



NOTICE OF PUBLIC REVIEW PERIOD FOR A MITIGATED NEGATIVE DECLARATION AND A NOTICE OF CITY COUNCIL PUBLIC HEARING

NOTICE IS HEREBY GIVEN of the availability for public review of a **MITIGATED NEGATIVE DECLARATION. A PUBLIC HEARING** on this item will be held before the **POWAY CITY COUNCIL** at the time and location noted below. Environmental Assessment, Tentative Tract Map (TTM) 21-003 and Development Review (DR) 21-002 are a request for a 20-lot single-family residential subdivision that would be accessed from an extension of the existing cul-de-sac of Holly Oak Way. The project also consists of the demolition of an existing single-family residence, removal of trees present on the site, mass grading, and the construction of 20 single-family dwelling units. The project includes one affordable housing unit which makes the project eligible for a density bonus per State law. Pursuant to State density bonus law, the project is eligible for two concessions. The applicant is requesting concessions to have a reduced lot sizes and side yard setbacks. The site is not on any of the lists compiled pursuant to Section 65962.5 of the Government Code. This includes, but is not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subsection (f) of that Section.

DATE OF MEETING: July 19, 2022
TIME OF MEETING: 7:00 p.m.
LOCATION OF MEETING: City Council Chambers
13325 Civic Center Drive
Poway, CA 92064

PROJECT NUMBER/NAME: TTM21-003/DR21-002
McKee Orchard

APPLICANT/PROPERTY OWNER: McKee Orchard LLC
PROJECT ADDRESS/APN: 13667 Twin Peaks Road,
APN 314-192-02

STAFF PLANNER: Austin Silva, Senior Planner
EMAIL: asilva@poway.org
PHONE NUMBER: (858) 668-4658 or 668-4600

PUBLIC REVIEW PERIOD: The Mitigated Negative Declaration will be available for public review and comment from May 26, 2022, to June 15, 2022. The project would have potentially significant impacts to migratory and nesting birds and to archaeological resources. However, implementation of mitigation measures would reduce these impacts to a less than significant level. A Mitigated Negative Declaration has been prepared and is recommended for approval. Copies of the Mitigated Negative Declaration and all reports and documents referenced in it are on file in the Development Services Department at the address noted below. All comments concerning this environmental document must be submitted in writing to the Director of Development Services no later than June 15, 2022. The City is required to consider all written comments received during the noticed public review period prior to approving the project. ANY INTERESTED PERSON may review the staff report and the plans for this project and obtain additional information at the City of Poway Development Services Department, 13325 Civic Center Drive, Poway, CA, or by visiting the City's website at www.poway.org. If you wish to express comments in favor or against the above, you may appear in person at the above-described meeting or submit your comments in writing to the City Clerk, City of Poway prior to the public hearing. You may also participate by phone or online (details available at <https://poway.org/636/Council-Meetings>). If you have any questions regarding the process of this meeting, you may contact the City Clerk's Office at 858-668-4530 or email cityclerk@poway.org. If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. If you have special needs requiring assistance at the meeting, please call the City Clerk at (858) 668-4530 at least 24 hours prior to the meeting so that accommodations can be arranged.