



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 4, 2025

# NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 24009191

---

The City of San Diego (City), as Lead Agency, has prepared a draft Mitigated Negative Declaration (MND) for the project described below and is inviting comments on the adequacy of the document. The draft MND and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) website at <http://www.sandiego.gov/ceqa/draft>.

**HOW TO SUBMIT COMMENTS:** Comments on this draft MND must be received by close of business on May 5, 2025 to be included in the final environmental document considered by the decision-making body. When submitting comments, please reference the project name and number, 2072 Via Casa Alta / PRJ-0698915, in the subject line. The City requests that comments be submitted electronically via email to: [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov). However, if a hard copy submittal is necessary, it may be mailed to: **Marlene Watanabe, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

**GENERAL PROJECT INFORMATION:**

- Project Name: 2072 Via Casa Alta
- Project No. PRJ-0698915
- SCH No. N/A
- Community Plan Area: La Jolla
- Council District: 1

**PROJECT DESCRIPTION:** The project proposes a Coastal Development Permit (CDP), Site Development Permit (SDP), and a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment (BLA) for a new 16,251-square-foot (sf) 2-story single dwelling unit over basement, accessory structure, pool, and associated site improvements (i.e. hardscape and landscaping) on a vacant lot located at 2072 Via Casa Alta. The 0.77-acre site contains Environmentally Sensitive Lands (ESL) for sensitive biological resources and steep slopes, is located in the RS-1-1 Zone and Coastal Overlay (Non-Appealable) Zone and is designed Very Low Density Residential (0-5 DU/AC) and Parks, Open Space within the La Jolla Community Plan area. (LEGAL DESCRIPTION: Lot 15 of La Jolla Scenic West, Map No. 8482.) **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**APPLICANT:** Claude Anthony Marengo, Marengo Morton Architects Inc.

**RECOMMENDED FINDING:** The draft MND determined the proposed project would result in significant environmental effects in the following areas: **Biological Resources, Cultural Resources (Archaeology), and Tribal Cultural Resources.**

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice, the draft MND, and/or supporting documents in an alternative format, please email the Development Services Department at [DSDEASNoticing@sandiego.gov](mailto:DSDEASNoticing@sandiego.gov). Your request should include the suggested recommended format that will assist with review of the 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, Sara Osborn, at (619) 446-5381. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on April 4, 2025.

Raynard Abalos  
Deputy Director  
Development Services Department