



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

Notice of Preparation

February 12, 2015

To: Reviewing Agencies

Re: Newland Sierra
SCH# 2015021036

Attached for your review and comment is the Notice of Preparation (NOP) for the Newland Sierra draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Mark Slovick
San Diego County
5510 Overland Avenue, Suite 310
San Diego, CA 92123

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2015021036
Project Title Newland Sierra
Lead Agency San Diego County

Type NOP Notice of Preparation
Description The applicant proposes to develop a new master planned community consisting of 2,135 dwelling units, 81,000 sf of general commercial uses, a six-acre charter school site, approximately 37 acres of parks and 1,202 acres of biological open space. The project would consist of entitlements for a General Plan Amendment, Specific Plan, Rezone, and Tentative Map.

Lead Agency Contact

Name	Mark Slovick		
Agency	San Diego County		
Phone	858 495 5172	Fax	
email			
Address	5510 Overland Avenue, Suite 310		
City	San Diego	State CA	Zip 92123

Project Location

County	San Diego				
City					
Region					
Cross Streets	Deer Springs Road (County Road S 12) and Twin Oaks Valley Road				
Lat / Long	33° 18' .9647" N / 116° 40' 16.8958" W				
Parcel No.					
Township	11S	Range	2/3W	Section	Varies
					Base

Proximity to:

Highways	I-15
Airports	
Railways	
Waterways	San Luis Rey River
Schools	Twin Oaks ES, Rancho Minerva MS
Land Use	Various

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Department of Housing and Community Development; Office of Emergency Services, California; Native American Heritage Commission; State Lands Commission; California Highway Patrol; Caltrans, District 11; Regional Water Quality Control Board, Region 9

Date Received	02/12/2015	Start of Review	02/12/2015	End of Review	03/13/2015
----------------------	------------	------------------------	------------	----------------------	------------

Notice of Completion & Environmental Document Transmittal**2015021036**

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

SCH # _____

Project Title: Newland SierraLead Agency: County of San DiegoContact Person: Mark SlovickMailing Address: 5510 Overland Avenue, Suite 310Phone: 858-495-5172City: San DiegoZip: 92123County: San Diego**Project Location:** County: San DiegoCity/Nearest Community: Twin Oaks ValleyCross Streets: Deer Springs Road (County Road S 12) and Twin Oaks Valley RoadZip Code: 92069Lat. / Long.: 33° 18' 0.9647" N / 116° 40' 16.8958" WTotal Acres: 1,985Assessor's Parcel No.: see attachedSection: 13, 14, 19, 24, 25 and 30 Twp.: 11 S Range: 2 and 3W Base:Within 2 Miles: State Hwy #: I-15Waterways: San Luis Rey RiverAirports: N/ARailways: N/ASchools: Twin Oaks Elementary, Rancho Minerva Middle School**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other _____☐ Mit Neg Dec

Other _____

☐ FONSI**Local Action Type:**☐ General Plan Update☒ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☐ Other _____**Development Type:**☒ Residential: Units 2,135 Acres _____☐ Water Facilities: Type _____ MGD _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☒ Commercial: Sq.ft. 81,000 Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☒ Educational Charter School (6 acres)☐ Waste Treatment: Type _____ MGD _____☒ Recreational Parks and trails☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Wildlife☐ Coastal Zone☒ Noise☒ Solid Waste☒ Growth Inducing☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Land Use☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Cumulative Effects☐ Other _____**Present Land Use/Zoning/General Plan Designation:**

Vacant land /General Commercial (C36), Office Professions (C30), Rural Residential (RR), Limited Agricultural (A70), Extractive (S82), and General Rural (S92)/ Rural Lands 20 (RL-20), General Commercial (C-1), Office Professional (C-2), and Semi-Rural 10 (SR-10)

Project Description: (please use a separate page if necessary)

The applicant proposes to develop a new master planned community consisting of 2,135 dwelling units, 81,000 square feet of general commercial uses, a six-acre charter school site, approximately 37 acres of parks and 1,202 acres of biological open space. The project would consist of entitlements for a General Plan Amendment, Specific Plan, Rezone, and Tentative Map.

NOP Distribution List

62

County: *San Diego*

SCH#

2015021036

Resources Agency

☒ Resources Agency
Nadell Gayou

☐ Dept. of Boating & Waterways
Nicole Wong

☐ California Coastal Commission
Elizabeth A. Fuchs

☐ Colorado River Board
Lisa Johansen

☒ Dept. of Conservation
Elizabeth Carpenter

☐ California Energy Commission
Eric Knight

☒ Cal Fire
Dan Foster

☐ Central Valley Flood Protection Board
James Herota

☐ Office of Historic Preservation
Ron Parsons

☒ Dept of Parks & Recreation
Environmental Stewardship Section

☐ California Department of Resources, Recycling & Recovery
Sue O'Leary

☐ S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

☒ Dept. of Water Resources
Nadell Gayou

Fish and Game

☐ Dept. of Fish & Wildlife
Scott Flint
Environmental Services Division

☐ Fish & Wildlife Region 1
Donald Koch

☐ Fish & Wildlife Region 1E
Laurie Harnsberger

☐ Fish & Wildlife Region 2
Jeff Drongesen

☐ Fish & Wildlife Region 3
Charles Amor

☐ Fish & Wildlife Region 4
Julie Vance

☒ Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program

☐ Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M
Heidi Sickler
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M
George Isaac
Marine Region

Other Departments

☐ Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

☐ Depart. of General Services
Public School Construction

☐ Dept. of General Services
Anna Garbeff
Environmental Services Section

☐ Delta Stewardship Council
Kevan Samsam

☒ Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent

Commissions, Boards

☐ Delta Protection Commission
Michael Machado

☒ OES (Office of Emergency Services)
Dennis Castrillo

☒ Native American Heritage Comm.
Debbie Treadway

☐ Public Utilities Commission
Leo Wong

☐ Santa Monica Bay Restoration
Guangyu Wang

☒ State Lands Commission
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

☐ Caltrans - Division of Aeronautics
Philip Crimmins

☐ Caltrans - Planning
HQ LD-IGR
Terri Pencovic

☒ California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

☐ Caltrans, District 1
Rex Jackman

☐ Caltrans, District 2
Marcelino Gonzalez

☐ Caltrans, District 3
Eric Federicks - South
Susan Zanchi - North

☐ Caltrans, District 4
Erik Alm

☐ Caltrans, District 5
Larry Newland

☐ Caltrans, District 6
Michael Navarro

☐ Caltrans, District 7
Dianna Watson

☐ Caltrans, District 8
Mark Roberts

☐ Caltrans, District 9
Gayle Rosander

☐ Caltrans, District 10
Tom Dumas

☒ Caltrans, District 11
Jacob Armstrong

☐ Caltrans, District 12
Maureen El Harake

Cal EPA

Air Resources Board

☒ All Other Projects
Cathi Slaminski

☐ Transportation Projects
Nesamani Kalandiyyur

☐ Industrial/Energy Projects
Mike Tollstrup

☐ State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

☐ State Water Resources Control Board
Jeffery Werth
Division of Drinking Water

☐ State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

☐ State Water Resources Control Board
Phil Crader
Division of Water Rights

☐ Dept. of Toxic Substances Control
CEQA Tracking Center

☐ Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1
Cathleen Hudson
North Coast Region (1)

☐ RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

☐ RWQCB 3
Central Coast Region (3)

☐ RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

☐ RWQCB 5S
Central Valley Region (5)

☐ RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

☐ RWQCB 5R
Central Valley Region (5)
Redding Branch Office

☐ RWQCB 6
Lahontan Region (6)

☐ RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

☐ RWQCB 7
Colorado River Basin Region (7)

☐ RWQCB 8
Santa Ana Region (8)

☒ RWQCB 9
San Diego Region (9)

☐ Other _____

☐ _____
Conservancy