



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 3, 2020

# PUBLIC NOTICE OF A DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008364

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The City of San Diego Development Services Department has prepared a Mitigated Negative Declaration (MND) for the following project and is inviting your comments regarding the adequacy of the document. The draft MND and associated technical appendices have been placed on the City of San Diego web-site at <https://www.sandiego.gov/ceqa/draft> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. **Comments must be received by October 5, 2020** to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Rachael Ferrell, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or email your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line.

## General Project Information:

- Project Name: Vardy House SDP
- Project No. 644944
- SCH No. TBD
- Community Plan Area: Rancho Bernardo
- Council District: 5

**Project Description:** The project requests a Site Development Permit (SDP) for the construction of a new two-story 4,297-square-foot single-family residence with an attached garage, located on a vacant lot at 13074 Polvera Avenue. The project contains Environmentally Sensitive Lands (ESL) in the form of Steep Hillside and Biological Resources. Project features would include solar panels, green roof, retaining walls, associated hardscape, landscape, and a driveway. The 3.16-acre site is designated very Low Density Residential (0-4 du/ac) pursuant to the Rancho Bernardo Community Plan and is subject to the AR-1-2 zoning requirements. The project is also subject to Fire - Brush Management 100-foot setback, Fire - Brush Zone with 300-foot Buffer, Very High Fire Hazard Severity Zone, Residential Tandem Parking Overlay, and Council District 5. The site is not included on any Government Code listing of hazardous waste sites.

**Applicant:** Mark Silva

**Recommended Finding:** The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **Cultural Resources (Archaeology), Biological Resources, and Tribal Cultural Resources.**

**Availability in Alternative Format:** To request this Notice, the draft MND, 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 Rachael Ferrell at (619) 446-5129. The draft MND and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining copies of the draft MND or the separately bound technical appendices, they can be purchased for an additional cost. **For information regarding public meetings/hearings on this project, contact Tim Daly at (619) 446-5356.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on September 3, 2020.

Gary Geiler  
Deputy Director  
Development Services Department