



# County of San Diego

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## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

August 31, 2017

NOTICE IS HEREBY GIVEN that the County of San Diego, Planning & Development Services (PDS), as the Lead Agency under the California Environmental Quality Act, has prepared a recirculated Initial Study - Environmental Checklist Form and proposes to adopt a Mitigated Negative Declaration (MND) for the following project. PDS is seeking public and agency input on the content of the environmental information and proposed mitigation. The Initial Study and MND (hereafter Draft MND), including the technical studies completed in support of the Initial Study, can be viewed at: [http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html); the Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123; and the library listed below. Comments on the document must be sent to the PDS address listed above or via email to [David.Sibbet@sdcounty.ca.gov](mailto:David.Sibbet@sdcounty.ca.gov) and should reference the project number and name.

The Draft MND was previously circulated for public review from September 10, 2015 to October 26, 2015. Pursuant to Section 15073.5 of the State CEQA Guidelines, the Draft MND is being recirculated for public review as it has been substantially revised after public notice of its availability has previously been given. Section 15073.5(b)(1) of the State CEQA Guidelines defines a substantial revision as follows: "A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance." The Draft MND has been revised (in ~~strikeout~~/underline) to include an updated greenhouse gas (GHG) emissions analysis, which includes a supplemental GHG technical report. The County requests that reviewers limit the scope of their comments to only the portions of the Draft MND that have changed. Comments on both documents (the Draft MND circulated from September 10, 2015 to October 26, 2015) and this Draft Revised MND will be included in the Final MND.

**SWEETWATER PLACE; PDS2014-GPA-14-003, PDS2014-REZ-14-003, PDS2014-TM-5588, PDS2014-STP-14-015; Environmental Log No.: PDS2015-ER-14-19-005.** The project site is located at the northwestern corner of Sweetwater Springs Boulevard and Jamacha Boulevard, in the community of Spring Valley within the unincorporated area of southwestern San Diego County. The application consists of four discretionary actions: a General Plan Amendment to change the existing Land Use Designation from RL-80 to VR-7.3 with no change in regional category; a Rezone to reclassify the existing use regulation from S90 (Holding Zone) to RV (Variable Family Residential); a Tentative Map and Site Plan to subdivide the site into 2 lots with 122 residential condominium units and a 2.08 acre public park. The proposed Project includes 122-unit residential condominiums on a 20-acre project area. Each residential condominium unit includes an attached two-car garage, and an exclusive fenced backyard with 350 square feet of private usable open space. The project also includes group-usable open space in the form of a 2.08-acre public park located on the west end of the site. Main access to the site will occur from Jamacha Boulevard at the intersection of Folex Way. An eight-foot-wide public trail is proposed along the north side of Jamacha Boulevard. A series of pedestrian pathways are proposed within the project boundaries to enhance connectivity and circulation throughout the site and provide linkage to the public park.

Comments on the Draft Revised MND must be received no later than **October 2, 2017 at 4:00 p.m.** (a 30-day public review period). The Draft Revised MND can also be reviewed at the Spring Valley Branch Library, located at 836 Kempton St. Spring Valley, CA 91977. The previous Draft MND was circulated for a 45-day public review period as the project entails a General Plan Amendment (GPA). As the GPA has been previously circulated for public review for 45 days and has not changed, the County as Lead Agency has determined that the 30-day public review period for the recirculated Draft Revised MND is appropriate.

For additional information, please contact David Sibbet at (858) 694-3091 or by e-mail at [David.Sibbet@sdcounty.ca.gov](mailto:David.Sibbet@sdcounty.ca.gov)