

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): Questhaven; PDS2020-TM-5643; PDS2020-AD-20-011; PDS2022-STP-22-018; PDS2021-DB-21-001; PDS2020-ER-20-08-008

State Clearinghouse No.: 2022090029

Project Location: Directly south of San Elijo Road and East of Denning Drive within the San Dieguito Community Plan Area within Unincorporated San Diego County (APNs: 223-080-46-00, 223-070-08-00, 223-070-07-00)

Project Applicant: Questhaven CR, LLC (Attn: Rita Mahoney of Colrich), 444 West Beech St. Suite 300, San Diego, CA 92101; (858) 490-2300

Project Description: The project consists of a Tentative Map, Site Plan, Density Bonus Permit, and an Administrative Permit for a 76-unit residential development. The Project consists of constructing 69 market rate single-family residences and seven "Low" income affordable housing units consistent with State Density Bonus Law. The Project includes approximately 50.3 acres of biological open space as well as a private recreational park. The Project is located on an approximately 89.23-acre property and 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 Administrative Permit will authorize lot area averaging for reduced lot sizes beyond the minimum lot size designator of the Project site to avoid impacting sensitive biological resources on the site and to minimize the impacts of the project. The Site Plan is required for any development within the Open Space (S80) Zoning Use Regulation in order to ensure that the development will preserve the open space value of the site and avoid natural physical features of the site. The Density Bonus Permit will authorize reduced setback requirements and increased density on the site as the Project includes seven "Low" income affordable housing units in accordance with State Law. 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. 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. The project has been reviewed for compliance with the California Environmental Quality Act and an Environmental Impact Report was prepared for the project and circulated for public review.

Agency Approving Project: County of San Diego

County Contact Person: Sean Oberbauer

Date Form Completed: December 6, 2024

This is to advise that the County of San Diego Planning Commission 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.

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 Planner

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.