



County of San Diego

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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

December 15, 2016

NOTICE IS HEREBY GIVEN that the County of San Diego, Planning & Development Services, will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following projects. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, 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 110, San Diego, California 92123 and at the public libraries listed below. Comments on the Notice of Preparation document must be sent to the PDS address listed above and should reference the project number and name.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16 & 19, PDS2016-GPA-16-008, PDS2016-SP-16-002, PDS2016-REZ-16-006, PDS2016-TM-5616, PDS2016-STP-16-027 and LOG NO. PDS2016-ER-16-19-006. The project would consist of entitlements for a General Plan Amendment, Specific Plan, Rezone and Tentative Map for the development of a portion of the established master planned community known as Otay Ranch Village 14 and Planning Areas 16 & 19.

The Project proposes to develop 1,119 homes on approximately 1,284 total acres within an approximately 860 acre development footprint that lies within Otay Ranch Village 14 and Planning Areas 16 & 19. Approximately 994 of the 1,119 homes will be located in Village 14, set in three distinct neighborhoods (referred to herein as the South, Central and North Villages). All of the homes will be single-family detached homes. Within Village 14 there are 878 homes located within gated neighborhood enclaves and 116 non-gated homes located in the South Village area. In addition, there are 13 one-acre estates in PA 19 and 112 Ranchettes, averaging 3 acres in size, located in PA 16. The estate and Ranchettes residential lots in PA's 16 & 19 will not be gated.

The Village Core will comprise a 9.7 acre elementary school, a 2.3 acre public safety site with a fire station, a 7.2 acre Village Green, and a 1.7 acre mixed use site with 10,000 square feet (sq.ft.) of neighborhood commercial uses.

The Project's recreational opportunities will include three public parks and three swim clubs, as well as trails and other recreational facilities situated throughout the South, Central and North Villages. Public parks would include a 7.2 acre Village Green in the Village Core area, a 3.8 acre scenic park in the Central Village and a 2.9 acre park in the South Village. In addition,

smaller pocket parks will be situated throughout Village 14. The Project also includes approximately 4.5 miles of Community Pathway that is along Proctor Valley Road between Chula Vista and Jamul and an internal neighborhood pedestrian network. In addition, approximately 424 acres of biological open space and 127 acres for limited development areas will be considered. The project site is generally located within the Proctor Valley.

The property is approximately one-quarter mile east of Chula Vista and immediately south of the unincorporated community of Jamul. Primary access through this valley is the existing Proctor Valley Road, which will serve the projects neighborhoods.

Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments as to the types of environmental concerns that should be addressed in the proposed EIR for the project. In addition, the public scoping meeting will address the site location, project description and general processing questions.

This meeting will be held on **January 10, 2017**, at the **Oak Grove Middle School library**, located at **14344 Olive Vista Drive, Jamul, CA 91935 starting at 7:30 p.m.** Comments on this Notice of Preparation document must be received **no later than January 23, 2017 at 4:00 p.m.** (a 30 day public review period with additional days for the Holiday).

This Notice of Preparation can also be reviewed at the following libraries: Bonita-Sunnyside Branch – 4375 Bonita Road, Bonita, CA 91902; Spring Valley Branch – 836 Kempton Street, CA 91977; Rancho San Diego Branch – 11555 Via Rancho San Diego, El Cajon, CA 92019 and Otay Ranch Branch, 2015 Birch Road, Suite 409, Chula Vista, CA 91915

For additional information, please contact County staff - Mark Slovick at (858) 495-5172 or Greg Mattson at (858) 649-2249 or by e-mail at mark.slovick@sdcounty.ca.gov or gregory.mattson@sdcounty.ca.gov.