



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 6, 2022

NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 11004500

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>. This Notice and draft environmental document was also distributed to the Central Library as well as the Carmel Valley Branch Library.

HOW TO SUBMIT COMMENTS: Comments on this draft Mitigated Negative Declaration must be received by close of business on October 27, 2022 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Novakovic Residence/No. 609169). 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: **Marlene Watanabe, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: Novakovic Residence
- Project No. 609169
- SCH No. To be determined
- Community Plan Area: Torrey Pines
- Council District: 1

PROJECT DESCRIPTION: *A COASTAL DEVELOPMENT PERMIT for demolition of the 480 square foot (sf) detached garage and partial demolition of the one-story 1,018 (sf) single-family residence to convert to a 1,018 sf accessory dwelling unit with a carport, and construction of a three-story 3,015 single-family modular residence with basement. The project would also construct associated site improvements (i.e. hardscape, site walls, driveway, landscaping). The proposed structures would not exceed 30 feet in height from grade. The 0.18-acre project site is located at 2288 Via Aprilia. The site is designated Residential and zoned RS-1-7 (Residential-Single Unit) zone within the Torrey Pines Community Plan area. Additionally, the site is located within the Coastal (Non- Appealable) Overlay Zone, Coastal Height Overlay Zone, Parking Impact Overlay Zone (Coastal Impact), and Mobility Zone 4. (LEGAL DESCRIPTION: Lots 26 and 27 in Block 1 of Del Mar Terrace per map 1527). **The site is not included on any Government Code listing of hazardous waste sites.***

APPLICANT: Tom Love

RECOMMENDED FINDING: The draft Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **CULTURAL RESOURCES (ARCHAEOLOGY) and 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 Marlene Watanabe at (619) 446-5129. For information regarding public meetings/hearings on this project, contact Development Project Manager, Xavier Del Valle, at (619) 557-7941. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed October 6, 2022.

Raynard Abalos
Deputy Director
Development Services Department