

## NOTICE OF DETERMINATION

(Choose one)

**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:** 644944

**STATE CLEARINGHOUSE NUMBER:** 2020090035

**PROJECT TITLE:** Vardy House SDP

**PROJECT LOCATION:** 13074 Polvera Avenue, San Diego, CA 92128

**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. (LEGAL DESCRIPTION: Lot 2332 of Bernardo Trails, Unit No. 4, City of San Diego, CA. Map No. 8879)

**PROJECT APPLICANT:** Mark Silva, 3666 Argonne Street, San Diego, CA 92117, (858) 735-2375

This is to advise that the City of San Diego Hearing Officer on December 2, 2020 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.
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: Rachael Ferrell

Telephone: (619) 446-5129

Filed by: Sara Osborn

Signature

Senior Planner

Title