



County of San Diego

NOTICE OF PREPARATION – QUESTHAVEN

Welcome to the Notice of Preparation Scoping Meeting for the Questhaven Project. Once you have joined the Zoom meeting, please mute your microphone. We will be providing instructions at the beginning of the meeting on how to participate and the structure of the meeting. Thank you for joining and for your cooperation.

NOTICE OF PREPARATION SCOPING MEETING

SEPTEMBER 20, 2022

6:00 P.M. – 7:30 P.M.



County of San Diego

NOTICE OF PREPARATION QUESTHAVEN

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PURPOSE AND OVERVIEW

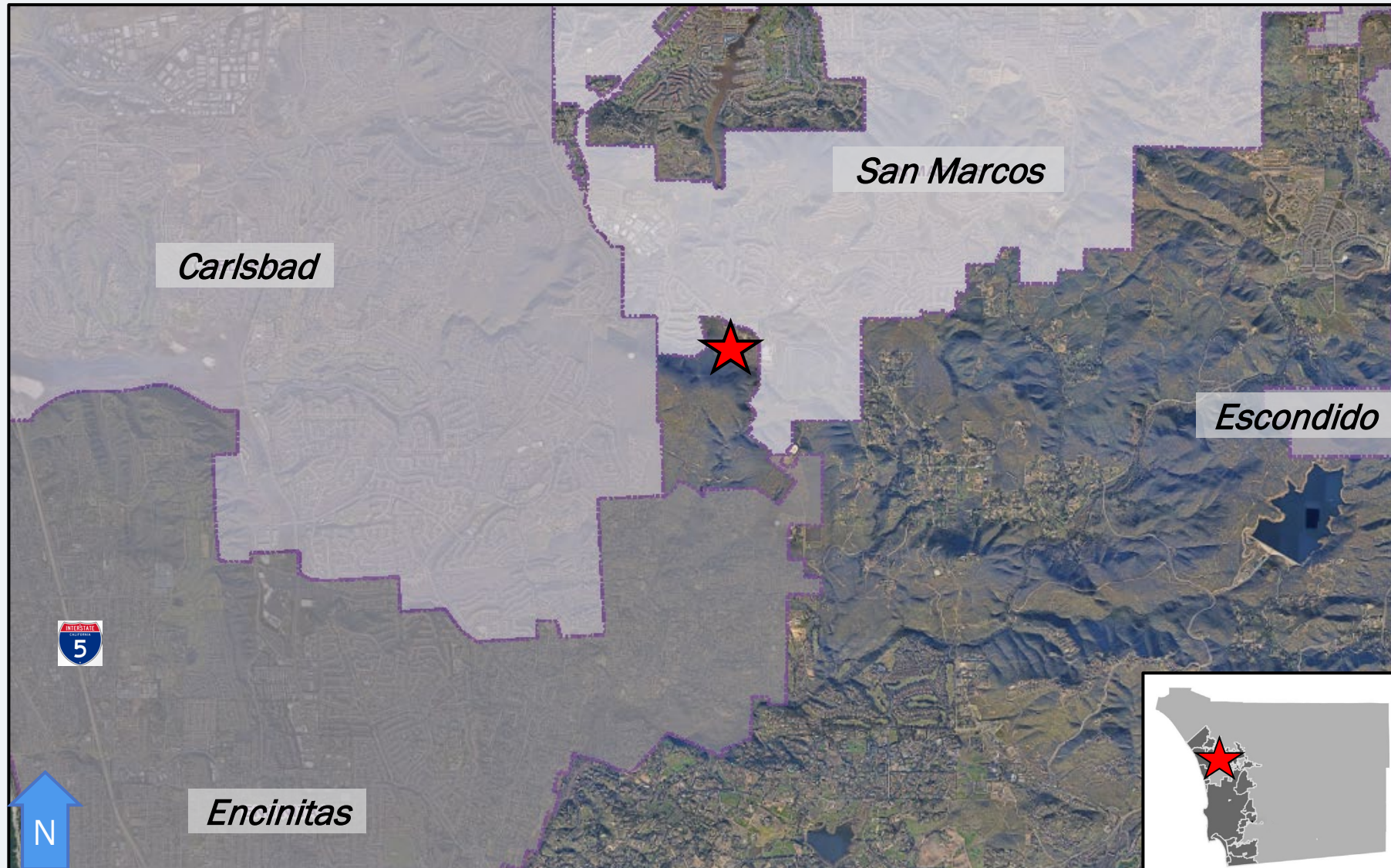
- Notice of Preparation (NOP) Scoping Meeting
 - Typically part of Environmental Impact Report (EIR) Process
- First Public Meeting of the EIR process
- Provide overview of project to obtain comments on environmental impacts

WHAT WE ASK OF YOU

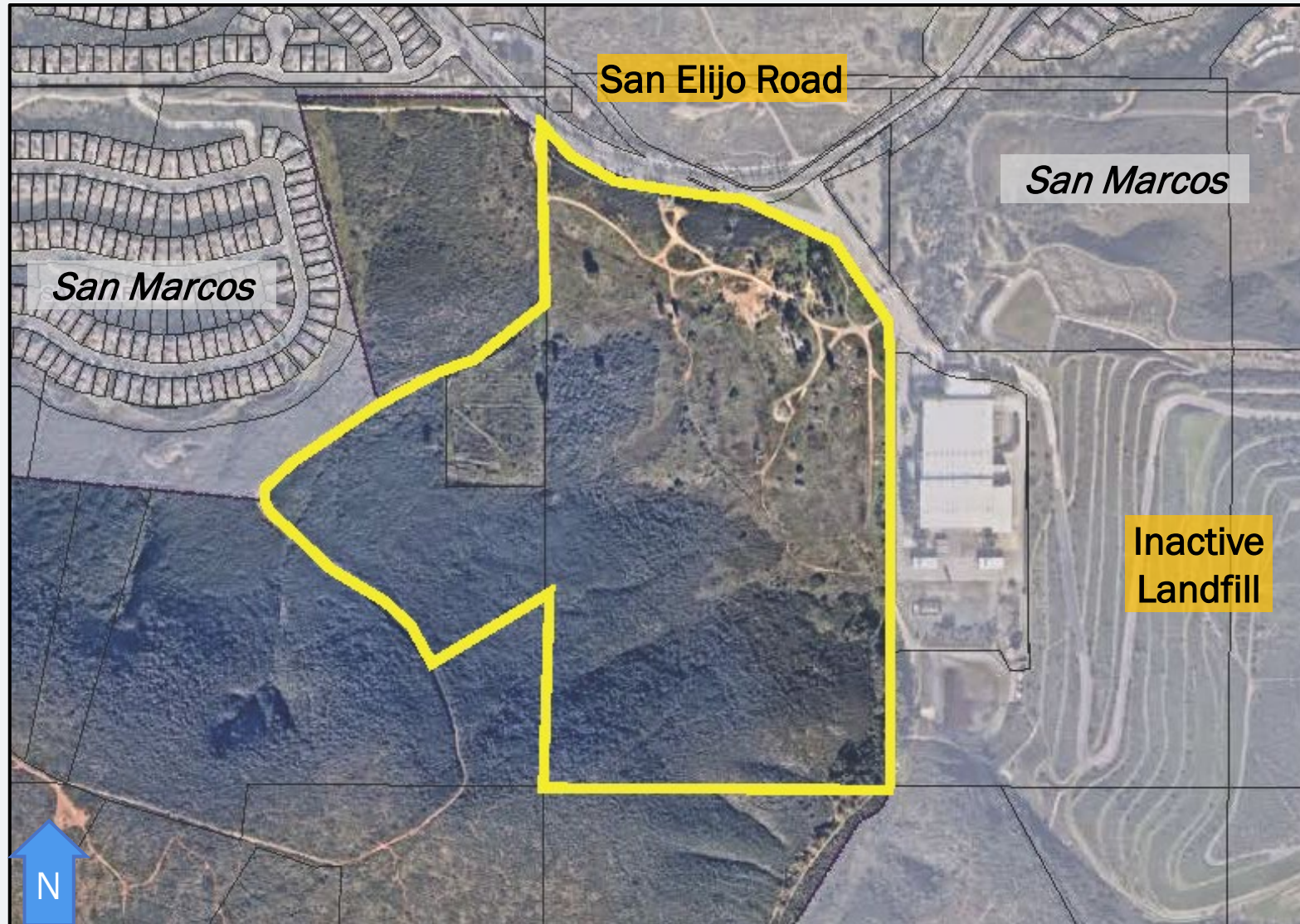
Provide comments on the Questhaven Project

- Effects of the project that may damage the physical environment
- Alternatives to the project that may be less damaging to the environment
- Modification to the project that may lessen the project's environmental effects

PROJECT LOCATION



PROJECT LOCATION (SITE AERIAL)



- 93 lots on 89.23 acres
 - 76 residential lots (7 affordable housing units)
 - 76 total residences
- Approximately 60+ acres of biological open space and fuel-modification zones
- Stormwater basins
- Private park
- Existing utility easements
- Private internal roads
- Approximately 167,100 cubic yards of cut/fill



PERMIT APPROVALS

- Tentative Map
- Site Plan
- Administrative Permit
- Density Bonus
- Habitat Loss Permit

PERMIT APPLICATIONS

Tentative Map

- Subdivide approximately 89.23 acres into 93 lots (76 residential unit lots as well as open space, stormwater, park, and roads)

Site Plan

- S80 (Open Space Use Regulations) require a Site Plan for the development
 - Findings tied to ensuring the placement of structures/buildings avoid degradation of significant physical features and preserve open space value

PERMIT APPLICATIONS

Administrative Permit

- Lot area averaging that allows clustering of lots and smaller lot sizes while protecting environmental resources
- Current Minimum Lot Size in Zoning: 1 Acre and 2 Acres
- Proposed Lot sizes ranging from 0.18 to 0.49 acres

Density Bonus

- Calculate density in accordance with State Density Bonus Law
 - Provide affordable housing (7 residential units for a total of 76 units)
- Side yard setback reduction incentives

HOW TO PROVIDE COMMENTS

Notice of Preparation Period (30-days)

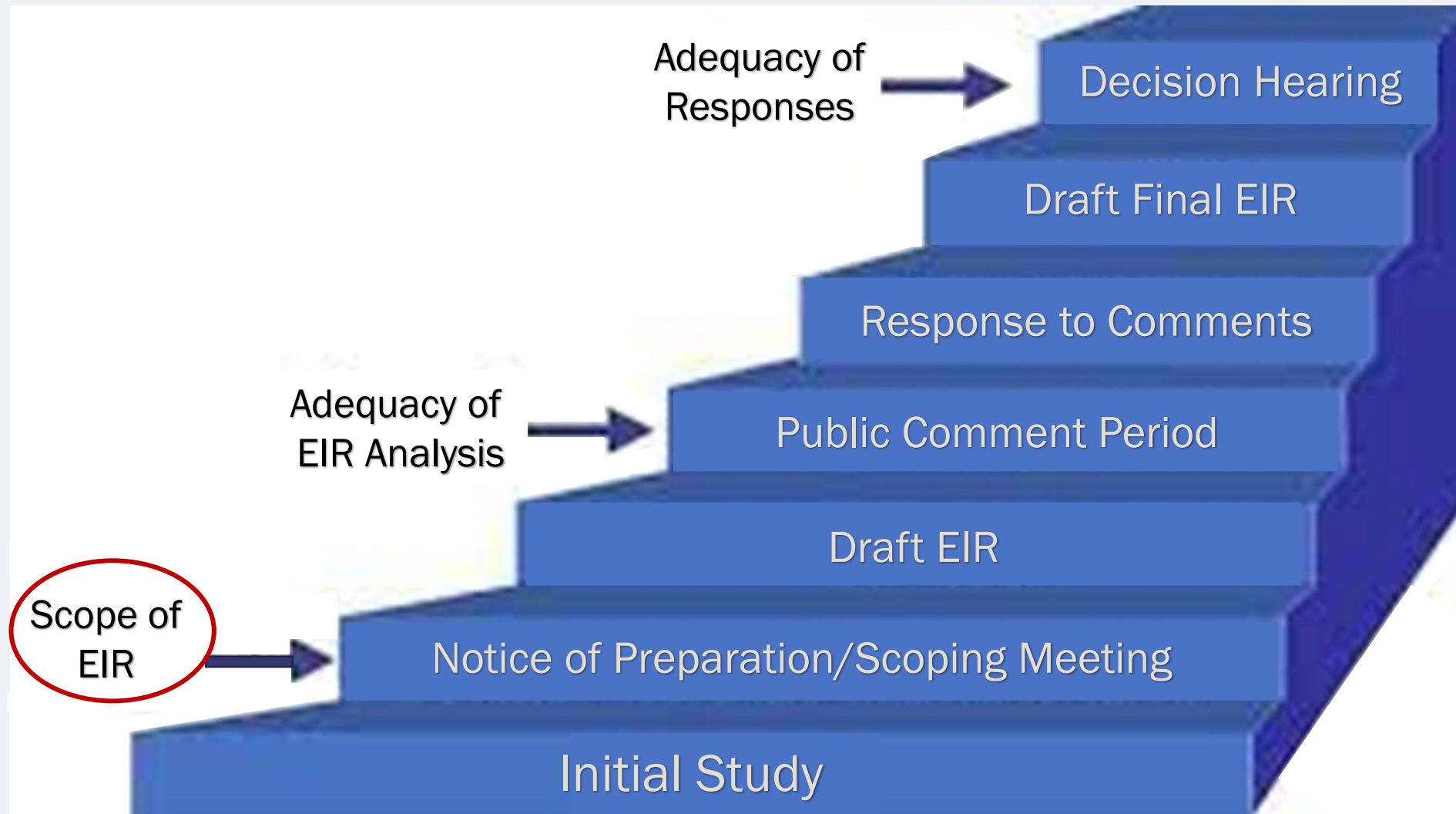
- Concludes October 3rd at 4:00 p.m.

Options to Submit Comments

- By email to sean.oberbauer@sdcounty.ca.gov
- By US mail to:

Sean Oberbauer
Planning and Development Services Department
5510 Overland Avenue, Suite 310
San Diego, California, 92123

HOW TO STAY INVOLVED



ADDITIONAL INFORMATION

For additional information, please see the following County website:

<https://www.sandiegocounty.gov/content/sdc/pds/ceqa/TM-5643.html>

County Project Contact: Sean Oberbauer

Phone: (619) 323-5287

Email: Sean.Oberbauer@sdcounty.ca.gov

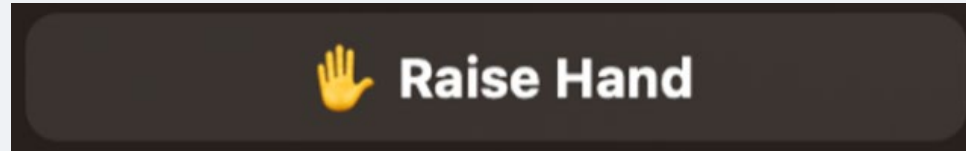
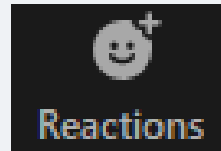


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PUBLIC COMMENTS (PARTICIPATION)



Computer

- Please click the button to “raise your hand” located on the tool bar at the bottom of your screen in “reactions”
- When it is your turn to speak, we will call your name.
- At that time, please unmute your microphone, state your name, and begin your comment.

Phone

- When it is your turn to speak, we will call out the last four digits of your phone number.