



County of San Diego

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

August 27, 2020

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the following project. The proposed Mitigated Negative Declaration can be reviewed on the County website at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123. Comments on this proposed Mitigated Negative Declaration must be sent to the PDS address listed above and should reference the project number and name.

SMILAX TOWNHOME PROJECT; PDS2019-TM-5634, PDS2019-GPA-19-003, PDS2019-REZ-19-002, PDS2019-STP-19-014: The applicant is proposing the development of 62 attached condominium units and two common space areas on an approximately 4.9-acre site located at Mimosa Avenue and Smilax Road in the North County Metropolitan Subregional Plan Area. An existing single-family residence and accessory structures will be demolished. Access to the site 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 proposed project includes a General Plan Amendment which would change the General Plan Land Use Designation from Village Residential (VR-2) to Village Residential (VR-15). The Regional Category of Village applies to the property; no change to the Regional Category is proposed. A Rezone would change the zoning designation from Rural Residential (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. A Tentative Map is required for the one lot subdivision, and a Site Plan is required for community design consistency.

Comments on the draft General Plan Amendment and draft Mitigated Negative Declaration must be received no later than **October 12, 2020** at 4:00 p.m. For additional information, please contact Jessica Madamba at 858.495.5453, or at Jessica.Madamba@sdcounty.ca.gov.