



THE CITY OF SAN DIEGO

Date of Notice: July 17, 2023

# NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC NOTICE OF A SCOPING MEETING

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009320

---

**NOTICE OF PREPARATION:** The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA), which requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code [PRC] Section 21000 et. seq.). According to California Code of Regulations (CCR) Title 14, Section 15064(f)(1), preparation of an EIR is required whenever a project may result in a significant adverse environmental effect. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

Thereby, this Notice of Preparation of an EIR and Scoping Meeting is publicly noticed and distributed on July 17, 2023. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego CEQA website at: <https://www.sandiego.gov/ceqa> under "Notice of Preparation and Scoping Meetings" tab.

**PUBLIC NOTICE OF SCOPING MEETING:** Consistent with Section 21083.9 of the CEQA Statutes and Section 15082 of the CEQA Guidelines, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. In lieu of a public scoping meeting to be held in person, a pre-recorded presentation will be made accessible to the public and available for viewing from July 17, 2023 through August 16, 2023.

**HOW TO REVIEW THE PRESENTATION:** Members of the public will be able to access the link to watch a pre-recorded presentation via livestream at <https://www.sandiego.gov/ceqa/meetings>. The link and pre-recorded presentation will remain available for viewing between July 17, 2023 at 12:00AM through August 16, 2023 at 12:00AM.

**HOW TO SUBMIT COMMENTS:** Comments on this Notice of Preparation document will be accepted for 30 days following the issuance of this notice and **must be received no later than August 16, 2023**. When submitting comments, please reference the project name and number (6110 Camino De La Costa /No. PRJ-1066101). Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when

responding. Upon completion of the scoping process, all public comments will be organized and considered in the preparation of the draft environmental document

Comment letters may be submitted electronically via e-mail at: [DSDEAS@sanidiego.gov](mailto:DSDEAS@sanidiego.gov). The City requests that all comments be provided electronically, however if a hard copy submittal is necessary, it may be submitted to:

Marlene Watanabe  
City of San Diego  
Development Services Department  
1222 First Avenue, MS-501  
San Diego, CA 92101

**GENERAL PROJECT INFORMATION:**

- **Project Name / Number:** 6110 Camino De La Costa /No. PRJ-1066101
- **Community Area:** La Jolla
- **Council District:** 1

**PROJECT DESCRIPTION:** A Coastal Development Permit and Site Development Permit to demolish an existing historically designated 3,036 square-foot (sf) 2-story residence and construct a new 2-story 10,013 sf residence with a basement located at 6110 Camino de la Costa. The project would also include a pool under the proposed residence and associated site improvements (i.e. hardscape and landscaping). The project would preserve the existing wall along the frontage of the site and detached garage in place. The site would be accessible from a new driveway off Camino De La Costa and the project would connect to existing utilities within Camino De La Costa. Drainage would be directed away from the coastal bluff and directed into the existing storm drain system. The proposed project would also include removal of the existing walls and stairs west of the bluff edge and would preserve all portions of the lot west of the bluff edge as Environmentally Sensitive Lands (sensitive coastal bluff) within a Covenant of Easement. The Covenant of Easement would include land use restrictions with the intent to preclude future development and to preserve the area. The 0.37-acre project site is located at 6110 Camino De La Costa in the La Jolla Community Planning Area in the City of San Diego. The project site is zoned as RS-1-5 and designated as Low Density Residential (5-9 du/ac) within the La Jolla Community Plan area. The project site contains Environmentally Sensitive Lands consisting of sensitive coastal bluffs. The project site is also located within overlays including Environmentally Sensitive Lands, Coastal Overlay (Appealable) Zone, Coastal Height Limit Overlay Zone, First Public Roadway Overlay, Parking Impact Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area. **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** Matthew Segal

**RECOMMENDED FINDING:** Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: Land Use, Geologic Conditions, Cultural Resources, Hydrology, Water Quality, and Cumulative.

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice or any additional information in an alternative format, please email the Development Services Department at [DSDEASNoticing@sanidiego.gov](mailto:DSDEASNoticing@sanidiego.gov). Your request should include the suggested recommended format that will assist with the review of documents.

**ADDITIONAL INFORMATION:** For environmental review information, contact the environmental analyst, Marlene Watanabe at (619) 446-5129. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. **For information regarding public meetings/hearings on this project, contact the Project Manager, Jose Bautista at (619) 557-7983.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on July 17, 2023.

Raynard Abalos  
Deputy Director  
Development Services Department

**ATTACHMENTS:** NOP Distribution List  
Figure 1: Project Location  
Figure 2: Site Plan