



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 5, 2022

NOTICE OF AVAILABILITY

DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24006914

The City of San Diego (City), as Lead Agency, has prepared a draft Mitigated Negative Declaration for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft Mitigated Negative Declaration and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) web-site at <http://www.sandiego.gov/ceqa/draft>.

HOW TO SUBMIT COMMENTS: Comments on this draft Mitigated Negative Declaration must be received by January 4, 2022 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (**Lot 31 Rancho Glens/No. 506590**). The City requests that all comments be provided electronically via email at: DSDFEAS@SanDiego.gov. However, if a hard copy submittal is necessary, it may be submitted to: **Sara Osborn, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: Lot 31 Rancho del Sol
- Project No. 506590
- SCH No. N/A
- Community Plan Area: Pacific Highlands Ranch
- Council District: 1

PROJECT DESCRIPTION: SITE DEVELOPMENT PERMIT (SDP) AND EASEMENT VACATIONS to allow for grading and improvements of a single-family residential lot in the existing Rancho Del sol single-family subdivision. Lot 31 of the Rancho del Sol subdivision was approved as a single-family residential lot in 1987 (Planned Residential Development [PRD] 86-0229 and Coastal Development Permit [CDP] 6-86-699). The project would include grading the site for the future construction of a single-family home, equestrian area, biofiltration basins, and access driveways. The project would vacate roadway easements and slope easements recorded in 1989 with the prior subdivision map, which were recorded to preserve right-of-way for the future construction of Carmel Valley Road that has since been realigned and constructed elsewhere. The proposed grading and vacation of roadway and slope easements are part of the proposed SDP. The future construction of a single-family home, equestrian area, biofiltration basins, and access driveways are anticipated and foreseeable at the project site. The anticipated future residence would conform to the zone development regulations for the AR-1-1 zone and with the specific design guidelines identified in the Rancho Del Sol Homeowners Association covenants, conditions and restrictions (CC&Rs). The usable residential pad would be approximately 16,250 square feet and the usable equestrian pad would approximately 6,700 square feet. Existing residences in the Rancho del Sol subdivision range from approximately 4,500 square feet to 7,000 square feet in size. It is anticipated that the future structures would be constructed to code without deviations and would conform to the Brush Management Zones required for the project. The 10.2-acre site contains Environmentally Sensitive Lands (ESL) for sensitive biological resources and steep slopes, is located in the Very High Fire Hazard Severity Zone, and within the Pacific Highlands Ranch Subarea Plan. The entire project site is within the

Multiple Habitat Planning Area (MHPA), the City's Multiple Species Conservation Program (MSCP) preserve system. The property is located within the Coastal Overlay Zone (Deferred Certification), Parking Impact Overlay Zone (Coastal Impact) and Council District 1. The site is designated by the General Plan for Residential and Estate Residential by the Pacific Highlands Ranch Subarea Plan and is zoned AR-1-1 and RX-1-2. LEGAL DESCRIPTION: Lot 31 of Rancho del Sol Unit 1, in the City of San Diego, State of California, according to Map No. 12477, filed October 18, 1989 in the Office of the County Recorder of San Diego County; Assessor's Parcel Number 305-060-18.

APPLICANT: Sandra L. Barczewski, 4208 Lakeway Boulevard, Lakeway, TX 78734.

RECOMMENDED FINDING: The draft Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **Biological Resources, Cultural Resources (Archaeology) and Tribal Cultural Resources.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft Mitigated Negative Declaration, and/or supporting documents in alternative format, please email the Development Services Department at DSDEASNoticing@sanidiego.gov. Your request should include the suggested recommended format that will assist with the review of documents.

ADDITIONAL INFORMATION: For environmental review information, contact Sara Osborn at (619)446-5381. For information regarding public meetings/hearings on this project, contact Development Project Manager, Martha Blake, at 619-446-5375. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on December 5, 2022.

Raynard Abalos
Deputy Director
Development Services Department