



County of San Diego

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NOTICE OF PREPARATION DOCUMENTATION

DATE: February 12, 2015

PROJECT NAME: NEWLAND SIERRA GENERAL PLAN AMENDMENT, SPECIFIC PLAN, REZONE, AND TENTATIVE MAP

PROJECT NUMBERS: PDS2015-SP-15-001, PDS2015-GPA-15-001, PDS2015-REZ-15-001, PDS2015-TM-5597

PROJECT APPLICANT: NEWLAND SIERRA, LLC

ENV. REVIEW NUMBER: PDS2015-ER-08-001

PROJECT DESCRIPTION:

The project site is comprised of 51 parcels and approximately 1,985 acres and would include the development of a new master planned community consisting of 2,135 dwelling units (1.08 dwelling units per acre), 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 include approximately 4.7 miles of bike lanes, an extensive trail system including: 7.1 miles of multi-use pathways along the main road; 8.7 miles of internal pathways and trails within neighborhoods; two miles of multi-purpose trails through the open space area; and, 1.3 miles of secondary trails through the open space area. The project would consist of entitlements for a General Plan Amendment, Specific Plan, Rezone, and Tentative Map.

The proposed General Plan Amendment would change the existing Rural Regional Category to Semi-Rural and adjust the boundaries of the existing Village Regional Category. The existing Rural Lands (RL-20), Office Professional (C-2), and General Commercial (C-1) is proposed to be changed to Open Space-Conservation (OS-C), Semi-Rural 1 (SR-1) and Village Core Mixed Use (C-5). The existing Semi-Rural 10 (SR-10) would remain over the portion of the site that is located along Sarver Lane. The existing zoning on the project site is General Commercial (C36), Office Professional (C30), Rural Residential (RR), Limited Agricultural (A70), Extractive (S82), and General Rural (S92). The proposed zoning would include General Commercial/Residential (C34), Single Family Residential (RS), Limited Agricultural (A70), and Open Space Use Regulations (S80). The project site contains portions along I-15 that are subject to the "B" Special Area Regulation for Community Design Review

Area Regulations pursuant to the I-15 Scenic Preservation Guidelines. The project site is also subject to an existing "D" Special Area Regulation for Design Review.

Access to the project site would be provided by two main access points along Deer Springs Road. The main access road at Mesa Rock Road would be a four lane entry road with median that transitions into a four lane undivided road further into the project site. Another main access point would be provided at Sarver Lane that would be signalized and would include one northbound lane and two southbound lanes. An additional access point would be provided at Camino Mayor off of Twin Oaks Valley Road.

The project would include options for Deer Springs Road as follows:

Option A would be to downgrade the Mobility Element classification through a General Plan Amendment from a 6.2 Prime Arterial (6-lane) to a 4.1A Major Road (4-lane) and a 2.1B Community Collector (2-lane). The segment of Deer Springs Road between Sarver Lane and Mesa Rock Road would be classified as a 2.1B Community Collector and the segments south of Sarver Lane and east of Mesa Rock Road would be classified as a 4.1A Major Road.

Option B would not change the current 6.2 Prime Arterial (6-lane) Mobility Element classification of Deer Springs Road. Under this option, the segment of Deer Springs Road from I-15 to 1,500 feet west of Mesa Rock Road would be constructed as a 4.1A Major Road (4-lane), but would be graded to the ultimate 6-lane configuration. The segment of Deer Springs Road south of Sarver Lane would also be constructed as a 4.1A Major Road, but grading would not be to the ultimate 6-lane configuration.

Earthwork is estimated to consist of 10,700,000 cubic yards of balanced cut and fill. Additional off-site improvements may be required, but would depend on the results of the EIR and technical analysis. Construction of the project is anticipated to occur in three phases over a 5 to 10 year period in response to market demands and in accordance with a logical and orderly expansion of roadways, public utilities and infrastructure. Infrastructure and roadway improvements would be constructed in phases, as needed to ensure that improvements are in place at the time of need.

The project includes approximately 4.7 miles of bike lanes, and extensive trail system including: seven miles of multi-use trails along the main road; 6.7 miles of internal trails within neighborhoods; 2.8 miles of multi-purpose trails through the open space area; and 0.5 miles of secondary trails through the open space area. Some highly visible slopes would be planted with productive wine grape vineyards. These vineyards would include a variety of drought-tolerant grape species that thrive in the local climate.

The project would be provided fire protection services from the Deer Springs Fire Protection District and potable water and wastewater service from the Vallecitos Water District. The extension of sewer and water utilities would be required by the project. Natural gas and electricity in the project area are provided by the San Diego Gas & Electric Company. The project would require the extension of natural gas and electricity utilities to the project site.

PROJECT LOCATION:

The project site is bounded by Interstate 15 on the east, Deer Springs Road (County Road S 12) on the south, and Twin Oaks Valley Road on the west, with a small portion of the northwestern edge of the site traversed by Twin Oaks Valley Road. Gopher Canyon Road is located approximately one mile north of the site. The project is located in the Twin Oaks Valley Community of the North County Metropolitan Subregional Plan area in the southern portion and the Bonsall Community Planning area in the northern portion of the site within the unincorporated area of San Diego County. The Regional Location Map shows the proposed project site's relationship within San Diego County. The Vicinity Map shows the proposed project area.

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

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| Aesthetics | Land Use & Planning |
| Agriculture and Forest Resources | Mineral Resources |
| Air Quality | Noise |
| Biological Resources | Population & Housing |
| Cultural Resources | Public Services |
| Geology & Soils | Recreation |
| Greenhouse Gas Emissions | Transportation & Traffic |
| Hazards and Hazardous Materials | Utilities & Service Systems |
| Hydrology & Water Quality | Mandatory Findings of Significance |

PUBLIC SCOPING MEETING: Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. This meeting will be held on March 4, 2015, at the San Marcos Community Services Department, Community Hall, located at 3 Civic Center Drive, San Marcos, CA 92069 at 6:00 p.m.

Attachments:

- Regional Location Map
- Vicinity Map
- Specific Plan Land Use Map
- Environmental Initial Study