



County of San Diego

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PUBLIC DISCLOSURE NOTICE INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

December 19, 2019

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following project(s). The proposed findings and the associated analysis can be reviewed at http://www.sdcountry.ca.gov/pds/ceqa_public_review.html, at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. Under this process, public review is not required however any comments received will be accepted and taken into consideration. A FAQ sheet on the 15183 CEQA exemption process can be located at <http://www.sdcountry.ca.gov/pds/zoning/formfields/PDS-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

ANZA STREET TOWNHOMES; PDS2018-TM-5628, PDS2018-REZ-18-003; PDS2018-ER-18-14-006

The Anza Street Townhomes project applicant proposes the subdivision of five existing parcels totaling 3.2 acres into 39 two-story townhomes on one common lot. The property is located at 1118 N. Anza Street in the Lakeside Community Plan area, within unincorporated San Diego County. The General Plan Regional Category for the project site is Village Residential, and the General Plan Land Use Designation is Village Residential 15 (VR-15). The Zoning Use Regulation for the site is Variable Residential (RV) with a "C" Special Area Designator for Airport compatibility review. A Rezone is proposed to change the Building Type designator from "F" to "K" to allow for multiple dwelling units on the same lot and to establish a "J" designator for 350 square feet of Private and 150 square feet of Group Open Space.

Access to the site will be provided by N. Anza Street, a County Maintained Public roadway via two proposed private driveways. Water service would be provided by the Helix Water District, and sewer would be provided by the San Diego County Sanitation District. Proposed earthwork quantities for the project consist of 720 cubic yards of cut and 18,190 cubic yards of fill with approximately 17,500 cubic yards of import and no export required.

Comments on the proposed findings and associated analysis must be received no later than **January 24, 2020** at 4:00 p.m. (a 36-day public disclosure period). For additional information, please contact Denise Russell at (858) 694-2019 or at denise.russell@sdcounty.ca.gov.