Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022090	0029	
Project Title: Qu	uesthaven	
Lead Agency: Co	ounty of San Diego - Planning & Development Services	
Contact Name: S		
	bauer@sdcounty.ca.gov	Phone Number: 619 323-5287
Project Location: Near San Elijo Road/East of Denning Drive near City of San Marcos within County of San Diego		
r roject Location.	City	County

Project Description (Proposed actions, location, and/or consequences).

The Questhaven Project (Project) consists of a Tentative Map, Site Plan, Density Bonus Permit, and an Administrative Permit on approximately 89.23 acres. The Project consists of 76 single-family residential homes on 18.27 acres, recreation uses on 0.31 acres, 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 proposes seven affordable housing units as part of the Density Bonus application. Zoning Use Regulations for the site is Rural Residential (RR) and Open Space (S80). The General Plan Designations for the Site are Semi-Rural (SR-1 and SR-10) and the General Plan Regional Categories for the site are Semi-Rural and No Jurisdiction. The Project is located in unincorporated San Diego County within the San Dieguito Community Plan Area on approximately 89.23 acres, immediately south and west of the City of San Marcos and east of the City of Carlsbad. Interstate 5 (I-5) is located approximately 5.3 miles west of the Project site. Specifically, the Project site is located south of San Elijo Road and east of Denning Drive. Access to the site would be from San Elijo Road to the north. https://www.sandiegocounty.gov/content/sdc/pds/ceqa/TM-5643.html

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft Environmental Impact Report identifies significant environmental impacts to Biological Resources, Cultural Resources, Global Climate Change (Greenhouse Gas Emissions), Land Use Planning, Noise, Transportation and Traffic, and Tribal Cultural Resources. Impacts to Biological Resources, Noise, Cultural Resources, and Tribal Cultural Resources would be reduced to less than significant with implementation of mitigation measures. The project includes biological resoruces mitigation related to dedication of open space and maintenance of open space, cultural resources mitigation related to monitoring during earth-disturbing activities, noise mitigation related to potential noise suppression walls, and traffic mitigation related to road improvements and coordination with City of San Marcos.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.
The Notice of Preparation for the EIR was circulated for public review between September 1, 2022 to October 2, 2022. Environmental issues related to evacuation, safety, traffic, overcrowding of schools, biological resources, and road improvements were raised during public review of the NOP. The NOP Comments are listed in Appendix A of the Draft EIR.
Public Review Website with DEIR, Project Documents and Technical Appendices: https://www.sandiegocounty.gov/content/sdc/pds/ceqa/TM-5643.html
Provide a list of the responsible or trustee agencies for the project.
Regional Water Quality Control Board City of San Marcos US Fish and Wildlife Service California Fish and Wildlife Service U.S. Army Corps of Engineers