



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

May 2, 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.sdcounty.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.sdcounty.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.

EL NOPAL TENTATIVE MAP; PDS2017-TM-5619; PDS2017-ER-17-14-002

The project is a major subdivision proposing 17 residential lots that range from 6,160 to 9,847 square feet. The 3.86-acre project site is located at 11320 El Nopal in the Lakeside Community Planning Area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-7.3). Zoning for the site is Single-Family Residential (RS). The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

The site is developed with an existing house and garage that would be removed. Access would be provided by a private road connecting to El Nopal, a public road. The project would be served by public sewer and imported water by the Padre Dam Municipal Water District. The project will need to extend sewer services approximately 1,100 feet along El Nopal. Earthwork will consist of cut and fill of 9,000 cubic yards of material.

Comments on the proposed findings and associated analysis must be received no later than May 31, 2019 at 4:00 p.m. (a 30 day public disclosure notice period). For additional information, please contact Nicolas Gustafson at (858) 495-5351 or by e-mail at Nicolas.Gustafson@sdcounty.ca.gov.