



County of San Diego

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

November 19, 2020

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. The proposed findings and the associated analysis can be reviewed at https://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html. 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 <https://www.sandiegocounty.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.

LEMON CREST TENTATIVE MAP (PDS2014-TM-5582) (LOG NO. PDS2014-ER-14-14-005). The project is a Tentative Map, to divide the approximately 17-acre site into 24 single family lots and one remainder lot. The project site is located at 12361 Lemon Crest Drive (APN 394-290-28-00), in the Lakeside Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category of Village, a Land Use Designation of Village Residential (VR-2). Zoning for the site is Rural Residential (RR). The property contains an existing single-family house that would be removed. Access would be provided by an approximately 900-foot private road connecting to Lemon Crest Drive. The project would need to be annexed into the San Diego County Sanitation District (Lakeside Service Area) for sewage disposal. The project is located within and will be served by the Lakeside Water District for the supply of potable water. Approximately a 900-foot extension of sewer or water utilities will be required to serve the project. Earthwork will consist of balanced cut and fill of 124,250 cubic yards of material. The project includes the following off-site improvements: 1) Reconstruction of adjacent properties' driveways on the west side of Lemon Crest Drive; 2) Reconstruction and lowering the elevation of Lemon Crest Drive along the project frontage; and 3) Utility connections within Lemon Crest Drive for water and sewer service.

Comments on the proposed findings and associated analysis must be received no later than December 23, 2020 at 4:00 p.m. (a 35-day public disclosure notice period). For additional information, please contact Nick Gustafson at (858) 495-5351 or by email at nicolas.gustafson@sdcounty.ca.gov.