



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 15, 2021

# NOTICE OF AVAILABILITY

## DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008719

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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 November 15, 2021** to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Via Del Mar CDP SDP / 670393). The City requests that all comments be provided electronically via email at: [DSDEAS@SanDiego.gov](mailto:DSDEAS@SanDiego.gov). However, if a hard copy submittal is necessary, it may be submitted to **Rachael Ferrell, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101**.

### GENERAL PROJECT INFORMATION:

- Project Name: VIA DEL MAR CDP SDP
- Project No. 670393
- SCH No. TBD
- Community Plan Area: CARMEL VALLEY
- Council District: 1

**PROJECT DESCRIPTION:** The project requests a Coastal Development Permit (CDP) and Site Development Permit (SDP) to construct a new 6,200-square-foot single-family residence with an attached three car garage and a detached 1,000-square-foot companion unit located at 3821 Via Del Mar. The 1.00-acre site is designated Spaced-Rural Residential pursuant to the Carmel Valley Community Plan and is subject to the AR-1-2 zoning requirements. The project is also subject to the Coastal (Non-Appealable) Overlay zone, Environmentally Sensitive Lands (Biological Resources and Steep Hillides), Transit Priority Area, Very High Fire Severity Zone, and Council District 1. (LEGAL DESCRIPTION: Parcel 2 of Map No 10227, City of San Diego, County of San Diego, State of California, July 16, 1980). The site is not included on any Government Code listing of hazardous waste sites.

**APPLICANT:** Lalit Dhir

**RECOMMENDED FINDING:** The draft Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **BIOLOGICAL 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](mailto: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 Rachael Ferrell at (619) 446-5129. For information regarding public meetings/hearings on this project, contact Development Project Manager, Karen Bucey, at (619) 446-5049. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on October 15, 2021.

Raynard Abalos  
Deputy Director  
Development Services Department