



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 16, 2020

# NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008313

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The City of San Diego Development Services Department, as Lead Agency, has prepared a draft Mitigated Negative Declaration for the following 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 of San Diego web-site at <http://www.sandiego.gov/ceqa/draft>.

**Comments on the draft environmental document must be received by November 5, 2020**, to be included in the final document considered by the decision-making authorities. Comments can be submitted to either of the following: **Rhonda Benally, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101**, or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov). Please ensure to include the project the project name and number in the subject line.

#### General Project Information:

- Project Name: Voltaire Street SDP/MW
- Project No. 640598
- SCH No. N/A
- Community Plan Area: Peninsula Community Plan
- Council District: 2

**Project Description: A SITE DEVELOPMENT PERMIT (SDP) AND MAP WAIVER** to allow for the construction of mixed-use development consisting of two, three-story, 38,589 square-foot buildings on one lot, consisting of 17 residential condominium units and one commercial space, on a 0.60-acre site. The project also proposes the demolition of existing buildings and the installation of new improvements that include sidewalks and landscaping, and to remove and replace driveway cuts. The project is addressed at 4103 and 4111 Voltaire Street in the CC-3-5 (Commercial Community) Zone within the Peninsula Community Plan, Community Plan Implementation Overlay Zone (CPIOZ)-B, Coastal Height Limit Overlay Zone, Redevelopment District, 65-70 dBA CNEL Noise Contour, Airport Influence Area (Review Area 1), Airport Safety Zones and the Federal Aviation Administration (FAA) Part 77 Notification area. The Peninsula Community Plan land use designation for the site is Neighborhood Commercial. (LEGAL DESCRIPTION: Lot 1 of Parcel Map 21718, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, September 10, 2019, APN 449-251-05, 06, 07 and 08.) The site is not included on any Government Code listing of hazardous waste sites.

**Applicant:** CityMark Communications, LLC

**Recommended Finding:** The draft Mitigated Negative Declaration concludes that the project would result in significant environmental impacts to the following areas: **CULTURAL RESOURCES (ARCHAEOLOGY) AND TRIBAL CULTURAL RESOURCES**

**Availability in Alternative Format:** To request this Notice, the draft Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Rhonda Benally at (619) 619-446-5468. For information regarding public meetings/hearings on this project, contact DPM Martha Blake at (619) 446-5375. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on October 16, 2020.

Gary Geiler  
Deputy Director  
Development Services Department