



# County of San Diego

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**DAHVIA LYNCH**  
DIRECTOR

## NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

September 1, 2022

NOTICE IS HEREBY GIVEN that the County of San Diego, Planning & Development Services, will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following project. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report (EIR). A Notice of Preparation (NOP) document, which contains a description of the probable environmental effects of the project, can be reviewed at the following website link: [http://www.sdcountry.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcountry.ca.gov/pds/ceqa_public_review.html).

**QUESTHAVEN, PDS2020-TM-5643; PDS2020-AD-20-011; PDS2022-STP-22-018, LOG NO. PDS2020-ER-20-08-008.**

### **Description of the Project:**

The Questhaven Project (Project) consists of a Tentative Map, Site Plan, Density Bonus Permit, and an Administrative Permit on approximately 89.23 acres (Figure 4). 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 and fuel-modification zones. 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 also includes 0.09-acre of off-site clearing within an existing right-of-way. The Project proposes seven affordable housing units as part of the Density Bonus application. The Project density is consistent with the General Plan Designations of the property by calculating density on the property in accordance with the Density Bonus Program defined by State law and the County Zoning Ordinance (Figure 3). 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.

### **Location of the Project:**

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 (Figures 1 and 2). 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.

**Probable Environmental Effects of Project:**

In accordance with CEQA Guidelines Section 15063(a), the County has determined that an EIR is required for the project and has elected to not prepare an Initial Study. The County anticipates that the EIR will evaluate impacts for the following subject areas in accordance with CEQA Guidelines Appendix G:

- |                                 |                                      |                                   |
|---------------------------------|--------------------------------------|-----------------------------------|
| • Aesthetics                    | • Agriculture and Forestry Resources | • Air Quality                     |
| • Biological Resources          | • Cultural Resources                 | • Energy                          |
| • Geology and Soils             | • Greenhouse Gas Emissions           | • Hazards and Hazardous Materials |
| • Hydrology and Water Quality   | • Land Use and Planning              | • Mineral Resources               |
| • Noise                         | • Population and Housing             | • Public Services                 |
| • Recreation                    | • Transportation                     | • Tribal Cultural Resources       |
| • Utilities and Service Systems | • Wildfire                           |                                   |

Full documentation regarding if the project will have significant impacts to the following subject areas will be provided in the EIR. In the event that the project requires a Habitat Loss Permit or similar permit requiring public review/disclosure, it is anticipated that the public review will be conducted during the public review period for the EIR. The EIR will include mitigation measures related to potential impacts as well as alternatives for the Project. We are asking you to provide comments on the proposed project related to feasible mitigation measures and project alternatives that should be considered in the EIR.

An online/phone-in public scoping meeting/teleconference will be held to solicit comments on the NOP. This meeting will be held virtually on Tuesday, September 20, 2022, at 6:00 p.m. and will end by 7:30 p.m. The meeting may be accessed at this web link:

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

Comments on this NOP document must be received no later than October 3, 2022 at 4:00 p.m. (a 32-day public review period). Comments on the NOP must be sent to Sean Oberbauer, Planning & Development Services, 5510 Overland Avenue, Suite 310, San Diego, CA 92123 or emailed to [sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov).

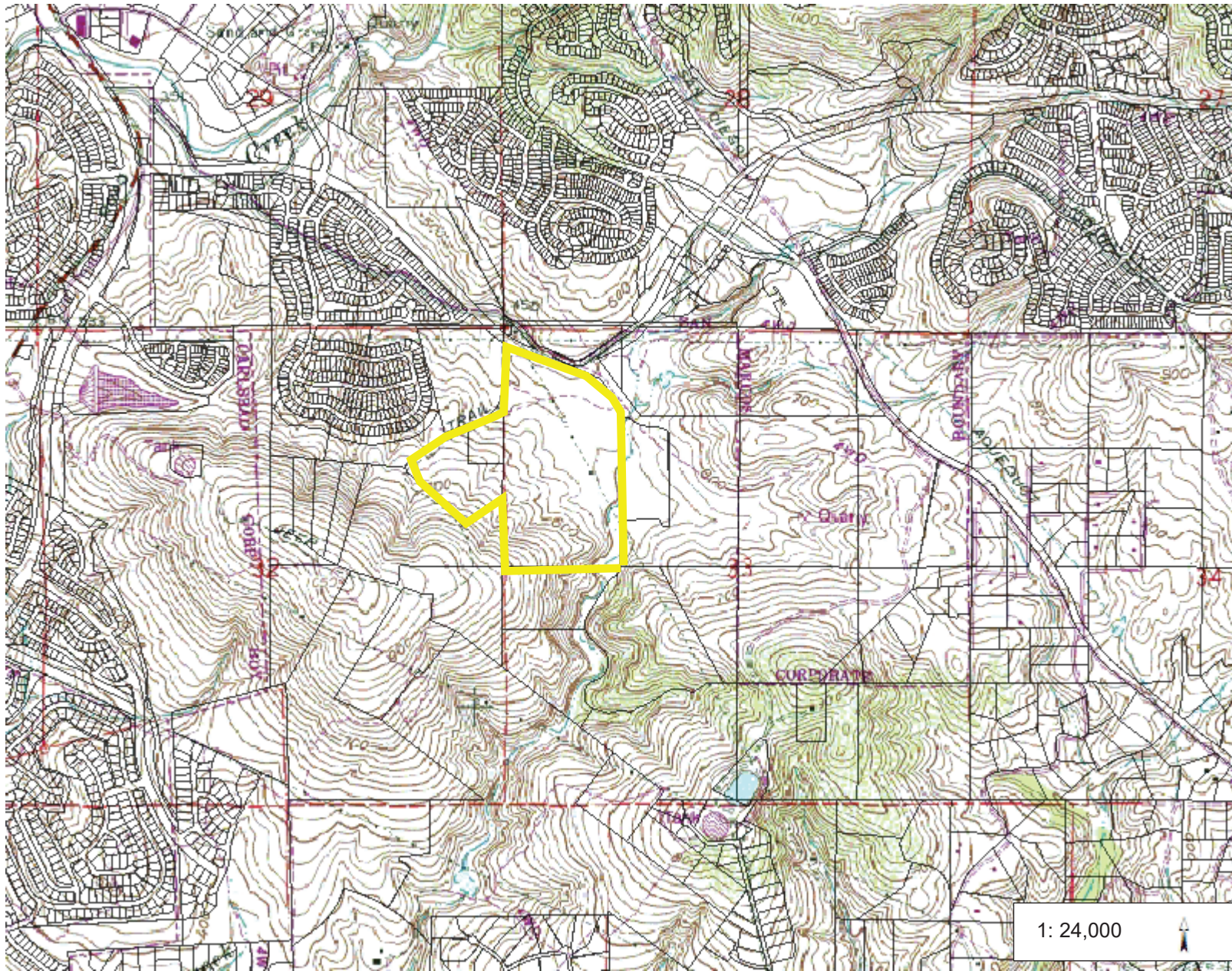
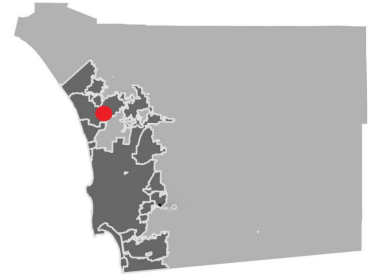
**County of San Diego Contact:**

Sean Oberbauer  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123  
(619) 323-5287  
[sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov)

**Attachments:**

- Figure 1 – Regional Map
- Figure 2 – Project Aerial
- Figure 3 – Density Map
- Figure 4 – Project Layout

## Location (USGS)

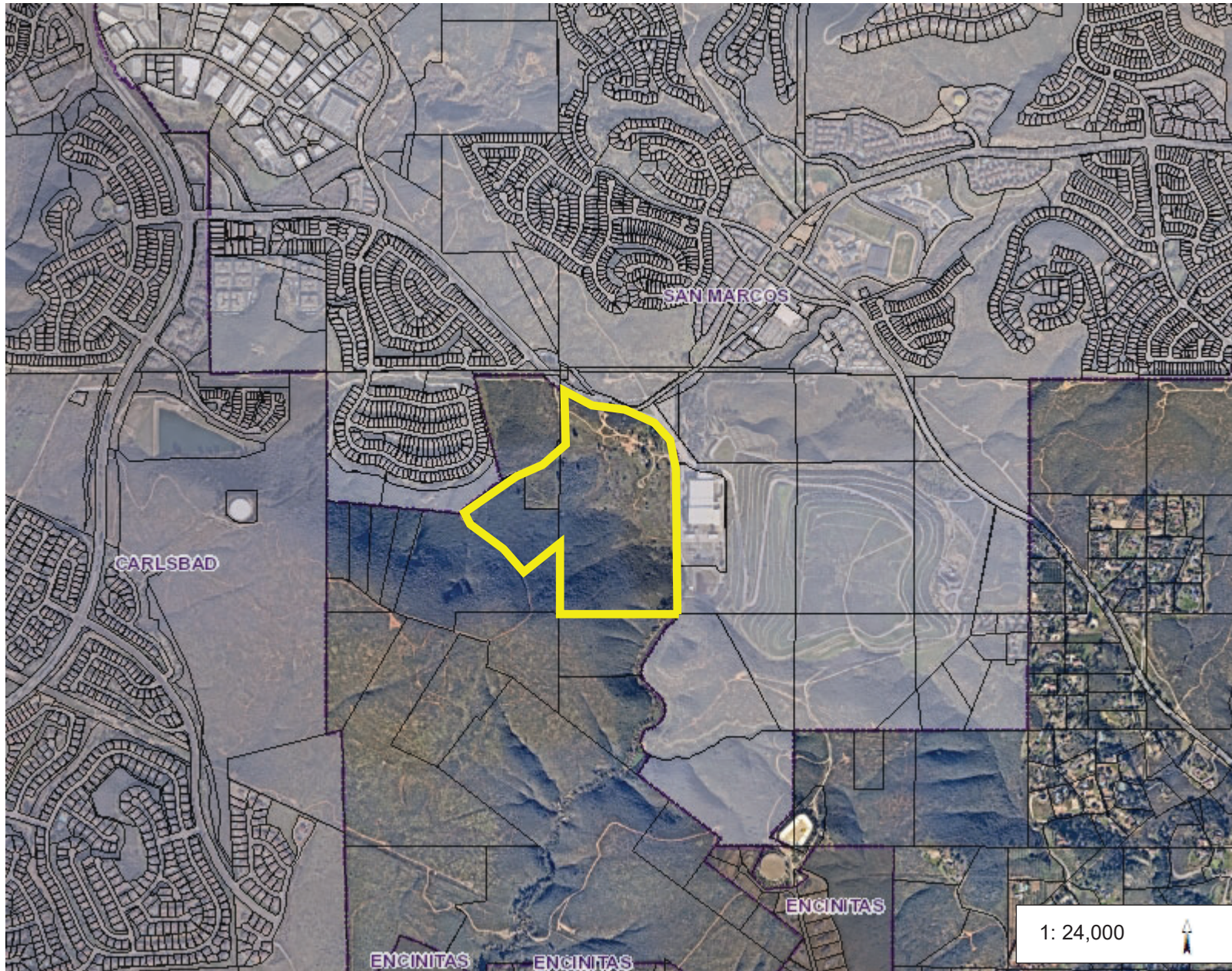
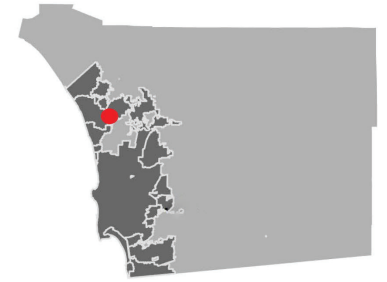


### Legend

☐ Parcels

0.8 0 0.38 0.8 Miles

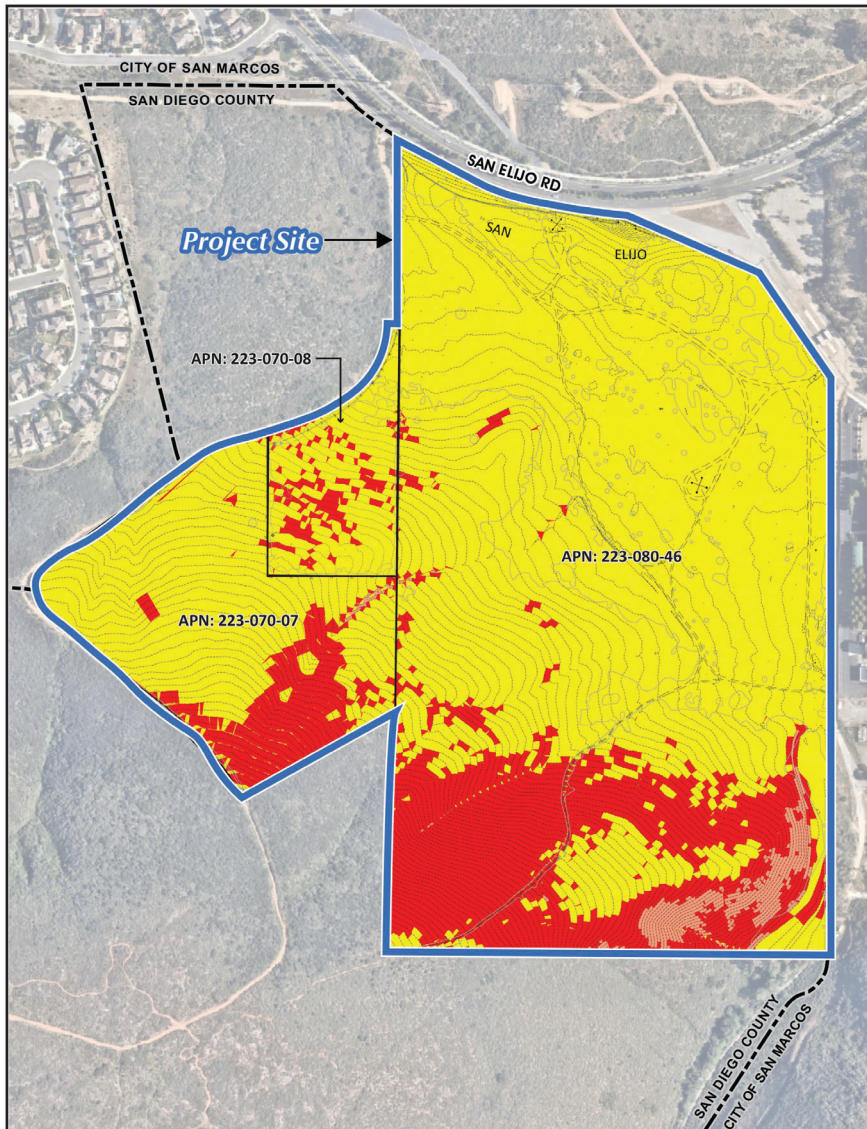
# Project Site Aerial



## Legend

- Parcels
- USGS Quad Index
- Municipal Boundaries**
  - CARLSBAD
  - CHULA VISTA
  - CORONADO
  - DEL MAR
  - EL CAJON
  - ENCINITAS
  - ESCONDIDO
  - IMPERIAL BEACH
  - LA MESA
  - LEMON GROVE
  - NATIONAL CITY
  - OCEANSIDE
  - POWAY
  - SAN DIEGO
  - SAN MARCOS
  - SANTEE
  - SOLANA BEACH
  - VISTA

0.8 0 0.38 0.8 Miles



Source(s): ESRI, NearMap Imagery (2022), Excel Engineering (06-05-2020)



Questhaven

Dwelling Unit Calculations Based on Slope Density			
Slope %	du/ac	Acres	Units
<b>APN 223-080-46 (GP Land Use: SR-1)<sup>1</sup></b>			
<25%	1	54.114	54.114
>25% & <50%	0.5	13.294	6.647
>50%	0.25	1.583	0.396
<b>Unit Count:</b>			<b>61.157</b>
<b>APN 223-070-07 (GP Land Use: SR-10)<sup>2</sup></b>			
<25%	0.1	11.755	1.176
>25% & <50%	0.05	3.376	0.169
>50%	0.05	0.049	0.002
<b>Unit Count:</b>			<b>1.347</b>
<b>APN 223-070-08 (GP Land Use: SR-10)<sup>2</sup></b>			
<25%	0.1	4.025	0.403
>25% & <50%	0.05	0.975	0.049
>50%	0.05	0	0
<b>Unit Count:</b>			<b>0.452 (rounded to 1)</b>
<b>Total General Plan Maximum Allowable Unit Count<sup>3</sup></b>			<b>63.504</b>
<b>Additional Units Allowed Per State Density Bonus Application</b>			<b>12</b>
<b>TOTAL ALLOWABLE UNIT COUNT</b>			<b>76</b>
1. Per General Plan Elements, Chapter 3, Table LU-2, Land Use SR-1 2. Per General Plan Elements, Chapter 3, Table LU-2, Land Use SR-10 3. Due to the unit count being at or above the half a unit count and due to the proposed State Density Bonus, the maximum unit count is determined to be 64 units			



#### Legend

- 0.00% - 25.00% Slope
- 25.00% - 50.00% Slope
- 50.00% - 300.00% Slope

San Diego County  
General Plan Land Use Designations

- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-10)

#### Slope Analysis

JN: 962-006  
Date: August 18, 2022

# Project Layout

