County of San Diego

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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND DRAFT HABITAT LOSS PERMIT

May 16, 2024

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating for public review a Draft Environmental Impact Report (DEIR) in accordance with the California Environmental Quality Act and a Draft Habitat Loss Permit in accordance with Division 6 of Title 8 of the San Diego County Code and the Natural Community Conservation Planning (NCCP) Process Guidelines for the following project. The Draft Environmental Impact Report and Draft Habitat Loss Permit findings can be reviewed on the County website at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and the public library listed on the website. Comments on the Draft Environmental Impact Report and Draft Habitat Loss Permit must be sent to the PDS contact listed below and should reference the project number and name.

QUESTHAVEN; PDS2020-TM-5643; PDS2020-AD-20-011; PDS2022-STP-22-018; LOG NO. PDS2020-ER-20-08-008; PDS20XX-HLP-XXX; SCH No. 2022090029. 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 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 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.

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 will be on the agenda for the **Thursday, June 13th San Dieguito Community Planning Group (CPG) meeting at 7:00 PM.** The San Dieguito CPG is an advisory body to County of San Diego decision-makers and the San Dieguito CPG will make a recommendation on the project. San Dieguito CPG meetings are held at the Rancho Santa Fe Fire Station # 4 Meeting Room at 18040 Calle Ambiente, Rancho Santa Fe, CA 92067.

Comments on this proposed Draft Environmental Impact Report and Habitat Loss Permit must be received no later than **Wednesday, July 3, 2024 at 4:00 P.M.** (a 48-day public review period). For additional information, please contact Sean Oberbauer by phone at (619) 323-5287 or by email at sean.oberbauer@sdcounty.ca.gov.