

## NOTICE OF DETERMINATION

**To:**  Recorder/County Clerk  
P.O. Box 1750, MS A33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

**From:** City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Number:** 649699

**State Clearinghouse Number:** 2023060266

**Project Title:** Beeler Canyon Residences

**Project Location:** 11275 Beeler Canyon Rd, San Diego, CA 92064

**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*).

**Project Applicant:** Huy Huynh, 6971 Gordon Court, La Mesa CA, 91942, (858) 752-0036

This is to advise that the Planning Commission of the City of San Diego on January 18, 2024, approved the above described project and made the following determinations:

1. The project in its approved form  will,  will not, have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.  
 A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. \_\_\_\_\_ was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

3. Mitigation measures  were,  were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program  was,  was not, adopted for the project.

- 4. (EIR only) Findings  were,  were not, made pursuant to CEQA Guidelines Section 15091.
- 5. (EIR only) A Statement of Overriding Considerations  was,  was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Marlene Watanabe

Telephone: (619) 446-5129

Filed by: *Jeff Szymanski*  
Signature

Senior Planner  
Title