

**APPENDIX 1-1**  
*Notice of Preparation*





# County of San Diego

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## NOTICE OF PREPARATION DOCUMENTATION

**DATE:** December 15, 2016

**PROJECT NAME:** OTAY RANCH VILLAGE 14 & PLANNING AREAS 16 & 19 - GENERAL PLAN AMENDMENT, SPECIFIC PLAN, REZONE AND TENTATIVE MAP

**PROJECT NUMBERS:** PDS2016-SP-16-002, PDS2016-GPA-16-008, PDS2016-REZ-16-006, PDS2016-TM-5616, PDS2016-STP-16-027 & PDS2016-ER-16-19-006

**PROJECT APPLICANT:** JACKSON PENDO DEVELOPMENT, ATTN. ROB CAMERON, 2245 SAN DIEGO AVENUE, SUITE 223, SAN DIEGO, CA 92110

**ENV. REVIEW NUMBER:** PDS2016-ER-16-19-006

### PROJECT LOCATION:

The Project site is generally located within the Proctor Valley. The property is approximately one-quarter mile east of Chula Vista and immediately south of the unincorporated community of Jamul (Refer to Figure 1).

The Project is located within the Otay Subregional Plan, Vol. 2 and the Jamul/Dulzura Subregional Community Plan Area and entirely within the unincorporated area of San Diego County. Primary access through this valley is the existing Proctor Valley Road, which will serve the Projects neighborhoods (Refer to Figure 2).

### PROJECT DESCRIPTION:

**Project Components:** The Project proposes to develop 1,119 homes on approximately 1,284 total acres within an approximately 860 acre development footprint that lies within Otay Ranch Village 14 and Planning Areas 16 & 19 (PAs 16 & 19). The Project does not include the "Inverted L" Village 14 property because it is located within the City of Chula Vista. Approximately 994 of the 1,119 homes will be located in Village 14, set in three distinct neighborhoods (referred to herein as the South, Central and North Villages). All of the homes will be single-family detached homes. Within Village 14 there are 878 homes located within gated neighborhood enclaves and 116 non-gated homes located in the South Village area. In addition, there are 13 one-acre estates in PA 19 and 112 Ranchettes, averaging 3 acres in

size, located in PA 16. The estate and Ranchettes residential lots in PAs 16 & 19 will not be gated (Refer to Figure 3).

The Village Core will comprise a 9.7 acre elementary school, a 2.3 acre public safety site with a fire station, a 7.2 acre Village Green, and a 1.7 acre mixed use site with 10,000 square feet (sq.ft.) of neighborhood commercial uses. The Village Core will be located in the Central Village and comprise the heart of Village 14.

The Project's recreational opportunities will include three public parks and three swim clubs, as well as trails and other recreational facilities situated throughout the South, Central and North Villages. Public parks would include a 7.2 acre Village Green in the Village Core area, a 3.8 acre scenic park in the Central Village and a 2.9 acre park in the South Village. In addition, smaller pocket parks will be situated throughout Village 14. The Project also includes approximately 4.5 miles of Community Pathway that is along Proctor Valley Road between Chula Vista and Jamul and an internal neighborhood pedestrian network. (Refer to Figure 3)

The park obligation for PAs 16 and 19 will be satisfied through a combination of the payment of park fees and potential siting of a park within Planning Area 16.

Access: Access to the Project Village areas will be provided primarily via Proctor Valley Road which the County General Plan designates as a two-lane Light Collector road. Five roundabouts are on Proctor Valley Road throughout Village 14 and PA 16 to provide character, traffic calming and improve traffic flow while marking the entrances into the South, Central and North neighborhoods of Village 14 and PAs 16 and 19.

The site and circulation design for PAs 16 and 19 includes two primary points of access: 1) Proctor Valley Road into the westerly portion of PAs 16 and 19; and 2) an extension of Whispering Meadows Road across the State's property to the eastern portions of PA 16.

Off-site road improvements: Coordination with the City of Chula Vista & City of San Diego will be required to connect, realign and construct Proctor Valley Road, but the extent of improvements will be analyzed further in the Environmental Impact Report (EIR) and traffic technical analysis.

Services: The San Diego County Fire Authority will provide fire protection services to the Project site, sewer services will be provided via a recently adopted Sewage Transportation Agreement with the City of Chula Vista, and water services will be provided by the Otay Water District. Natural gas and electricity will be provided by the San Diego Gas & Electric Company (SDG&E).

Construction: Construction of the Project is anticipated to occur in multiple phases over a 5 to 10 year period in response to market demands to ensure infrastructure and road improvements are in place at the time of need.

**PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” will be analyzed further in the Environmental Impact Report. All questions answered “Less than Significant Impact” or “Not Applicable” will not be analyzed further in the Environmental Impact Report.

CEQA requires the EIR to analyze a range of reasonable alternatives to the project. One of the alternatives that will be analyzed in the EIR at a project-level of detail will be one that would implement the County’s General Plan policies of consolidating or “clustering” development in Village 14 only, which would enable the Board of Supervisors to consider the Proposed Project and all identified project alternatives, and to take final action to potentially approve, deny, or conditionally approve the Proposed Project or the project-level “clustered” alternative.

Under this “clustered” alternative, it would be assumed that certain State-owned land approved for development in Otay Ranch Village 14 would be exchanged for land approved for development in Otay Ranch Planning Areas 16 & 19, that the number of homes in Village 14 would be increased to a total of approximately 1,530; and that development in Planning Areas 16 and 19 would be eliminated and conveyed to the MSCP preserve to improve the overall MSCP preserve design.

The Project may require that a MSCP boundary adjustment be processed to the established hardlines for this Otay Ranch Proctor Valley project. The boundary adjustment will need to be reviewed by the County to determine any applicable requirements. In addition a biological equivalency report would be prepared for the Project and presented in the appropriate technical documents for County staff review.

Further, please note that the Notice of Preparation signifies the beginning of the EIR review and public participation process. At the same time, the County contemplates further agency and public input as the Project proceeds through the County’s environmental review process. During this process and before public circulation of the Draft EIR, the County anticipates some changes or additions to the Project, its description, and probable impacts in response to this Notice of Preparation, the comments received at the scoping meeting, and ongoing County staff input as it independently reviews the Project application and supporting documents.

This iterative process is a necessary part of the County’s EIR review process. However, the County does not anticipate circulating any new or revised Notices of Preparation for the Project provided the project-related changes or additions do not trigger substantial changes in the Project or its circumstances, or present new information of substantial importance as defined by CEQA.

Instead, the Draft EIR that will be circulated for agency and public review will provide all interested entities and parties the opportunity to further comment on the Project and its probable environmental impacts when submitting public comments on the Draft EIR. Those comments also will be the subject of written responses that will be included in the Final EIR.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

Aesthetics	Land Use & Planning
Agriculture Resources	Mineral Resources
Air Quality	Noise
Biological Resources	Population & Housing
Cultural Resources	Public Services
Geology & Soils	Recreation
Greenhouse Gas Emissions	Transportation & Traffic
Hazards and Hazardous Materials	Utilities & Service Systems
Hydrology & Water Quality	Mandatory Findings of Significance

**PUBLIC SCOPING MEETING:** Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. This meeting will be held on January 10, 2017, at the Oak Grove Middle School, located at 14344 Olive Vista Drive, Jamul, CA 91935 starting at 7:30 p.m.

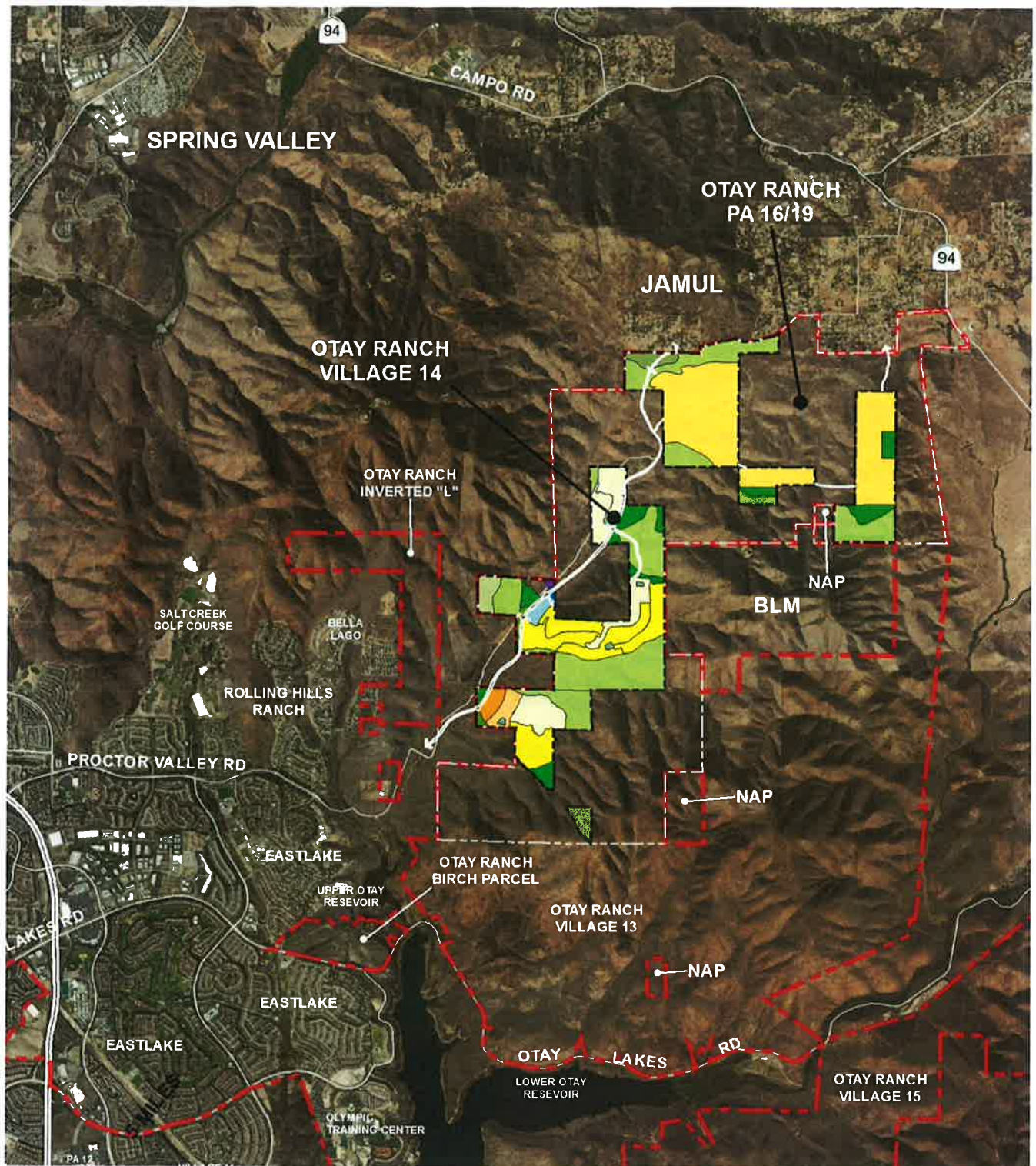
Attachments:

- Regional Location Map
- Vicinity Map with Surrounding Land Use Map
- Specific Plan Land Use Map
- Environmental Initial Study



**FIGURE 1**  
**REGIONAL LOCATION MAP**

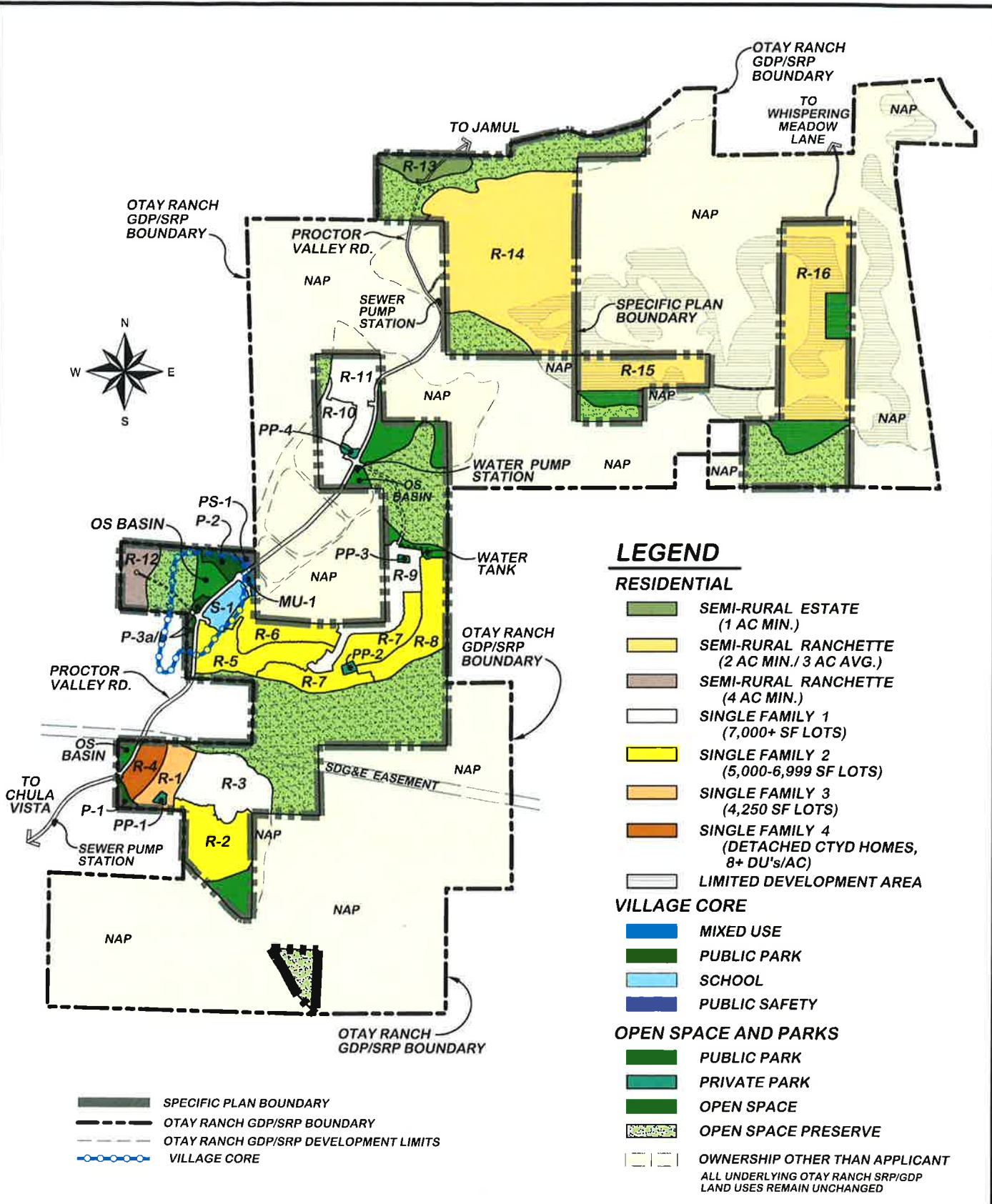




SOURCE: LUEG-GIS 2014 AERIAL IMAGERY

**FIGURE 2**  
VICINITY MAP WITH SURROUNDING LAND USES





**FIGURE 3**  
**SPECIFIC PLAN LAND USES**