

**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 #** 2020089029

**Project Title:** Smilax Townhome Project

Lead Agency: County of San Diego Contact Person: Jessica Madamba  
 Mailing Address: 5510 Overland Avenue, Suite 310 Phone: 858-495-5453  
 City: San Diego Zip: 92123 CA

**Project Location:** County: San Diego City/Nearest Community: City of San Marcos  
 Cross Streets: Mimosa Ave & Smilax Rd Zip Code: CA 92081  
 Lat. / Long.: 33° 09' 24.7" N/ 117° 12' 31.4" W Total Acres: 4.9  
 Assessor's Parcel No.: 217-191-02, -03 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: 78 Waterways: n/a  
 Airports: n/a Railways: n/a  
 School: San Marcos Unified

**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

Governor's Office of Planning & Research

AFTER 12pm  
 AUG 28 2020

**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 \_\_\_\_\_

STATE CLEARINGHOUSE

**Development Type:**

Residential: Units 62 Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**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  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducing  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Land Use  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Cumulative Effects  
 Greenhouse Gas Emissions  Tribal Cultural Resources  
 Other \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Zoning: Rural Residential (RR) Land Use Designation: Village Residential (VR-2)

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

The proposed Smilax Townhome Project (Project) is a General Plan Amendment (GPA), Rezone, Tentative Map (TM), and a Site Plan for a residential development. The Project site is located at 425 Smilax Road in the North County Metropolitan Subregional Plan area, within the unincorporated County of San Diego. The Project consists of 62 condominium units, a recreational open space area, and five internal private driveways.

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.

January 2008

The project requires a GPA to amend the General Plan Land Use Designation from VR-2 to VR-15, a Rezone to change the Use Regulation from RR to Multi-Family Residential (RM) and building type from "C" – Single Detached only to "K", to allow for multi dwelling units. The Rezone will also add the "D" Design Review Area Special Area Designator to ensure the proposed structures and development of the site will complement the surrounding areas and existing development pursuant to Section 5900 et. al of the Zoning Ordinance. A Tentative Map is required for the one lot condominium subdivision, and a Site Plan is required for design review.

An existing single-family residence and accessory structures will be demolished. Access would be provided by a 24-foot wide private street connecting to Smilax Road and a gated secondary emergency access connecting to Poinsettia Avenue. The project would be served by sewer provided by Buena Sanitation Maintenance District and water service provided by the Vista Irrigation District.

**Reviewing Agencies Checklist**

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

- |   |   |
|---|---|
| <input type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Emergency Services                         |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Historic Preservation                      |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Office of Public School Construction                 |
| <input type="checkbox"/> CalFire  | <input type="checkbox"/> Parks & Recreation                                   |
| <input checked="" type="checkbox"/> Caltrans District # 11              | <input type="checkbox"/> Pesticide Regulation, Department of                  |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Public Utilities Commission                          |
| <input type="checkbox"/> Caltrans Planning (Headquarters)               | <input checked="" type="checkbox"/> Regional WQCB # 9                         |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Agency                                     |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy         | <input type="checkbox"/> S.F. Bay Conservation & Development Commission       |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                        |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mountains 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 type="checkbox"/> Fish & Wildlife Region                         | <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"/> General Services, Department of                | <input type="checkbox"/> Water Resources, Department of                       |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Integrated Waste Management Board              |   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

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

Starting Date August 27, 2020 Ending Date October 12, 2020

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Jessica Madamba Date: August 24, 2020

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