

From: [Dan Silver](#)
To: [LUEG, PDS.PlanningCommission](#)
Cc: [Oberbauer, Sean](#); [Talleh, Rami](#); [Slovick, Mark](#); [Smith, Ashley J](#); [Conklin, Heather](#); [Nicoletti, Vince](#); [Michael Beck](#)
Subject: [External] Item 1, Planning Commission, Dec. 6, 2024, Questhaven Residential Project
Date: Friday, November 29, 2024 2:37:50 PM

Distribution to Planning Commissioners prior to hearing is requested and appreciated.

VIA ELECTRONIC MAIL

November 29, 2024

Planning Commission
County of San Diego
5510 Overland Ave
San Diego CA 92123

RE: Item 1, Planning Commission, Dec. 6, 2024, Questhaven Residential Project

Dear Chair and Members of the Commission:

Endangered Habitats League (EHL) appreciates the opportunity to comment. For your reference, EHL is a regional conservation group dedicated to ecosystem protection and sustainable land use. We are longstanding stakeholders in County planning endeavors.

The project is consistent with the General Plan, and has appropriately taken advantage of density bonus law to provide some affordable units. With lot area averaging and clustering, the project uses the site more efficiently than zoning otherwise requires. This allows for more than half the site, adjacent to existing preserved land, to be conserved as open space for the future North County MSCP. There will be perpetual management provided through a Resource Management Plan. The project does not meet typical mitigation ratio requirements for gnatcatcher-occupied coastal sage scrub, although the take and mitigation were approved by the wildlife agencies through a Habitat Loss Permit. Since the EIR, some additional GHG mitigation measures have been added, and the project complies with the 2024 Climate Action Plan Checklist. There remains no mitigation for VMT impacts.

Overall, the project has undergone careful planning and site design to balance resource protection, housing production, and GHG reduction. It will contribute positively to the North County MSCP. It is consistent with the General Plan, and has taken additional steps to use land efficiently and provide more affordable units. For these reasons, EHL *supports* project approval. We also appreciate the public engagement offered by staff during project development.

Yours truly,
Dan Silver

Dan Silver, Executive Director
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From: [Oberbauer, Sean](#)
To: [Gaines, Georgina](#)
Cc: [Smith, Ashley J](#); [Slovick, Mark](#)
Subject: FW: [External] Comments to Planning Commission concerning Questhaven Project
Date: Tuesday, December 3, 2024 3:51:36 PM
Attachments: [image001.png](#)

Hi Georgina,

Here is the correspondence for Item 1. I'll keep you posted if I receive anything else.

Thanks,



Sean Oberbauer

Land Use & Environmental Planning Manager | He/Him/His
County of San Diego | Planning & Development Services | Project Planning
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Address: 5510 Overland Avenue Suite 210, San Diego, CA 92123

From: Camille Perkins <camille.perkins@gmail.com>
Sent: Tuesday, December 3, 2024 3:49 PM
To: Oberbauer, Sean <Sean.Oberbauer@sdcounty.ca.gov>
Subject: [External] Comments to Planning Commission concerning Questhaven Project

Sean,

Please could you provide the following comments to the Planning Commission?

Thank you,

Camille Perkins

Dear Planning Commission Members:

I am unable to attend the 12/6/24 Planning Commission Meeting regarding the Questhaven Project.

As a nearby/downstream property owner, I previously made comments and was in contact with Planner Oberbauer concerning several issues, including:

1. a proposed trail leading towards private properties; and
2. ensuring no further impacts to Copper Creek as the watercourse is already at overcapacity.

I understand that the intent of the final project is to address these concerns.

It is very sensible to address trails issues via a trails IOD, with IOD acceptance contingent upon resolving the many open trails issues (e.g.: obtaining legal trails access across neighboring private parcels; addressing oversight, safety and maintenance concerns; and considering environmental impacts to nearby preserved habitat).

Sincere thanks to County Planner Sean Oberbauer for his responsiveness and assistance in addressing project concerns. He was exceptional.

Sincerely,

Camille Perkins
Neighbor