

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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|--------------------|
| SCH # _____ |
|--------------------|

Project Title: Warner Springs Ranch Resort

Lead Agency: County of San Diego (Attn: Planning and Development Services) Contact Person: Nicolas Gustafson
 Mailing Address: 5510 Overland Avenue, Suite 310 Phone: (858) 495-5351
 City: San Diego Zip: 92123 County: San Diego

Project Location: County: San Diego City/Nearest Community: Warner Springs
 Cross Streets: Highway 79 and Camino San Ignacio Zip Code: 92086
 Lat. / Long.: 33° 17' 0" N / 116° 37' 57" W Total Acres: 2,452
 Assessor's Parcel No.: 137-092-31 and 33 Section: 30 Twp.: 10S Range: 04E Base: San Bern.
 Within 2 Miles: State Hwy #: 79 Waterways: Agua Caliente
 Airports: Warner Springs (private) Railways: None Schools: Warner Jr/High; Warner El.

Document Type:

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|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Mit Neg Dec | Other _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

| | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

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|--|--|
| <input checked="" type="checkbox"/> Residential: Units 685 Acres _____ | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational | <input checked="" type="checkbox"/> Waste Treatment: Type Wastewater MGD _____ |
| <input checked="" type="checkbox"/> Recreational Golf Course (9-hole addition) | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document:

| | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input checked="" type="checkbox"/> Floodplain/Flooding | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Growth Inducing |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Tribal Cultural Res. |
| <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Cumulative Effects | | |
| <input type="checkbox"/> Other _____ | | | |

Present Land Use/Zoning/General Plan Designation:

Regional Categories: Rural and Semi-Rural
 Land Use Designation: Specific Plan Area (SPA) and Rural Lands (RL-80)
 Zoning: Specific Planning Area (S88) and Limited Agriculture (A72)

Project Description: The proposed project consists of a General Plan Amendment, a Specific Plan Amendment, and Rezone. The project consists of 2,452 acres of the previously approved Warner Springs Ranch Specific Plan. The project proposes 685 residential units, a nine-hole addition to the existing golf course, a recreational vehicle park, additional commercial uses, agricultural uses, a horse camp, fish hatchery and trout pond, 45 additional guest cottages, a new conference facility, open space, and infrastructure improvements. The project also proposes changes to General Plan regional categories, land use and zoning designations.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> CalFire | <input checked="" type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 11 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # 9 |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Wildlife Region #5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 22, 2018 Ending Date April 23, 2018

Lead Agency (Complete if applicable):

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|------------------------|--|
| Consulting Firm: _____ | Applicant: <u>Warner Springs Ranch Resort, LLC</u> |
| Address: _____ | Address: <u>11250 El Camino Real, Suite 100</u> |
| City/State/Zip: _____ | City/State/Zip: <u>San Diego, CA 92130</u> |
| Contact: _____ | Phone: <u>(858) 481-2476</u> |
| Phone: _____ | |

Signature of Lead Agency Representative: Susan Harris Date: 3-22-18

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.