



County of San Diego

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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT **Comment Period Extended**

DATE: December 3, 2015; Revised December 10, 2015

PROJECT NAME: Property Specific Requests General Plan Amendment and Rezone

PROJECT NUMBER(S): PDS2012-3800-12-005; PDS2014-REZ-14-006

ENV. REVIEW NUMBER: PDS2012-ER-12-00-003; SCH#2015121012

PROJECT BACKGROUND:

During the San Diego County Board of Supervisors (Board) hearings for the General Plan Update conducted between October 2010 and August 2011, a number of individual property owners petitioned the Board to consider changes to the proposed General Plan Update Land Use designations for their properties. Following public testimony, the Board directed staff to review the Property Specific Requests (PSRs) made during the hearings. Some requests were incorporated into the General Plan that was ultimately adopted on August 3, 2011; however, many could not be accommodated without additional environmental review that the County is now initiating with this Notice of Preparation. The proposed Project also includes an update to the Land Use designations and zoning for the properties comprising the former Champagne Gardens Specific Plan which expired in 2007.

This Notice of Preparation is being issued to advise property owners, agencies, and stakeholders that the County intends to prepare a Subsequent Environmental Impact Report (SEIR) to analyze potential impacts associated with the proposed Project. The SEIR will tier from the Programmatic EIR prepared for the County's General Plan Update (SCH No. 2002111067), which was certified by the Board on August 3, 2011. The Notice of Preparation can be viewed at: <http://www.sandiegocounty.gov/content/sdc/pds/advance/PSR.html>

PROPOSED PROJECT DESCRIPTION:

The proposed Project is a Property Specific Requests GPA to the San Diego County General Plan. The proposed Project would result in revisions to the existing General Plan Land Use and zoning designations on private properties including their surrounding study areas, totaling approximately 13,000 acres within 1,149 parcels throughout the unincorporated County. Primarily, the GPA will change certain Land Use designations within the following community planning areas (CPAs) and subregional planning areas (Subregions):

- Bonsall CPA (approximately 1,181 acres)
- Crest Dehesa CPA (approximately 101 acres)
- Desert Subregion (approximately 338 acres)
- Fallbrook CPA (approximately 1,856 acres)
- Mountain Empire Subregion (approximately 940 acres)
- North County (NC) Metro Subregion (approximately 5,053 acres)
- Pala Pauma Subregion (approximately 518 acres)
- San Dieguito CPA (approximately 69 acres)

- Valley Center CPA (approximately 3,037 acres)

The proposed Project changes to Land Use designations would result in increased residential densities for most of the PSR areas and study areas. The proposed Project would result in an increase of approximately 2,800 residential dwelling units above the number currently allowed by the existing General Plan. However, there are a few instances where the existing residential Land Use designation is proposed to change to a commercial or industrial Land Use designation rather than a higher density residential designation. County staff intends to work with property owners, planning groups, and other stakeholders to analyze the proposed Project Land Use Maps and develop alternatives to be analyzed in the EIR. Additionally, the proposed Project includes an update to the Land Use designations and zoning for properties within the expired Champagne Gardens Specific Plan area to ensure consistency with the current General Plan. The proposed project also includes revisions to the Residential Policy 8 of the Valley Center Community Plan; to change the minimum lot sizes allowed in the SR-2 designation, from one-acre to one-half acre and, change the minimum lot size allowed in the SR-4 designation from two-acres to one-acre. The stipulations in the policy for allowing the noted minimum lot sizes are not proposed to change. The full text of the current policy and the proposed revisions can be found on the project web page at: <http://www.sandiegocounty.gov/content/sdc/pds/advance/PSR.html>

Both the existing General Plan Land Use Maps and the proposed Project Land Use Maps for the PSRs and Champagne Gardens properties; links to documents from the 2012 Board of Supervisors hearings on the PSRs, Project area maps and additional information is available on the project web page noted above.

PROJECT LOCATION:

The proposed Land Use Map changes in the project encompass approximately 13,000 acres throughout the unincorporated County of San Diego. See the attached map which provides the locations of PSRs in the GPA.

PROBABLE ENVIRONMENTAL EFFECTS:

Based on the County's preliminary analysis of the proposed Project, the following environmental issues will be examined in the SEIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural and Paleontological Resources
- Geology and Soils
- Global Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

PUBLIC SCOPING MEETING:

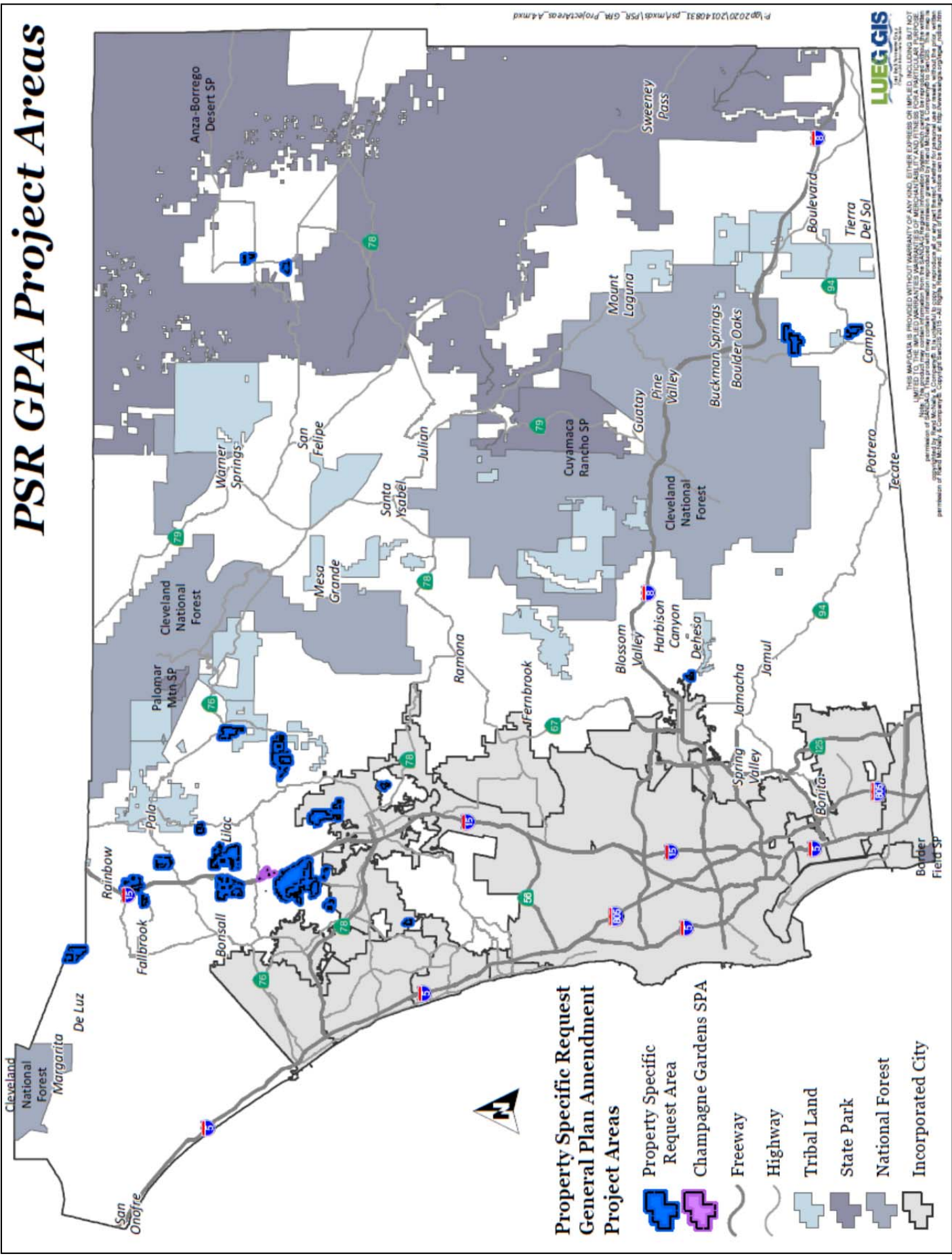
Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the Notice of Preparation on **December 17, 2015, 6:00pm at the County Operations Center, Hearing Room, 5520 Overland Avenue, San Diego, CA 92123.**

NOTICE OF PREPARATION COMMENT PERIOD:

Comments on this Notice of Preparation document must be received no later than **January 4, 2016 February 4, 2016 at 5:00 p.m. (a 30 60 day public review period)**. Comments on the Notice of Preparation document must be sent to the PDS address listed above and should reference the project number and name. Comments may be submitted via email to: Peter.Eichar@sdcounty.ca.gov

For additional information, please call the project phone line at (858) 505-6677 or send an email to pds.advanceplanning@sdcounty.ca.gov. For emails, please note 'PSRs GPA' in the subject line.

PSR GPA Project Areas



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