

NOTICE OF DETERMINATION

TO: Recorder/County Clerk
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name and Number(s): Old San Marcos Schoolhouse Event Center Expansion; PDS2019-MUP-02-027W1; PDS2019-ER-03-08-044A

State Clearinghouse No.: 2006129002

Project Location: 236 Deer Springs Road within the Twin Oaks Community of the North County Metropolitan Subregional Planning Area within unincorporated San Diego County (APNs: 182-073-04-00)

Project Applicant: 236 Deer Springs Road, LLC (Attn: Terry Mathew of CCI Consultants), 160 Industrial Street, Suite 200, San Marcos, CA 92069; (925) 876-1614

Project Description: The project consists of a Major Use Permit (MUP) Modification for the expansion of the existing event center that primarily holds events such as weddings by adding a new prep kitchen, an existing tent structure, an existing office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. The original MUP authorized events for 150 people on Saturdays and Sundays from 8:00 a.m. to 9:00 p.m. Staff and visitors were permitted on the Project site on Saturdays and Sundays from 7:00 a.m. to 10:00 p.m. The MUP Modification will expand the operations to include Thursdays and Fridays and to allow staff to remain on property until 10:30 p.m. following events. Typical events and operations of the site are expected to occur between 10:00 a.m. to 10:00 p.m. primarily between March to October of a year during a typical wedding season. The project site is subject to an existing MUP for the operations of an event center approved by the Planning Commission in 2006. The project site is located at 236 Deer Springs Road within the Twin Oaks Community of the North County Metropolitan Subregional Planning Area. The project site is subject to the Semi-Rural General Plan Land Use Designation and the Limited Agriculture (A70) Zoning Use Regulation which permits the operations of an event center upon approval of a MUP. The project has been in compliance with the California Environmental Quality Act through the processing of an addendum to a previously adopted Mitigated Negative Declaration.

Agency Approving Project: County of San Diego

County Contact Person: Sean Oberbauer

Date Form Completed: February 28, 2025

This is to advise that the County of San Diego Planning Commission has approved the above-described project on February 28, 2025 and has made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
 A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
 An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan was was not adopted for this project.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

Certificate of Fee Exemption (attached)

Proof of Payment of Fees (attached)

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.

Date received for filing and posting at OPR: _____

Signature: _____



Telephone: (619) 323-5287

Name (Print): Sean Oberbauer

Title: Land Use/Environmental Planning Manager

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.