



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 BIOLOGICAL MITIGATION ORDINANCE FINDINGS

March 1, 2018

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 Biological Mitigation Ordinance (BMO) Findings for the following project. These documents can be reviewed at the Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 or at http://www.sdcountry.ca.gov/pds/cega_public_review.html, 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.

Otay Ranch Village 14 and Planning Areas 16 & 19. LOG NO. PDS2016-ER-16-19-006: SCH NO. 2016121042. PROJECT NUMBERS: PDS2016-GPA-16-008, PDS2016-SP-16-002, PDS2016-REZ-16-006, PDS2016-STP-16-027, and PDS2015-TM-5616 Village 14 and Planning Areas 16/19 (Project) is a planned community comprised of 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. 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 PA's 16 & 19 will not be gated.

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 Project's recreational opportunities will include four 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. In addition, approximately 424 acres of biological open space and 127 acres for limited development areas will be considered. 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. Primary access through this valley is the existing Proctor Valley Road, which will serve the projects neighborhoods.

The draft Environmental Impact Report (DEIR) identified significant environmental impacts to Aesthetics, Agricultural Resources, Air Quality, Noise, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Transportation/Traffic, Paleontological Resources and Tribal Cultural Resources.

The underlying purpose of the Project is to implement the adopted Otay Ranch GDP/SRP, Volume 2 and complete the planned development of Otay Ranch Village 14 and Jamul Rural Estate Area (PAs 16 and 19). The Otay Ranch GDP/SRP allows for 2,123 homes in Village 14 and PAs 16 and 19.

Proposed entitlements for the Project include a Specific Plan (PDS2016-SP-16-002), General Plan Amendment (PDS2016-GPA-16-008), Rezone (PDS2016-REZ-16-006), Tentative Map (TM5616), Site Plan (PDS2016-STP-16-027), amendments to the Otay Ranch RMP, annexation to the County Sanitation District, and a Site Development Permit for Proctor Valley Road from the City of San Diego.

The approved Otay Ranch GDP/SRP calls for the extension and realignment of Proctor Valley Road as a four lane major road through PA 16 out to State Route (SR) 94. The Project proposes to eliminate this four lane portion of Proctor Valley Road; and instead the Project will leave Proctor Valley Road essentially in its current alignment from the northern edge of Village 14 down to the community of Jamul so as to be consistent with the County's General Plan Mobility Element. This existing Proctor Valley Road alignment will remain as a two lane road with improvements and median islands.

The Propose Project includes a General Plan Amendment which includes minor corrections to County geographic information system mapping inconsistencies on the County General Plan Land Use, Zoning, and Regional Categories maps. With these minor corrections, the County General Plan will be brought into consistency with the Otay Ranch GDP/SRP. The Proposed Project also includes an amendment to the County General Plan Mobility Element for Proctor Valley Road.

In addition to minor changes to the County General Plan, the Proposed Project, as the first Otay Ranch project in the County unincorporated area, includes minor amendments to the Otay Ranch GDP/SRP to account for previous actions taken by the City of Chula Vista, as well as updating mitigation measures which were approved as part of the Otay Ranch GDP/SRP Program EIR. An amendment to the Otay Ranch GDP/SRP to re-designate Proctor Valley Road consistent with the County Mobility Element is also proposed. Lastly, minor refinements to land use statistics are included to further define and reflect the Proposed Project. The Rezone proposes minor amendments to correct the County GIS mapping inconsistencies to the boundaries within the applicant's ownership to reflect the accurate Otay Ranch GDP/SRP development boundary.

As one of the five alternatives discussed in the Draft Environmental Impact Report, the applicant has proposed a "Land Exchange Alternative", which has been analyzed at a project-level of detail to meet all applicable CEQA and County requirements, and thus could be approved by the Board of Supervisors without further environmental review. The same goals, policies and implementing programs could be adopted for the Land Exchange Alternative as under the Proposed Project.

Notice of Availability
Draft EIR
Village 14 and Planning Areas 16/19

The Draft EIR can also be reviewed at:
Planning and Development Services (PDS)
Project Processing Counter
5510 Overland Avenue, Suite 110
San Diego, California 92123

Online at: http://www.sdcounty.ca.gov/pds/ceqa_public_review.html

Spring Valley Library
836 Kempton Street
Spring Valley, CA 91977

Rancho San Diego Library
11555 Via Rancho San Diego
El Cajon, CA 92019

Otay Ranch Library
2015 Birch Road, Suite 409
Chula Vista, CA 91915

Bonita-Sunnyside Library
4375 Bonita Road
Bonita, CA 91902

Comments on the Draft EIR must be received no later than **April 16, 2018** at 4:00 p.m. (45-day public review period).

A public meeting will be held on the DEIR on **March 27, 2018** at the Oak Grove Middle School library, located 14344 Olive Vista, Drive, Jamul CA 91935 at 7:30 p.m.

For additional information, please contact Gregory Mattson at (858) 694-2249 or by e-mail at Gregory.mattson@sdcounty.ca.gov or Mark Slovick at (858) 495-5172 or by e-mail at Mark.Slovick@sdcounty.ca.gov.