



THE CITY OF SAN DIEGO
DATE OF NOTICE: May 19, 2025

NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Process Three, Coastal Development Permit for the implementation of a habitat restoration program to restore 595 acres of disturbed habitats within the 1,740-acre study area at the Tijuana River Valley Regional Park, bordered by Sunset Avenue to the north, the U.S.-Mexico International Border to the south, Border Field State Park to the west, and Dairy Mart Road and the community of San Ysidro to the east. The project site is in the Open Space-Floodplain (OF-1-1), Agricultural Residential (AR-1-1 and AR-1-2) Base Zones, Coastal (Appealable; Deferred Certification) Overlay Zones, Multiple-Habitat Planning Area, Special Flood Hazard Area, Brush Management, within the Tijuana River Valley Community Plan Area. Council District 8. This development is within Coastal (Appealable; Deferred Certification) Overlay Zone and the application was filed on April 1, 2025.

PROJECT NO:	PRJ-1122587
PROJECT NAME:	<u>Tijuana River Valley Regional Park Habitat Restoration Project</u>
PROJECT TYPE:	Coastal Development Permit, Process Three
APPLICANT:	County of San Diego, Parks and Recreation Department
COMMUNITY PLAN AREA:	Tijuana River Valley
COUNCIL DISTRICT:	8
CITY PROJECT MANAGER:	Mark Lopez, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 533-4701 / LopezMA@sandiego.gov

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. **Please note there is no recognized community planning group for Tijuana River Valley.**

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above. This information will be made available in alternative formats upon request.

Internal Order No.: 24010096



Development Services Department

Mark Lopez/ Project No. PRJ-1122587

1222 First Avenue, MS 501

San Diego, CA 92101-4101

RETURN SERVICE REQUESTED