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NOTICE OF PREPARATION DOCUMENTATION

DATE: June 20, 2013

PROJECT NAME: Valiano

PROJECT NUMBER(S): PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-STP-13-003, PDS2013-TM-5575,

PROJECT APPLICANT: Integral Communities, 2235 Encinitas Blvd, Suite 216, Encinitas, CA 92024

ENV. REVIEW NUMBER: PDS2013-ER-13-08-002

PROJECT DESCRIPTION:

The project is a general plan amendment, specific plan, rezone, site plan and major subdivision to develop 362 residential lots on 209.3 acres. The site is located in the Eden Valley area of the San Dieguito Community Planning Area, between the cities of San Marcos and Escondido within unincorporated San Diego County. The project site is located on Mt. Whitney Road at Country Club Drive.

The site is subject to the General Plan Semi-Rural Regional Category, Semi-Rural 1 (SR-1) and Semi-Rural 2 (SR-2) Land Use Designation. The project would require a General Plan Amendment to change the designation to Semi-Rural 0.5 (SR-0.5). Zoning for the site is Agricultural (A70). The site contains a one home to be removed and a historic barn to remain. The property is currently zoned A70 with minimum lot sizes of 1 and 2 acres. A Rezone would be required to reduce the minimum lot size and change the A70 areas to RS. A Specific Plan and Site Plan would establish setbacks, etc, which will vary across the five proposed neighborhoods.

The proposed project is a private gated residential development of 362 residential lots and 17 open space lots and easements of 109 acres, with preservation of both agriculture and native habitats. Proposed minimum lot size ranges from 4,500 square feet in neighborhood 1 to 7,000 square feet in neighborhoods 2 and 3. Typical surrounding lot sizes are 2 to 4 acres to the west and 1 acre to the east. To the

northeast are mobile home parks and to the north across La Moree are 5,000 square foot lots. To the south is the Harmony Grove Village Specific Plan, Planning Area 3, which is planned for a density of just over 1 dwelling unit per acre and lot sizes of approximately one half acre. The Village boundary is located about one-quarter mile south of neighborhoods 1 and 2, and adjoins the southwestern edge of neighborhood 5. The project would take access from Hill Valley Drive, Mount Whitney Road, and Country Club Drive. Offsite improvements on Country Club Drive may be required. Proposed grading is 700,000 cubic yards of balanced cut and fill (average 3,500 cubic yards per acre). The project would also include public multi-use trails, smaller private trails, an equestrian staging area and park land. Water service would be provided by the Rincon del Diablo Municipal Water District; the preferred option for sewer service is a wastewater treatment plant operated by the San Diego County Sanitation District. If the Vallecitos Municipal Water District sewer option is selected, an offsite sewer line extension would be required. The proposed fire service provider is the San Marcos Fire Protection District.

PROJECT LOCATION:

The project includes 12 parcels and 209.3 acres located mostly north of Mount Whitney Road and west of Country Club/Harmony Grove Drive in the Eden Valley portion of the San Dieguito Community Planning Area of unincorporated San Diego County.

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:

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

Attachments:

- Project Regional Location Map
- Project Detailed Location Map
- Plot Plan Exhibit
- Environmental Initial Study