



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 31, 2023

NOTICE OF AVAILABILITY

DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007347

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 close of business on Friday, October 13, 2023 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (CT Homes/No. 0557456). 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: **Kelli Rasmus, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: CT HOMES SINGLE FAMILY RESIDENTIAL UNIT
- Project No. 557456
- SCH No. Pending
- Community Plan Area: North Park
- Council District: 3

PROJECT DESCRIPTION: CT Homes Single Family Residential Unit The project proposes construction of a new 2,677 square-foot (sf), two-story single-family residence with attached garage, on a vacant 0.12-acre site. A total of 205 linear feet of concrete masonry unit (CMU) wall would be constructed on the north and south sides of the project site. The project would also include off-site construction of a 30-foot-wide private driveway connecting the project site to the southern terminus of Felton Street, 465 linear feet of a 6-inch public water main located beneath the proposed driveway and 321 linear feet of a 4-inch sewer lateral extending east from the project site totaling 0.315 acres of off-site development. Altogether the project area totals 0.435-acres. The project site is located within the North Park Community Plan Area and RS-1-1 Residential Zone, Very High Fire Hazard Severity Zones, Airport Influence Area (Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area within Council District 3. **The site is not included on any Government Code listing of hazardous waste sites.**

APPLICANT: CT Homes

RECOMMENDED FINDING: The draft Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **BIOLOGICAL 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 Kelli Rasmus at (619) 557-7990. For information regarding public meetings/hearings on this project, contact Development Project Manager, Chandra Clady, at (619) 446-5286. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on August 31, 2023.

Raynard Abalos
Deputy Director
Development Services Department