



County of San Diego

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NOTICE OF AVAILABILITY OF A SPECIFIC PLAN AMENDMENT, VESTING REVISED TENTATIVE MAP, VESTING SITE PLAN AND ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT

January 2, 2020

NOTICE IS HEREBY GIVEN that the County of San Diego, Planning & Development Services (PDS), is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will prepare a Specific Plan Amendment, Vesting Revised Tentative Map and Vesting Site Plan for the proposed project described below.

These draft documents are available at PDS, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123, and on the PDS website: http://www.sdcounty.ca.gov/pds/ceqa_public_review.html. These documents are also available at the public libraries listed below. Comments on these documents must be sent to the PDS address listed above and should reference the project number and name.

OTAY RANCH VILLAGE 14 AND PLANNING AREA 19 – PROPOSED PROJECT AMENDMENT, PDS2019-SPA-19-001, PDS2019-STP-19-029, PDS2019-VTM-5616R, and LOG NO. PDS2019-ER-16-19-006A. The Proposed Project Amendment consists of a Specific Plan Amendment, Vesting Revised Tentative Map, and Vesting Site Plan. For background, the Otay Ranch Village 14 and Planning Areas 16/19 Project (Approved Project) was approved by the County's Board of Supervisors on June 26, 2019. The Proposed Project Amendment includes land uses that are similar to the Approved Project in that both projects include residential uses, public and private parks, a mixed-use village core with a public safety site and commercial uses, and various open space and preserve uses. The number of residential units would be increased from 1,119 to 1,266 units, which represents an increase of 147 units when compared with the Approved Project. In addition, the Proposed Project Amendment includes changes as the result of discussions with the California Department of Fish and Wildlife (CDFW) and the United States Fish and Wildlife Service, including a proposed land exchange. The proposed land exchange would require the owner/applicant to transfer 338.8 acres to CDFW and record a conservation easement over 191.5 acres. In return, CDFW would transfer 219.4 acres in Village 14 to the owner/applicant, resulting in a consolidated, contiguous ownership in Village 14.

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining what additional environmental documentation, if any, must be completed when a previously certified environmental impact report (EIR) covers the project for which a subsequent discretionary action is required. The County prepared an Environmental Review Update Checklist (Checklist) to assess whether the certified Final EIR for the Approved Project adequately covers the impacts associated with the Proposed Project Amendment or, in the alternative, whether additional environmental review is required. The Checklist determined that none of conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a Subsequent EIR have occurred. Therefore, the previously certified EIR is adequate with the completion of the Checklist and Addendum.

Consistent with Section 21083.9 of the CEQA Statute, a public informational meeting will be held to solicit comments on the draft Specific Plan Amendment, Vesting Revised Tentative Map, and Vesting Site Plan. This meeting will be held on **January 14, 2020**, at the **Oak Grove Middle School library**, located at **14344 Olive Vista Drive, Jamul, CA 91935 starting at 7:30 p.m.**

Comments on draft Specific Plan Amendment, Vesting Revised Tentative Map, and Vesting Site Plan must be received **no later than February 17, 2020 at 4:00 p.m.** (a 45-day public review period). These documents can also be reviewed at the following libraries: Bonita-Sunnyside Branch – 4375 Bonita Road, Bonita, CA 91902; Spring Valley Branch – 836 Kempton Street, CA 91977; Rancho San Diego Branch – 11555 Via Rancho San Diego, El Cajon, CA 92019 and Otay Ranch Branch, 2015 Birch Road, Suite 409, Chula Vista, CA 91915. For additional information, please contact - Mark Slovick at (858) 495-5172 or Greg Mattson at (858) 649-2249 or by e-mail at mark.slovick@sdcounty.ca.gov or gregory.mattson@sdcounty.ca.gov.