



County of San Diego

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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, AND DRAFT HABITAT LOSS PERMIT

December 8, 2016

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating for public review a draft Environmental Impact Report in accordance with the California Environmental Quality Act and General Plan Amendment and Specific Plan for the following projects. The draft Environmental Impact Report and General Plan Amendment and Specific Plan can be reviewed at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 310, San Diego, California 92123 and at the public library listed below. Comments on these draft documents must be sent to the PDS address listed above and should reference the project numbers and name.

WARNER RANCH; LOG NO. PDS2006-3910-0602020; SCH NO. 2010041106 PROJECT NUMBERS: PDS2006-3810-06-002 (SP), PDS2006-3800-06-009 (GPA), PDS2006-3600-06-011 (REZ), PDS2006-3100-5508 (TM), PDS2011-3500-11-007 (STP), PDS 2006-3000-06-040 (AD). The Warner Ranch project is a master planned community encompassing 513 acres and would consist of creating a total of 780 dwelling units, a 4.2 acre public park, approximately 7.7 acres of private parks, a clubhouse, 2.7 miles of public and private trails, and 359 acres of open space. Of the 780 dwelling units, 534 would be single-family detached residences, 30 would be attached residences and 216 would be multi-family townhomes. Onsite grading would be balanced on-site with approximately 2.3 million cubic yards of cut and fill. Access to the project site would be from SR 76. Frontage improvements along SR 76 would include the addition of acceleration and deceleration lanes. The Rainbow Municipal Water District would provide water and sewer service and the County Fire Authority would provide fire protection services. A fire station would be constructed onsite and be transferred to the County Fire Authority. The site is currently subject to the County's Land Use Designation RL-40. Zoning for the site is A-70 (Limited Agriculture) and A72 (General Agriculture). The project is located on the North side of SR-76, approximately four miles east of the I-15 within the Pala Pauma Subregional Planning Area within the unincorporated area of San Diego County (APN 100-021-32, 110-090-18, 110-021-10, 110-040-22, 110-090-17 and 110-090-10).

The draft Environmental Impact Report (DEIR) identified significant and unavoidable environmental impacts to air quality, land use, mineral resources and traffic. The DEIR also

identified significant and mitigated impacts to aesthetics, biological resources, cultural resources, geology/soils, hazards/hazardous materials, noise, utilities, and greenhouse gases.

The project includes a General Plan Amendment (GPA PDS2006-3800-06-009), a Specific Plan (PDS2006-3810-06-002), a Rezone (REZ PDS2006-3600-06-011), a Tentative Map (TM PDS2006-3100-5508), a Site Plan (STP PDS2011-3500-11-007) and an Administrative Permit (AD PDS 2006-3000-06-040). The GPA and Rezone propose to change the General Plan Land Use Designation on a portion of the site from RL-40 to Village Residential VR-2.9, to change the Regional Category to Village and to change the zoning to S88 and S90. The General Plan Amendment also proposes to revise the Pala/Pauma Subregional Plan text to include a description of the project and also proposes to amend the Mobility Element to change Table M-4 to add roadway segments of SR-76/Pala to the list of accepted Road Classifications with Level of Service E or F. 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.

Comments on this proposed Draft Environmental Impact Report, General Plan Amendment, Specific Plan and HLP must be received no later than February 6, 2017 at 4:00 p.m. This public review period has been increased from a 45 day to a 60 day public review period to allow adequate time to review the DEIR and statement of reasons to permit a proposed use and extinguish access to mineral resources of statewide significance findings (see below). These draft documents can also be reviewed at the Valley Center Library, located at 29200 Cole Grade Road, Valley Center, CA 92082. For additional information, please contact Ashley Smith at (858) 495-5375 or by e-mail at Ashley.Smith2@sdcounty.ca.gov.

NOTICE OF PUBLIC REVIEW

STATEMENT OF REASONS TO PERMIT PROPOSED USE AND EXTINGUISH ACCESS TO MINERAL RESOURCES OF STATEWIDE SIGNIFICANCE FINDINGS PURSUANT TO SECTION 2762 OF THE CALIFORNIA PUBLIC RESOURCES CODE

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating a Draft EIR, General Plan Amendment, Specific Plan and HLP for the Warner Ranch project which proposes a residential use on a project site that currently contains lands classified by the Mineral Resource Zone (MRZ) system. Section 2762 of the California Public Resources Code requires the County of San Diego, as lead agency under the California Environmental Quality Act, to prepare a statement specifying the County's reasons for permitting a proposed use in an area that contains mineral resource deposits of regional or statewide significance. In addition to public review circulation, this statement of reasons must be provided to the State Geologist and the State Mining and Geology Board for review and comment. The proposed statement of reasons and the associated project description can be reviewed at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, and at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. Comments on the statement of reasons must be sent to the PDS address listed above and should reference the project number and name.