



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-12/06/2024-1006
STATE CLEARING HOUSE NUMBER (If applicable) 2013061042

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES	LEAD AGENCY EMAIL	DATE 12/06/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2024-NOD-0139	

PROJECT TITLE
 VALIANO TENTATIVE MAP TIME EXTENSION; REVISED TENTATIVE MAP PDS2024-TM-5575TER (VTM) REVISED VESTING SITE PLAN PDS2024-STP-13-003W1 (VSTP) AND PDS2024-ER-13-08-002B (ER)

PROJECT APPLICANT NAME EDEN HILLS PROJECT OWNER, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 760-944-7511
PROJECT APPLICANT ADDRESS 888 SAN CLEMENTE DRIVE, SUITE 100	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

Exempt from fee

Notice of Exemption (attach)
 CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFANI HOOD, Deputy
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Payment Reference #: CHECK # 2151 AND REM: 07/26/2018 RECT: 37-2018-0680



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Dec 06, 2024 11:49 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-001092
State Receipt # 37120620241006
Document # 2024-NOD-139

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

VALIANO TENTATIVE MAP TIME EXTENSION; REVISED TENTATIVE MAP PDS2024-TM-5575TER (VTM),
REVISED VESTING SITE PLAN PDS2024-STP-13-003W1 (VSTP) AND PDS2024-ER-13-08-002B (ER)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** December 6, 2024
Posted December 6, 2024 **Removed** _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF DETERMINATION

TO: Recorder/County Clerk
Attn: James Scott
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 21152

Project Name and Number(s): Valiano Tentative Map Time Extension; Revised Tentative Map PDS2024-TM-5575TER (VTM), Revised Vesting Site Plan PDS2024-STP-13-003W1 (VSTP) and PDS2024-ER-13-08-002B (ER)

State Clearinghouse No.: Addendum to #2013061042

Project Location: The Project is located at 1805 County Club Drive, adjacent to and west of Country Club Drive and adjacent to and north and south of Mt. Whitney Road between Hill Valley Road and Mt. Whitney Road in the San Dieguito Community Plan Area, a portion of which is located within the Elfin Forest-Harmony Grove Subarea Plan area within the unincorporated area of San Diego County, California; APN: 228-313-13-00, 232-013-01-00, 232-013-02-00, 232-013-03-00, 232-020-55-00, 232-492-01-00, 232-500-18-00, 232-500-19-00, 232-500-020-00, 232-500-21-00, 232-500-22-00, 232-500-23-00, and 232-500-24-00

Project Applicants: Eden Hills Project Owner, LLC
888 San Clemente Drive, Suite 100
Newport Beach, CA 92660 (760)944 7511 x 113

Project Description: The applicant is also requesting site layout changes (reduced by approx. 7.0 acres), reduction to grading, reduced number of units (326 reduced to 243), addition of a fire emergency access road from Hill Valley Road to La Moree Road (within City of San Marcos), and modifications to Vesting Tentative Map 5575 through a Revised Vesting Tentative Map and Vesting Site Plan, and trail relocations. Neighborhood 5 lot count reduced from 55 to 25 to allow for larger lots and equestrian activities. The lot reduction is included with the overall 83 lot reduction. Elimination of Wastewater Treatment and Water Reclamation Facility (WTWRF) and installation of new sewer lift station and force main into the City of Escondido system.

Agency Approving Project: County of San Diego

County Contact Person: Gregory Mattson, Project Manager or Mark Slovick, Deputy Director

Date Form Completed: December 6, 2024

This is to advise that the County of San Diego Director of Planning & Development Services has approved the above-described project on December 6, 2024, 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.

The following determinations are only required for projects with Environmental Impact Reports:

- 5. A Statement of Overriding Considerations was was not adopted for this project.
- 6. Findings were were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

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) 895-7177

Name (Print): Greg Mattison Title: Contract Project 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.



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER:
 37-2018- 0680
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2013061042

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY		LEAD AGENCY EMAIL		DATE	
COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES		---		7/26/2018	
COUNTY/STATE AGENCY OF FILING				DOCUMENT NUMBER	
San Diego County				*20180153*	
PROJECT TITLE VALIANO SPECIFIC PLAN; PDS2013-GPA-13-001; PDS2013-SP-13-001; PDS2013-TM-5575; PDS2013-STP-13-003; PDS2014-MUP-14-009; PDS2013-ER-13-08-002; PDS2018-GPA-18-003					
PROJECT APPLICANT NAME			PROJECT APPLICANT EMAIL		PHONE NUMBER
INTEGRAL COMMUNITIES			---		760-944-7511
PROJECT APPLICANT ADDRESS			CITY	STATE	ZIP CODE
2235 ENCINITAS BLVD., SUITE 216			ENCINITAS	CA	92024
PROJECT APPLICANT (Check appropriate box)					
<input type="checkbox"/> Local Public Agency		<input type="checkbox"/> School District		<input type="checkbox"/> Other Special District	
				<input type="checkbox"/> State Agency	
				<input checked="" type="checkbox"/> Private Entity	

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,168.00 \$ 3,168.00
- Mitigated/Negative Declaration (MND)(ND) \$2,280.75 \$ _____
- Certified Regulatory Program document (CRP) \$1,077.00 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

180153

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$ 50.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other DART # 467424
- TOTAL RECEIVED \$ 3,218.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	San Diego County JACK RAMSAY, Deputy



San Diego County



Transaction #: 8123101
Receipt #: 2024440819

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 12/06/2024
Cashier Location: SD

Print Date: 12/06/2024 11:50 am

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #2151 \$50.00

Total Payments \$50.00

Filing

CEQA - NOD FILE #: 2024-001092 Date: 12/06/2024 11:49AM Pages: 4

State Receipt # 37-12/06/2024-1006

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00