

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022090029

Project Title: Questhaven

Lead Agency: County of San Diego (Attn Planning and Development Services) Contact Person: Sean Oberbauer
 Mailing Address: 5510 Overland Avenue, Suite 310 Phone: (619) 323-5287
 City: San Diego Zip: 92123 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Dieguito Community

Cross Streets: south of San Elijo Road and east of Denning Drive Zip Code: 92078

Longitude/Latitude (degrees, minutes and seconds): 33 ° 5 ' 35.82 " N / 117 ° 12 ' 17.47 " W Total Acres: 89.23

Assessor's Parcel No.: 223-080-46-00; 223-070-07-00; and 223-070-08-00 Section: 33 Twp.: 12S Range: 3W Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: San Marcos Creek

Airports: _____ Railways: _____ Schools: San Elijo Middle School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Admin Permit, Density Bonus Permit

Development Type:

Residential: Units 76 Acres 18.27
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Semi-Rural 1 (SR-1) and Semi-Rural 10 (SR-10)/Rural Residential (RR) and Special Purpose (S80)

Project Description: *(please use a separate page if necessary)*

The Questhaven Project (Project) is a 76 single-family dwelling unit subdivision located in unincorporated San Diego County within the San Dieguito Community Plan Area on approximately 89.23 acres. The Project consists of 76 single-family residential homes on 18.27 acres, recreation uses on 0.31 acre, and water quality detention basins on 2.4 acres. The Project also includes open space on approximately 63.9 acres that would provide for biological open space, biological open space buffers, and utility easements. The Project is designed to cluster development in the northern portion of the Project site in order to allow for the development of residential uses while providing biological open space in the southern portion of the site. The Project also includes 0.09-acre of off-site clearing within an existing right-of-way. The Project site is completely undeveloped and includes several unimproved dirt roads and trails. There are also several San Diego Gas and Electric (SDG&E)-owned high voltage transmission towers and lines that traverse the central portion of the site. As proposed, the Project requires the following discretionary actions: Tentative Map, Site Plan Review, Density Bonus Permit, and an Administrative Permit.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>11</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>9</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 16, 2024 Ending Date July 3, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>CR Questhaven, LLC</u>
Address: <u>4909 Murphy Canyon Road, Suite 405</u>	Address: <u>444 West Beech Street, Suite 300</u>
City/State/Zip: <u>San Diego, CA 92123</u>	City/State/Zip: <u>San Diego, CA 92101</u>
Contact: <u>Jerrica Harding, Senior Associate</u>	Phone: <u>(858) 490-2300</u>
Phone: <u>(619) 501-6041 Ext. 101</u>	

Signature of Lead Agency Representative: Sean.Oberbauer@sdcounty.ca.gov Digitally signed by Sean Oberbauer@sdcounty.ca.gov
Date: 2024.05.16 08:39:55 -0700 Date: May 16, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.