



County of San Diego

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NOTICE OF PREPARATION DOCUMENTATION

DATE: March 22, 2018

PROJECT NAME: WARNER SPRINGS RANCH RESORT GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

PROJECT NUMBER(S): PDS2014-GPA-14-006, PDS2014-SPA-14-003, PDS2014-REZ-14-005

PROJECT APPLICANT: WARNER SPRINGS RANCH RESORT, LLC

ENV. REVIEW NUMBER: PDS2014-ER-81-04-006B

PROJECT DESCRIPTION:

The Warner Springs Ranch Resort Project (Project) consists of a General Plan Amendment, Specific Plan Amendment and Rezone. The Project proposes to amend the Warner Springs Ranch Specific Plan, which was originally approved in 1983 and subsequently amended in 1984. The previously adopted Specific Plan allows for development of resort lodging, resort facilities, commercial, residential (rural lots), recreation uses, and a cultural preserve within a portion of the Specific Plan area. The remainder of the Warner Springs Ranch Specific Plan area is identified as a Future Planning Area, which requires the preparation of a subsequent specific plan. Previously identified conceptual uses for the Future Planning Area include residential uses, a golf course, a nature camp, open space, and a private air strip.

The proposed Project consists of 2,452 acres of the approved Warner Springs Ranch Specific Plan. Properties owned by other entities within the Warner Springs Ranch Specific Plan boundaries include the cultural preserve and rural lots; these are not included in the proposed Project.

The Project proposes additional resort lodging and facilities; serves as the subsequent specific planning document for the Future Planning Areas; and proposes changes to General Plan regional categories, land use designations and zoning designations within the Future Planning Areas. Proposed improvements to the existing resort include 45 additional overnight guest cottages and a new conference facility. Within the Future Planning Areas, the Project proposes a nine-hole addition to the existing 18-hole golf course; a 120-space recreational vehicle park

and restaurant; additional commercial uses; a cultural museum; agricultural uses, a horse camp, fish hatchery and trout pond, and open space. The Project also includes 685 residential units, which are identified as a land use in the Future Planning Areas in the previously approved documents. Public facilities and infrastructure improvements are also proposed, including a new wastewater treatment plant, a community park, and a pathway/trail system. A proposed Land Use Plan is attached.

The proposed Project includes a General Plan Amendment, which would change the existing General Plan Regional Categories and Land Use Designations within portions of the Future Planning Area. The existing Rural Regional Category is proposed to be changed to Village within a portion of the Future Planning Area. Also, portions of the Future Planning Areas which are currently designated as Rural Lands (RL-80) are proposed to be changed to Rural Commercial (C-4), Village Residential (VR-7.3), Village Residential (VR-20), and Semi-Rural Residential (SR-1).

The proposed Project also includes a Rezone. Portions of the Future Planning Area with an existing use regulation of General Agriculture (A72) are proposed to be changed to Rural Commercial (C40), Rural Residential (RR), and Variable Family Residential (RV).

PROJECT LOCATION:

The Project site is located approximately five miles to the east of Lake Henshaw within the northeastern portion of the Valle Del San Jose. The intersection of State Route 79 (SR 79) and State Route 76 (SR 76) is located approximately seven miles to the southwest of the Project site; State Route 79 (SR 79) loops through the central portion of Project area. The Project site is located within the North Mountain Subregional Plan area within the unincorporated area of San Diego County. The attached Regional Location Map shows the proposed Project site's location within San Diego County. The attached Vicinity Map shows the Proposed Project area.

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

Mandatory Findings of Significance

PUBLIC SCOPING MEETING:

Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. This meeting will be held on April 7, 2018, at 10:00 a.m. at the Warner School Campus (Cafeteria), 30951 Highway 79, Warner Springs, CA.

Comments on this Notice of Preparation document must be received no later than April 23, 2018 at 4:00 p.m. (a 30 day public review period). This Notice of Preparation can also be reviewed at the Julian Branch Library, 1850 Highway 78, Julian, CA 92036.

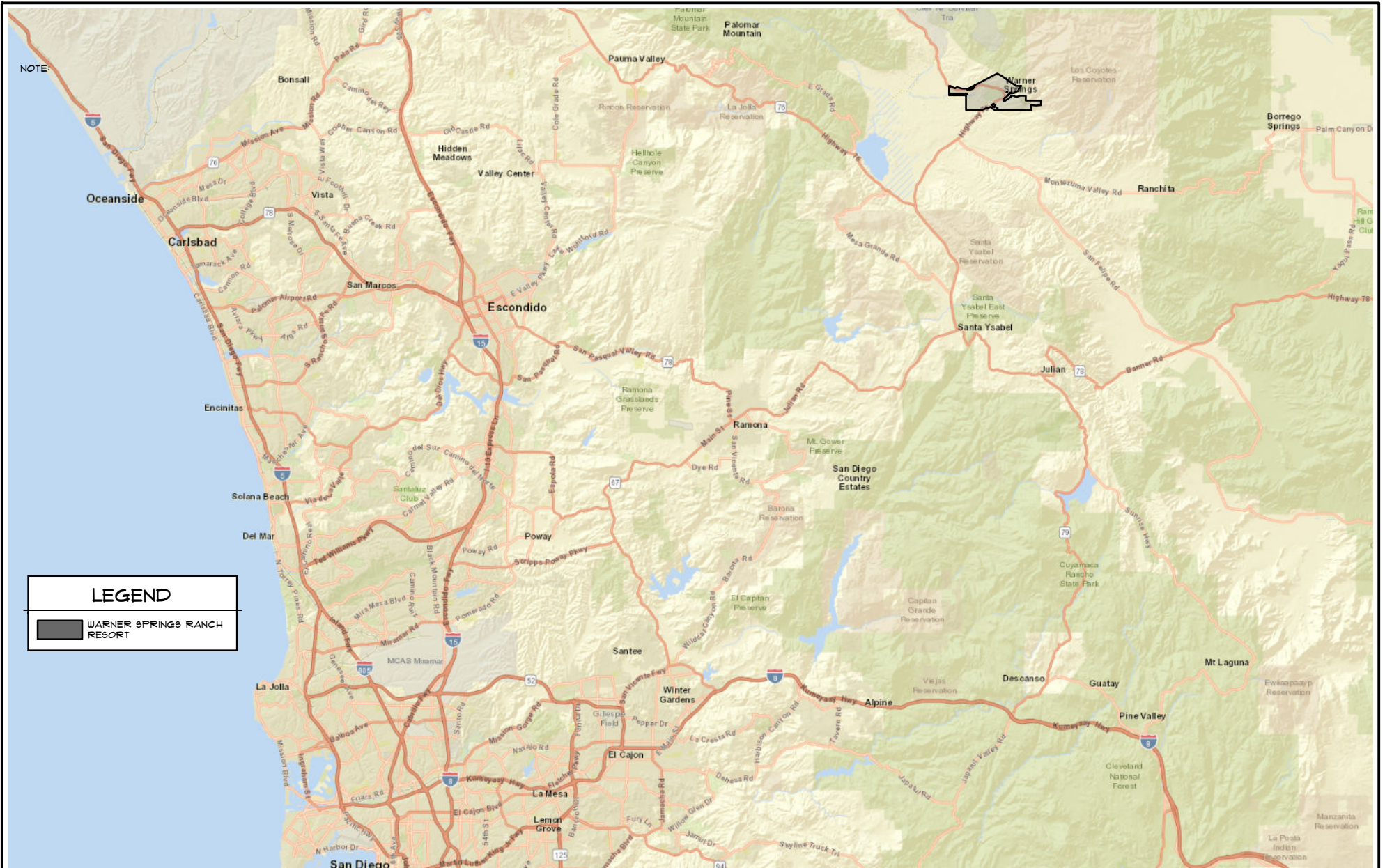
Attachments:

Regional Location Map

Vicinity Map

Proposed Specific Plan Amendment Land Use Plan

Environmental Initial Study



NOTE:

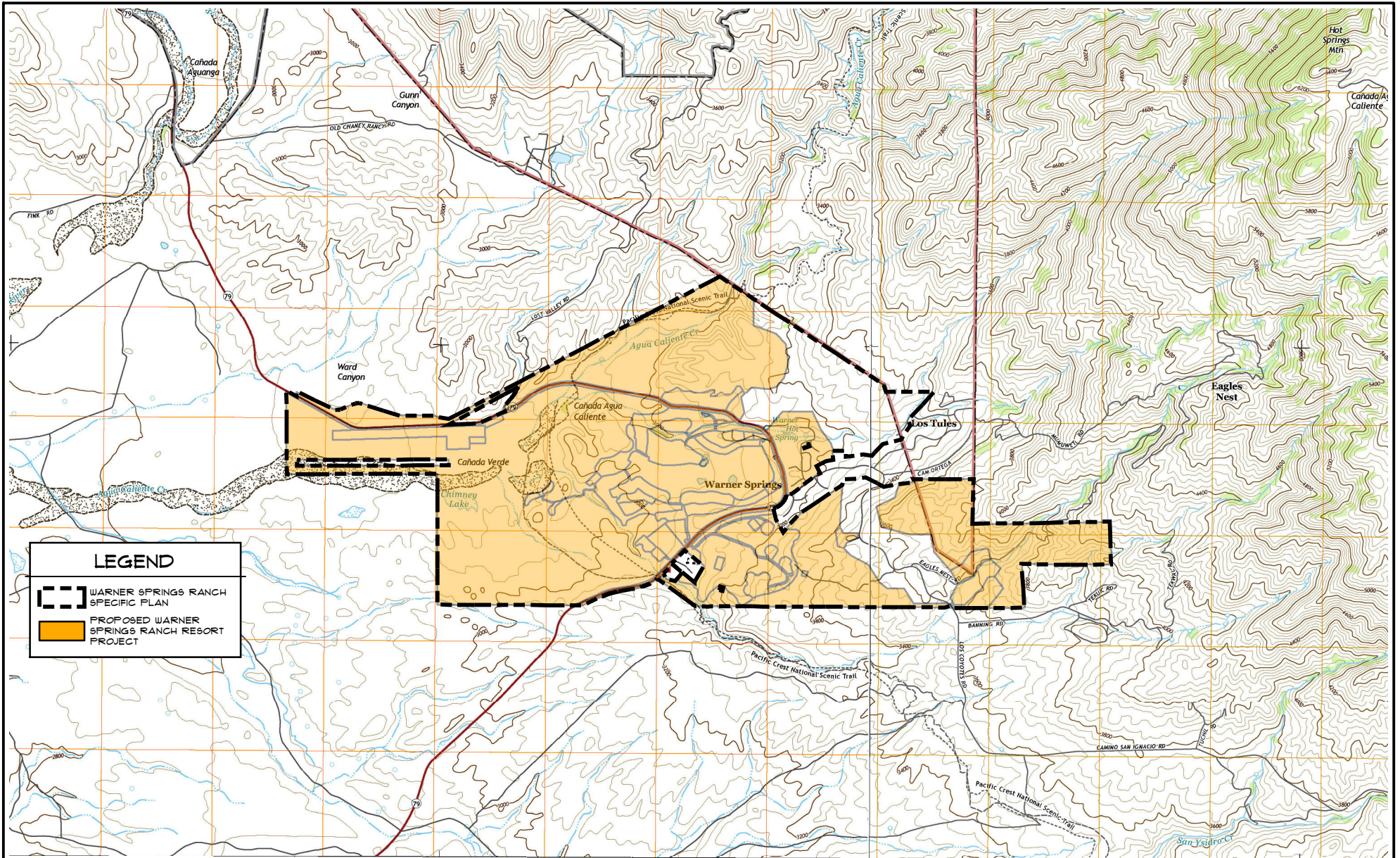
LEGEND	
	WARNER SPRINGS RANCH RESORT

Baselayer Source: ESRI World Street Map


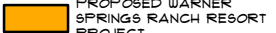
WARNER SPRINGS RANCH RESORT SPECIFIC PLAN AMENDMENT

REGIONAL LOCATION MAP





LEGEND

-  WARNER SPRINGS RANCH SPECIFIC PLAN
-  PROPOSED WARNER SPRINGS RANCH RESORT PROJECT




Baselayer Source: ESRI - USGS Topographic Basemap













WARNER SPRINGS RANCH RESORT SPECIFIC PLAN AMENDMENT

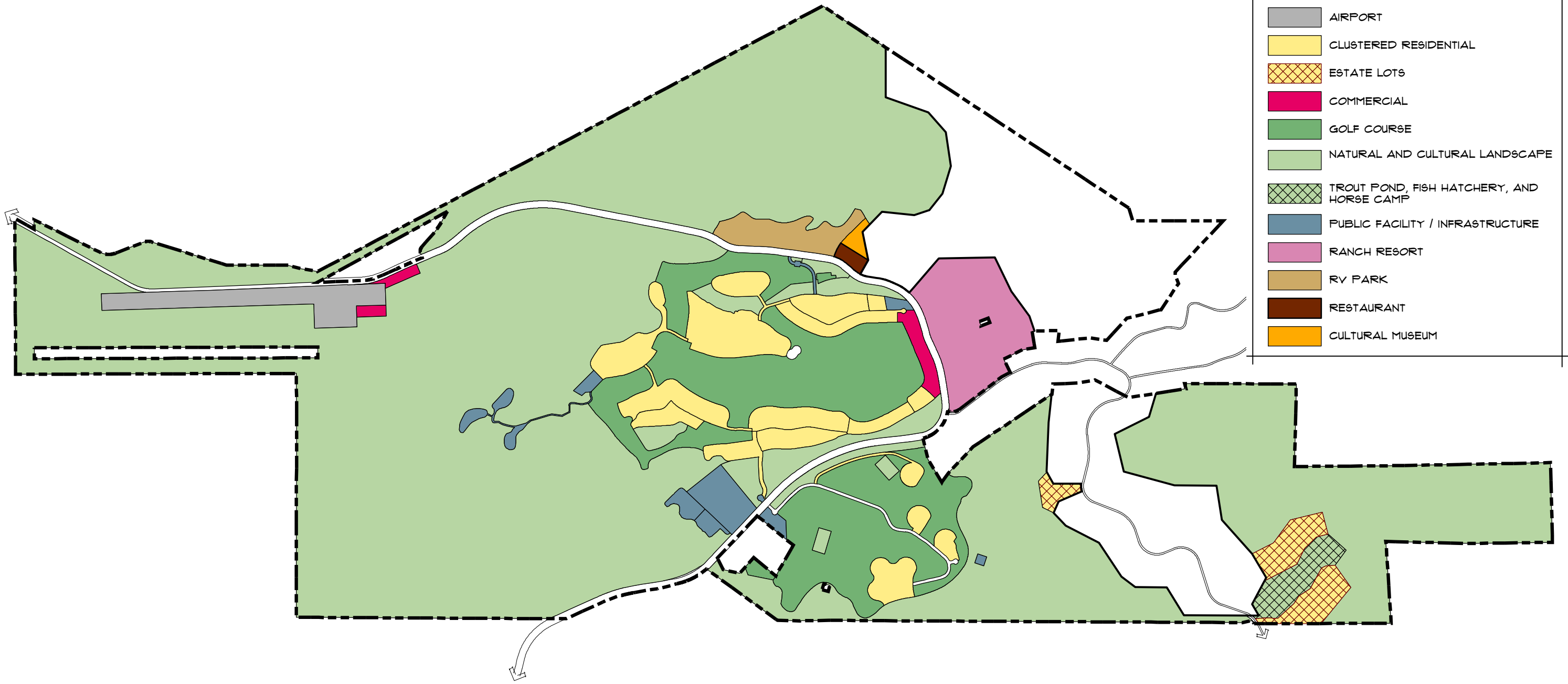
USGS Topographic Map



LEGEND

-  SPECIFIC PLAN AREA BOUNDARY
-  STATE ROUTE 19 (SR-19)
-  LOCAL ROAD

- SFA LAND USES**
-  AIRPORT
-  CLUSTERED RESIDENTIAL
-  ESTATE LOTS
-  COMMERCIAL
-  GOLF COURSE
-  NATURAL AND CULTURAL LANDSCAPE
-  TROUT POND, FISH HATCHERY, AND HORSE CAMP
-  PUBLIC FACILITY / INFRASTRUCTURE
-  RANCH RESORT
-  RV PARK
-  RESTAURANT
-  CULTURAL MUSEUM



WARNER SPRINGS RANCH RESORT SPECIFIC PLAN AMENDMENT

PROPOSED LAND USE PLAN