



County of San Diego

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NOTICE OF AVAILABILITY RECIRCULATION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HARMONY GROVE VILLAGE SOUTH PROJECT

February 22, 2018

NOTICE IS HEREBY GIVEN that the County of San Diego is recirculating for public review a Draft Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA).

The Draft EIR can be reviewed online at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at the Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, San Diego, California 92123 and at the public library listed below. Comments on the Draft Revised EIR must be sent to the PDS address or email listed below and should reference the project numbers and name.

HARMONY GROVE VILLAGE SOUTH, PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2015-TM-5600, PDS2015-MUP-15-008, PDSXXXX-HLP-XXX, LOG NO. PDS2015-ER-15-08-006; SCH NO. 2015081071.

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-5600), 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 Harmony Grove Village South Draft EIR was circulated for public review from April 20, 2017 to June 20, 2017. As a result of the public comments received from the circulation of the Draft EIR, changes have been made to the environmental analysis, including greenhouse gas emissions. Due to the changes made to the Draft EIR, a Draft Revised EIR is being recirculated for the proposed project. The

County requests that reviewers limit the scope of their comments to only the portions of the Draft EIR that have changed and are included in this Draft Revised EIR. Both sets of comments (Draft EIR circulated from April 20, 2017 to June 20, 2017) and this Draft Revised EIR will be included in the Final EIR. For a complete discussion of the rationale for recirculation and guidance for commenters, refer to the "Recirculation Readers Guide" included at the beginning of the Draft Revised EIR.

Comments on the recirculated Draft Revised EIR must be received no later than **April 9, 2018 at 4:00 p.m.** (a 45 day public review period). The recirculated Draft Revised EIR can also be reviewed at the San Marcos County Library, located at 2 Civic Center Drive, San Marcos, CA 92069.

Comments may be submitted by mail to Planning & Development Services, 5510 Overland Avenue, Suite 310, San Diego, California 92123 attention Ashley Smith or by email to Ashley.Smith2@sdcounty.ca.gov. For additional information, please contact Ashley Smith at (858) 495-5375 or by e-mail at Ashley.Smith2@sdcounty.ca.gov.