelling units, 81,000 square feet of commercial use, parks, multi-use trails, bike lanes, a 6-acre school site, and 1,209 acres of dedicated biological open space. Infrastructure improvements include construction of roads, construction and relocation of sewer and water pipelines, two new water supply tanks, a storm water drainage system and water quality basins. Of the total 2,135 dwelling units, 1,140 would be single-family dwellings and 995 would be multi-family, providing for an overall density of 1.08 dwelling units per acre. The Project includes two main access roads from Deer Springs and one additional access from Twin Oaks Valley Road. Vallecitos Water District would provide water and sewer service. The Project site is currently subject to the Rural Lands 20 (RL-20), General Commercial (C-1), Office Professional (C-2), and Semi-Rural 10 (SR-10) land use designations. Current zoning on the property is General Commercial (C36), Office Professional (C30), Rural Residential (RR), Limited Agricultural (A70), Extractive (S82), and General Rural (S92). The Project site is bounded by Interstate 15 (I-15) on the east, Deer Springs Road (County Road S12) on the south, and Twin Oaks Valley Road on the west, with a small portion of the northwestern edge of the site traversed by Twin Oaks Valley Road. The majority of the Project is located within the Twin Oaks Valley Community of the North County Metropolitan Subregional Plan area and a portion within the Bonsall Community Planning area, all within the unincorporated area of San Diego County.

The draft Environmental Impact Report identified significant environmental impacts to Aesthetics, Air Quality, Mineral Resources, Noise, Population and Housing and Transportation and Traffic.

The Project includes a General Plan Amendment (PDS2015-GPA-15-001), a Specific Plan (PDS2015-SP-15-001), a Rezone (PDS2015-REZ-15-001), a Tentative Map (PDS2015-TM-5597), and a draft Habitat Loss Permit (PDSXXXX-HLP-XXX). The GPA proposes to amend the Regional Land Use Element Map to change a portion of the Rural Lands Category in the North County Metropolitan Plan area to Semi-Rural. The GPA also proposes to amend North County Metropolitan Map and Plan to change the General Commercial, Office Professional, Semi-Rural 10, and Rural Land 20 land use designations to Village Core Mixed Use (C-5), Semi-Rural 1 (SR-1), and Open Space-Conservation (OS-C); to add a description of the Project; to amend the I-15 Design Corridor Map; and to amend the Bonsall Community Plan Map to change the Rural Lands 20 Land Use Designation to Open Space-Conservation (OS-C). The Rezone proposes to change the existing zoning to General Commercial/Residential (C34), Single-Family Residential (RS), and Open Space (S80). 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. Alternatively, the proposed project may obtain take authorization through Section 7 consultation with the U.S. Army Corps of Engineers.

Comments on these documents must be received no later than **August 14, 2017, at 4:00 p.m.** This public review period has been increased from a 45-day to a 60-day public review period to allow adequate time to review the DEIR and statement of reasons to permit a proposed use and extinguish access to mineral resources of statewide significance findings (see below). These documents can be reviewed at the PDS, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123. These draft documents can also be reviewed at the San Marcos County Library, 2 Civic Center Drive, San Marcos, CA 92069 and the Vista County Library, 700 Eucalyptus Avenue, Vista, CA 92084. A public meeting will be held on the DEIR on July 18, 2017 at the San Marcos Community Services Department, Community Hall, located at 3 Civic Center Drive, San Marcos, CA 92069 at 6:00 p.m.

For additional information, please contact Ashley Smith at (858) 495-5375 or by e-mail at [Ashley.Smith2@sdcounty.ca.gov](mailto:Ashley.Smith2@sdcounty.ca.gov).

### **NOTICE OF PUBLIC REVIEW**

#### **STATEMENT OF REASONS TO PERMIT PROPOSED USE AND EXTINGUISH ACCESS TO MINERAL RESOURCES OF STATEWIDE SIGNIFICANCE FINDINGS PURSUANT TO SECTION 2762 OF THE CALIFORNIA PUBLIC RESOURCES CODE**

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating a Draft EIR, General Plan Amendment, Specific Plan, and Draft HLP for the Newland Sierra Project which proposes residential, commercial, and related uses on a project site that currently contains lands classified by the Mineral Resource Zone (MRZ) system. Section 2762 of the California Public Resources Code requires the County of San Diego, as lead agency under the California Environmental Quality Act, to prepare a statement specifying the County's reasons for permitting a proposed use in an area that contains mineral resource deposits of regional or statewide significance. In addition to public review circulation, this statement of reasons must be provided to the State Geologist and the State Mining and Geology Board for review and Comment. The proposed statement of resources and the associated project description can be reviewed at [http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html), Planning and Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, CA 92123 the San Marcos County Library, 2 Civic Center Drive, San Marcos, CA 92069 and the Vista County Library, 700 Eucalyptus Avenue, Vista, CA 92084..