

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: Chabad Rancho Santa Fe Major Use Permit (PDS2023-MUP-23-013, ER Log: PDS2020-ER-20-08-006)

State Clearinghouse No.: 2025121222

Project Location: 14906 VIA DE LA VALLE, DEL MAR, CA 92014 (APNs: 302-110-29-00, 302-110-30-00)

Project Applicant: Ted Shaw on behalf of Atlantis Group; 2488 Historic Decatur Road, Suite 220, San Diego, CA 92106; (619) 523-1930

Project Description: The applicant requests a Major Use Permit for Chabad Jewish Center of Rancho Santa Fe on 2 lots, totaling approximately 2.43 gross acres. The project proposes to redevelop the property to include the construction of one (1) new building and three (3) existing-to-remain buildings. The proposed new building is a Chabad religious assembly center and communal space. Uses associated within the proposed new building's Religious Assembly will include administration offices, mikvah, religious education classes, kitchen, childcare, and meeting spaces. Outdoor spaces will include landscaped garden areas, courtyard, playground, and perimeter screening/fence. Existing as-built structures to remain include a candle shop/commercial space (approximately 3,395 gross sf), a single-family residence (approximately 1,701 gross sf), and an office (approximately 582 gross sf).

Agency Approving Project: County of San Diego

County Contact Person: Cathleen Phan, (619) 756-5903

Date Form Completed: March 6, 2026

This is to advise that the County of San Diego Director of Planning & Development Services has approved the above described project on March 6, 2025/Item #1 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.

The following determinations are only required for projects with Environmental Impact Reports:

5. A Statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

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)

Fish and Wildlife Code Section 711.4 compliance for the subject project is covered by a previous payment of fees associated with the environmental review conducted for PDS2023-MUP-23-013

Signature: _____  _____ Telephone: (619) 323-8950 _____

Name (Print): Angelica McLin Title: Planning Manager

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.