

Notice of Completion & Environmental Document Transmittal

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 # 2015081071

Project Title: Harmony Grove Village South

Lead Agency: County of San Diego, Planning & Development Services Contact Person: Bianca Lorenzana
 Mailing Address: 5510 Overland Avenue, Suite 210 Phone: 619-510-2146
 City: San Diego Zip: 92123 County: San Diego

Project Location: County: San Diego City/Nearest Community: Harmony Grove
 Cross Streets: Harmony Grove Road and Country Club Drive Zip Code: 92029

Longitude/Latitude (degrees, minutes and seconds): 32 ° 54 ' 57 " N / 117 ° 17 ' 48 " W Total Acres: 111
 Assessor's Parcel No.: 235-011-06 and 238-021-08, 09, 10 Section: 30 Twp.: 128 Range: R2W Base: SBM
 Within 2 Miles: State Hwy #: I-15, SR-78 Waterways: Escondido Creek
 Airports: No Railways: No Schools: No

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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 453 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 1,500 Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: Public and Private Parks, 2 miles of trails & pathway Other: 35 acres dedicated biological open space
 Water Facilities: Type _____ MGD _____

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 Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse Gas Emissions

Present Land Use/Zoning/General Plan Designation:

Semi-Rural Regional Category; Semi-Rural (SR-0.5) Land Use Designation, A70 (Limited Agriculture), and RR (Rural Residential) zoning use regulations

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

The Project proposes a 111-acre master planned community comprised of 453 dwelling units at an overall density of 4.08 dwelling units per acre; a 5,000 square foot community clubhouse building with 1,500 square feet of public commercial space; public and private parks, two miles of trails and pathways, and 35 acres of dedicated biological open space.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 11	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 9
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 22, 2024 Ending Date October 7, 2024

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: RCS Harmony Partners, LLC
 Address: _____ Address: 11440 West Bernardo Court, Suite 300
 City/State/Zip: _____ City/State/Zip: San Diego, CA 92127
 Contact: _____ Phone: _____
 Phone: _____

Signature of Lead Agency Representative: Ashley Smith

Digitally signed by Ashley Smith
Date: 2024.08.20 13:46:48 -07'00'

Date: 8/20/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.