



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: 37-12/06/2024-1004 |
| STATE CLEARING HOUSE NUMBER (If applicable) 2022090029 |

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-0138 | |

PROJECT TITLE
 QUESTHAVEN; PDS2020-TM-5643; PDS2020-AD-20-011; PDS2022-STP-22-018; PDS2021-DB-21-001;
 PDS2020-ER-20-08-008

| | | |
|--|-------------------------|------------------------------|
| PROJECT APPLICANT NAME QUESTHAVEN CR, LLC (ATTN: RITA MAHONEY OF COLRICH) | PROJECT APPLICANT EMAIL | PHONE NUMBER 858-490-2300 |
| PROJECT APPLICANT ADDRESS 444 WEST BEECH ST. SUITE 300 | CITY SAN DIEGO | STATE CA |
| | | ZIP CODE 92101 |

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 | \$ | 4,051.25 |
| <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 |
| <hr/> | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <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 \$ 4,101.25

| | |
|----------------|---|
| SIGNATURE X | AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFANI HOOD, Deputy |
|----------------|---|

Payment Reference #: CHECK # 30002



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

FILED
Dec 06, 2024 10:21 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-001090
State Receipt # 37120620241004
Document # 2024-NOD-138

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

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

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
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.

San Diego County



Transaction #: 8122834
Receipt #: 2024440581

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 10:21 am

Payment Summary

| | |
|----------------|------------|
| Total Fees | \$4,101.25 |
| Total Payments | \$4,101.25 |
| Balance: | \$0.00 |

Payment

CHECK PAYMENT #806757 \$4,101.25

Total Payments \$4,101.25

Filing

CEQA - NOD FILE #: 2024-001090 Date: 12/06/2024 10:21AM Pages: 3

State Receipt # 37-12/06/2024-1004

| | | |
|-----------------|---|------------|
| Fees: | Fish & Wildlife County Administrative Fee | \$50.00 |
| Fees: | Fish & Wildlife Environmental Impact Report | \$4,051.25 |
| Total Fees Due: | | \$4,101.25 |

Grand Total - All Documents: \$4,101.25