



County of San Diego

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

April 20, 2017

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 and General Plan Amendment and Specific Plan for the following project(s). The Draft Environmental Impact Report can be reviewed 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 documents must be sent to the PDS address or email listed above and should reference the project numbers and name.

HARMONY GROVE VILLAGE SOUTH, LOG NO. PDS2015-ER-15-08-006; SCH NO. 2015081071. PROJECT NUMBERS: PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2015-TM-5560, PDS2015-MUP-15-008, PDSXXXX-HLP-XXX.

The Harmony Grove Village South Project is a residential community comprised of approximately 111 acres located in the community of Harmony Grove at the southeast intersection of Harmony Grove Road and Country Club Drive within the San Dieguito Community Plan area within the unincorporated area of San Diego County (APN 235-011-06 and 238-021-08, 09 and 10). The Project proposes 453 dwelling units at an overall density of 4.08 dwelling units per acre; a 5,000 square foot community clubhouse building with 1,500 square feet of commercial uses; public and private parks, two miles of trails and pathways, and 35 acres of dedicated biological open space. The site is currently subject to the Semi-Rural Regional Category and the existing land use designations are Semi-Rural (SR-0.5) and Rural Lands (RL-20). Current zoning on the property is A70 (Limited Agriculture) and RR (Rural Residential).

The Project includes a General Plan Amendment (PDS2015-GPA-15-002), a Specific Plan (PDS2015-SP-15-002), a Rezone (PDS2015-REZ-15-003), a Tentative Map (PDS2015-TM-5560), a Major Use Permit (PDS2015-MUP-15-008), and a draft Habitat Loss Permit (PDSXXXX-HLP-XXX). The GPA proposes to re-designate a portion of the property from Semi-Rural Regional Category to Village Regional Category and to re-designate the land use designation from Semi-Rural Residential 0.5 to Village Residential 10.9 and Neighborhood Commercial. The proposed Rezone would change the zoning designation from A70 (Limited

Agriculture) and RR (Rural Residential) to S88 (Specific Plan). 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.

The Draft Environmental Impact Report identified significant environmental impacts to Aesthetics, Air Quality, and Transportation and Traffic. The Draft Environmental Impact Report also identified significant but mitigated impacts to Biological Resources, Cultural Resources, and Noise. Comments on this proposed Draft Environmental Impact Report must be received **no later than June 5, 2017 at 4:00 p.m.** (a 45 day public review period). Comments may be submitted by mail to Planning & Development Services, 5510 Overland Avenue, Suite 310, San Diego, California 92123 attention Michelle Irace or by email to Michelle.Irace@sdcounty.ca.gov. This Draft Environmental Impact Report can be reviewed at the PDS Project Processing Counter located at the address listed above or at the San Marcos County Library, located at 2 Civic Center Drive, San Marcos, CA 92069. For additional information, please contact Michelle Irace at (858) 505-6857 or by e-mail at Michelle.Irace@sdcounty.ca.gov.