



# County of San Diego

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## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

June 13, 2019

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the following project. The proposed Mitigated Negative Declaration can be reviewed on the County website at [http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html), at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and the public libraries listed below. Comments on these proposed Mitigated Negative Declaration must be sent to the PDS address listed above and should reference the project number and name.

**AVENTINE @ SWEETWATER SPRINGS; PDS2018-SPA-18-002, GPA-18-004, TM-5627, REZ-18-002, STP-18-013, MUP-70-299W1M32; PDS2018-ER-18-19-003:** The applicant is proposing the development of 92 detached condominium units on approximately 10.57 acres of land located west of Sweetwater Springs Blvd. and south of Austin Drive in the Spring Valley Community Plan area. The project site has an existing shopping center that will be demolished and removed. Access to the site would be provided by a private driveway along Austin Drive, and an existing private driveway along Sweetwater Springs Blvd.

The proposed project includes a General Plan Amendment which would change the General Plan Land Use Designation from General Commercial to Village Residential (VR-10.9). The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project. The GPA would also amend the Spring Valley Community Plan maps and text to be consistent with the project. A Specific Plan Amendment would amend the Rancho San Diego (Sweetwater-Avocado) Specific Plan (SP-74-01) to amend the land use designation from General Commercial to Multi-Family Residential, for consistency with the proposed GPA. A Rezone would change the zoning designation from General Commercial (C36) to Multi-Family Residential (RM). A Site Plan is required due to the "B" special area designator, ensuring the project is reviewed for community design consistency. A Minor Deviation will be processed to remove the property from Major Use Permit MUP-70-299, which was approved in 1970 for Sweetwater Village, a Planned Residential Development covering the area west and northwest of the project site along Austin Drive. Finally, the Tentative Map is required for the condominium subdivision.

Comments on the draft General Plan Amendment and draft Mitigated Negative Declaration must be received no later than **July 29, 2019** at 4:00 p.m. The documents can also be reviewed at the Rancho San Diego Library, located at 11555 via Rancho San Diego, El Cajon, CA 92109, the Spring Valley Library, located at 836 Kempton Street, Spring Valley, CA 91977, and the Casa de Oro Library, 9805 Campo Road, Spring Valley, CA 91977. For additional information, please contact Denise Russell at (858) 694-2019 or at [denise.russell@sdcounty.ca.gov](mailto:denise.russell@sdcounty.ca.gov).