



County of San Diego

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NOTICE OF AVAILABILITY
RECIRCULATION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT
FOR VALIANO SPECIFIC PLAN

December 8, 2016

NOTICE IS HEREBY GIVEN that the County of San Diego is recirculating for public review a Draft Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA). The Draft EIR can be reviewed at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at the Planning & Development Services (PDS) Project Processing Counter, 5510 Overland Avenue, Suite 310, San Diego, California 92123, at the San Marcos Library, located at 2 Civic Center Drive, San Marcos, California 92069, and at the Escondido Main Library, located at 239 S. Kalmia Street, Escondido, California 92025. Comments on this Draft Revised EIR must be sent to the PDS address or email listed below and should reference the project numbers and name:

VALIANO SPECIFIC PLAN: PDS2013-SP-13-0012, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575, PDS2013-STP-13-003, PDS2014-MUP-14-019, LOG NO. PDS2013-ER-13-08-002.

The site is located in the Eden Valley area within the San Dieguito Community Planning Area of unincorporated San Diego County, between the cities of San Marcos and Escondido. The proposed project is a residential development of 326 homes on 239 acres. The proposed lot sizes range from 5,630 square feet to 1.6 acres, and up to 54 of the 326 residential homes would include a second dwelling unit. The project also includes 36.5 acres of agricultural easement and 28.2 acres of biological open space, as well as fire clearing zones. The project would take access from Eden Valley Lane, Mount Whitney Road, and Country Club Drive, with emergency access to Hill Valley Drive. Proposed grading is 928,000 cubic yards of balanced cut and fill. The project would also include public multi-use trails, private trails, public and private parks, and an equestrian center.

The property is currently zoned RS and A70 with minimum lots sizes of 1 and 2 acres. The current General Plan designations are SR-1 and SR-2, and the Regional Category is Semi-Rural. The project would require a General Plan Amendment to change the designations to SR-0.5 and removing Neighborhood 5 from the Elfin Forest/Harmony Grove subarea. A Rezone would be required to reduce the minimum lot size and change the A70 areas to RS. A Specific Plan would establish a framework for the development, and a Vesting Tentative Map would establish lot lines. A Vesting Site Plan would establish setbacks and other design features and a Major Use Permit would permit the on-site wastewater treatment plant. In accordance with Section 86.104 of County of San Diego Ordinance No. 8365 (N.S.) and Section 4.2.g of the CSS NCCP Process Guidelines (CDFG, November 1993), a Habitat Loss Permit is required because the project would impact Diegan coastal sage scrub.

Notice of Availability
Draft EIR
Valiano Specific Plan

The Draft EIR was previously circulated for public review from April 30, 2015 to June 15, 2015 (a 45-day public review period). In response to comments received from the circulation of the Draft EIR, several additions or changes have been made to the environmental analysis, including greenhouse gas emissions and land use. Due to these additions and changes made to the Draft EIR, the County has decided to recirculate a Draft Revised EIR for the proposed project. The County requests that reviewers limit the scope of their comments to only the portions of the Draft EIR that have changed and are included in this Draft Revised EIR. Both sets of comments (Draft EIR circulated from April 30, 2015 to June 15, 2015) and this Draft Revised EIR will be included in the Final EIR.

Due to the holiday season, the public review period has been extended for one additional week, from 45 to 52 days. Comments on the recirculated Draft Revised EIR must be received no later than **January 30, 2017** at 4:00 p.m. This recirculated Draft Revised EIR can also be reviewed at the San Marcos Library, located at 2 Civic Center Drive, San Marcos, California 92069, and at the Escondido Main Library, located at 239 S. Kalmia Street, Escondido, California 92025. Comments may be submitted by mail to Planning & Development Services, 5510 Overland Avenue, Suite 310, San Diego, California 92123 attention Michelle Chan or by email to michelle.chan@sdcounty.ca.gov.

For additional information, please contact Michelle Chan at (858) 495-5428 or by e-mail at michelle.chan@sdcounty.ca.gov, or Donna Beddow at (858) 694-3656 or by email at Donna.Beddow@sdcounty.ca.gov.