



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 18, 2022

NOTICE OF AVAILABILITY

DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008664

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 March 14, 2022 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Haines Street CDP/TM/SDP / 669397). The City requests that all comments be provided electronically via email at: DSDEAS@SanDiego.gov. However, if a hard copy submittal is necessary, it may be submitted to: **Morgan Dresser, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: HAINES STREET CDP/TM/SDP
- Project No. 669397
- SCH No. N/A
- Community Plan Area: Pacific Beach
- Council District: 2

PROJECT DESCRIPTION: A COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, TENTATIVE MAP and RIGHT-OF-WAY VACATION to demolish an existing single family dwelling unit and garage to subdivide an existing lot into three lots and construct a single-dwelling unit, Companion Unit, and Junior Unit on each lot. In addition, various site improvements would also be constructed including associated hardscape and landscape. The 0.186-acre project site is located at 3903 Haines Street. The project site is designated residential and zoned RM-1-1 per the Pacific Beach Community Plan area. The project site is also within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Parking Impact Overlay Zone (Beach and Coastal Impact), and the Residential Tandem Parking Overlay Zone. (LEGAL DESCRIPTION: Map 895, Block 12, Lot 23 and 24.)

The site is not included on any Government Code listing of hazardous waste sites.

APPLICANT: Matthew DeVincenzo

RECOMMENDED FINDING: The draft Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **TRIBAL CULTURAL 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. Your request should include the suggested recommended format that will assist with the review of documents.

ADDITIONAL INFORMATION: For environmental review information, contact Morgan Dresser at (619) 446-5404. For information regarding public meetings/hearings on this project, contact Development Project Manager, Bryan Hudson, at (619) 446-5333. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on February 18, 2022.

Raynard Abalos
Deputy Director
Development Services Department