



County of San Diego

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NOTICE OF AVAILABILITY RECIRCULATION OF THE ENVIRONMENTAL IMPACT REPORT FOR THE HARMONY GROVE VILLAGE SOUTH PROJECT

August 22, 2024

NOTICE IS HEREBY GIVEN that the County of San Diego is recirculating for public review Section 2.7 of the 2018 Harmony Grove Village South (Project) Final Environmental Impact Report (2018 FEIR) and the 2024 Global Climate Change Report, with attachments (New Recirculated Section with Attachments). The New Recirculated Section with Attachments is available on the County's website at https://www.sandiegocounty.gov/pds/ceqa_public_review.html under Harmony Grove Village South and at the Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123. Comments on the New Recirculated Section with Attachments must be sent to the PDS address or email listed below and should reference the project numbers and name. The New Recirculated Section with Attachments is available to the reader in strikethrough format in which all deleted text can be viewed at:

https://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html.

The County encourages written comments to be submitted in electronic format.

HARMONY GROVE VILLAGE SOUTH PROJECT (PDS2015-GPA-15-002), (PDS2015-SP-15-002), (PDS2015-REZ-15-003), (PDS2018-TM-5626), (PDS2015-MUP-15-008), (PDS2018-STP-18-011), (PDSXXX-HLP-XXX); LOG NO. PDS2015-ER-15-08-006; SCH# 2015081071. The Harmony Grove Village South Project (project) is a master-planned community within the San Dieguito community plan area within the unincorporated area of San Diego County. The project proposes 453 dwelling units at an overall density of 4.08 dwelling units per acre; a 5,000 square foot (sf) community clubhouse building with 1,500 sf of public commercial space; public and private parks, two miles of trails and pathways, and 35 acres of dedicated biological open space. The Project will provide, as a condition of approval, an affordable housing component that will include 10 percent of the project's total dwelling units as on-site affordable housing (as defined by California Health and Safety Code Section 50052.5 and 50053).

Recirculation of portions of the 2018 FEIR

The 2018 FEIR was certified, and the Project was approved by the County Board of Supervisors on July 25, 2018, in accordance with the California Environmental Quality Act (CEQA), along with Appendix J, Final Greenhouse Gas Analyses Report (HELIX Environmental Planning, 2018), augmented by the Global Climate Change Supplemental Letter prepared by Ldn Consulting, Inc. (February 16, 2018). Following County approval and certification of the 2018 FEIR, the Project was challenged in two CEQA actions. Following litigation and appeal, the California Court of Appeal (Court) found that the 2018 FEIR was adequate in all respects except for one: the GHG mitigation measures relative to credit purchase (location, registry confirmation, and approval by the Director of PDS).

As a result of the litigation, the project has revised its GHG mitigation measure detailed in both Section 2.7 (Climate Change) and the 2024 Global Climate Change Report, both of which are part of the New

Recirculated Section with Attachments and this public disclosure. In addition to the new mitigation measure, textual updates were made as appropriate to Section 2.7, Project Design Features were revised/augmented, and emissions modeling updates were completed. All other issues have been fully resolved by litigation and, as such, are not subject to further examination and the conclusion as to CEQA significance (significant and mitigable) to the 2018 FEIR remain the same.

The County requests that reviewers limit the scope of their comments to the New Recirculated Section with Attachments. For a complete discussion of the rationale for recirculation and guidance for commenters, refer to the “Readers Guide to Additional Information for Harmony Grove Village South added to Section 2.7 of the Final EIR and the Affordable Housing Condition” included at the beginning of the New Recirculated Section with Attachments.

The project will be on the agenda for the **Thursday, September 12, 2024 San Dieguito Community Planning Group (CPG) meeting at 7:00 PM**. San Dieguito CPG meetings are held at the Rancho Santa Fe Fire Station # 4 Meeting Room at 18040 Calle Ambiente, Rancho Santa Fe, CA 92067.

Comments on the New Recirculated Section with attachments must be received no later than **October 7, 2024, at 4:00 p.m.** (a 46-day public review period). Comments must be sent to Planning & Developments Services, attn: Bianca Lorenzana, 5510 Overland Avenue, Suite 210, San Diego, CA 92123 or emailed to Bianca.Lorenzana@sdcounty.ca.gov. Please note that for the convenience of the public, both the 2018 FEIR and a clean formatted version of the Recirculated Section with Attachments can also be found at: https://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html.