

**NOTICE OF DETERMINATION
(SUBSEQUENT ACTION)**

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: PRJ-1063767

State Clearinghouse Number: 2014051069

Project Title: Romero Subdivision

Project location: 6850 Country Club Drive, La Jolla, California, 92037

City/County: San Diego/San Diego

Description of Previous Action/Project: The Reserve Project was certified by the City Council on January 25, 2016. The approved project subdivided two parcels for future residential development into three separate parcels: Parcel 1 (1.07 acres) was conveyed and merged into the adjacent Foxhill estate property through a Lot Consolidation Map. Parcel 2 (1.68 acres) and Parcel 3 (22.20 acres) each accommodate a single-family estate home, as well as conservation and revegetation of biological habitat. These two parcels (Parcel 2 and Parcel 3) are to be developed pursuant to a set of Design Guidelines. The Design Guidelines provide detailed design criteria relative to site development, as well as architecture and landscape design. The Design Guidelines provide a detailed set of massing, building, landscape, grading, and location standards so that future property owner(s) to secure building permits for home designs that conform to these Design Guidelines. In addition, the project proposed to dedicate approximately 0.14 acres to Romero Drive right-of-way and 0.05 acres to Country Club Drive right-of-way. The project required the approval of a Planned Development Permit due to proposed deviations for the street frontage of Parcel 2 and Parcel 3 from the minimum 65-foot street frontage required by the RS-1-4 zoning regulations.

Description of Current Project:

The current project site is located at 6850 Country Club Dr, San Diego. It is governed by Coastal Development Permit No. 1050394, Site Development Permit No. 1040407, Planned Development Permit No. 1050409, and Tentative Map No. 1050354, Project No. 292065 (MMRP). The project scope involves subdividing one lot into eight lots, including two lots with no development, one lot for access and utility easement, and five residential lots, each with a three-level SDU and accessory improvements. Lot C will function as a private road with access and frontage to all five residential lots. The square footage and floor area ratios (FAR) for each lot are as follows:

- Lot #1 (19,401 SF): Development of 8,493 SF (FAR: 8,493 SF / 19,401 SF = 0.44)
- Lot #2 (32,137 SF): Development of 10,792 SF (FAR: 10,792 SF / 32,137 SF = 0.34)
- Lot #3 (31,144 SF): Development of 13,544 SF (FAR: 13,544 SF / 31,144 SF = 0.43)
- Lot #4 (31,350 SF): Development of 11,603 SF (FAR: 11,603 SF / 31,350 SF = 0.34)
- Lot #5 (32,202 SF): Development of 11,625 SF (FAR: 11,625 SF / 32,202 SF = 0.36)

The square footage and FAR for each lot is consistent with San Diego Municipal Code §131.0446. Each residential lot will be equipped with a new driveway, biofiltration basin, landscaping, swimming pool, foundational retaining walls, and associated site improvements.

The project requires a Coastal Development Permit (CDP) due to its location within the Coastal Overlay Zone, a Site Development Permit (SDP) for the subdivision of premises containing environmentally sensitive lands, a Tentative Map for the proposed subdivision of land, and a Planned Development Permit for one deviation to the required street frontage. Lots 1-5 will front onto the private road (Lot C) but will not have the required street frontage onto a public ROW.

Project Applicant: Foxhill InvCo One, LLC, 6048 Clubhouse Drive, Rancho Santa Fe, CA 92067, (619) 831-3125

Determination: This is to advise that the Planning Commission of the City of San Diego on Sept. 19, 2024 approved the above-described project and made the following determinations:

1. The project, in its approved form will, will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.

Record of project approval may be examined at the City of San Diego Development Services Department, located at 1222 First Avenue, San Deigo, CA 92101.

3. Mitigation measures were, were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program was, was not, adopted for the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

It is hereby certified that the final environmental document including comments and responses, if any, is available to the public on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

Analyst: Courtney Holowach

Telephone: (619) 446-5381

Filed by: Courtney Holowach
Signature

Senior Planner
Title



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#
 SD2016 0091
 STATE CLEARING HOUSE # (if applicable)
 2014051069

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	DATE 1/29/2016
COUNTY/STATE AGENCY OF FILING San Diego	DOCUMENT NUMBER *20160020*
PROJECT TITLE THE RESERVE	

PROJECT APPLICANT NAME DEAN DWYER, THE COPLEY PRESS INC.	PHONE NUMBER 619-446-5142
PROJECT APPLICANT ADDRESS 2251 SAN DIEGO AVENUE, SUITE A238	CITY SAN DIEGO
	STATE CA
	ZIP CODE 92007

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) | \$3,070.00 | \$ | \$3,070.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,210.25 | \$ | |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only) | \$850.00 | \$ | |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$1,043.75 | \$ | |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ | \$50.00 |
| <input type="checkbox"/> Project that is exempt from fees | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> GDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Other _____ | | \$ | |

160020

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other 264027
- TOTAL RECEIVED \$ \$3,120.00

SIGNATURE X	PRINTED NAME AND TITLE AMBER STEVENS Deputy
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