



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 9, 2023

NOTICE OF AVAILABILITY

DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008436

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) website at <http://www.sandiego.gov/ceqa/draft>. This Notice and draft environmental document was also distributed to the Central Library as well as the Scripps Miramar Ranch Library.

HOW TO SUBMIT COMMENTS: Comments on this draft Mitigated Negative Declaration must be received by close of business on July 10, 2023 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Beeler Canyon Residences /No. 649699). The City requests that all comments be provided electronically via email at: DSDEAS@Sandiego.gov. However, if a hard copy submittal is necessary, it may be submitted to: **Marlene Watanabe, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: Beeler Canyon Residences
- Project No. 649699
- SCH No. To be determined
- Community Plan Area: Rancho Encantada
- Council District: 6

PROJECT DESCRIPTION: A Tentative Map (TM), Site Development Permit (SDP), and an amendment to SDP No. 1442449. The project would subdivide a 2.79-acre site to create two lots on environmentally sensitive land. A 2,550-square-foot residence with a pool would be constructed on the western lot and a 3,150-square-foot residence would be constructed on the eastern lot. Each lot would have a detached 1,200 square-foot accessory dwelling unit (ADU). Additionally, the project would include Brush Management Zone 1 and Zone 2 within the project site. Various site improvements would also be constructed including associated hardscape, landscape, and a shared driveway. The 2.79-acre undeveloped site is located at 11275 Beeler Canyon Road. The project site is in the Residential (RS-1-8) Zone, has a General Plan Land Use Designation of Residential, and is designated Open Space within the Rancho Encantada Community Plan area and Council District 6. (*LEGAL DESCRIPTION: Parcel 3 of Map 6554*) **The site is not included on any Government Code listing of hazardous waste sites.**

APPLICANT: Huy Huynh

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@sandiego.gov. Your request should include the suggested recommended format that will assist with the review of documents.

ADDITIONAL INFORMATION: For environmental review information, contact Marlene Watanabe at (619) 446-5129. For information regarding public meetings/hearings on this project, contact Development Project Manager, Catherine Rom, at (619) 446-5277. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed June 9, 2023.

Raynard Abalos
Deputy Director
Development Services Department