



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 13, 2020

PUBLIC NOTICE OF A DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008090

The City of San Diego Development Services Department has prepared a Mitigated Negative Declaration (MND) for the following project and is inviting your comments regarding the adequacy of the document. The draft MND and associated technical appendices have been placed on the City of San Diego web-site at <https://www.sandiego.gov/ceqa/draft> under the "California Environmental Quality Act (CEQA) Notices & Documents" section.

Comments must be received by September 14, 2020, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Morgan Dresser, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@sandiego.gov with the Project Name and Number in the subject line.

General Project Information:

- Project Name: Lisbon Heights
- Project No. 622368
- SCH No. TBD
- Community Plan Area: Skyline-Paradise Hills
- Council District: 4

Project Description: A request for a TENTATIVE MAP, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT and an EASEMENT VACATION for the subdivision of an existing parcel into 28 lots and the subsequent construction of 24 single family dwelling units, private drives, and open space area. Lots 1 through 24 would range from 3,277 to 9,329 square feet. Lots A through C would be Homeowner Association (HOA) lots. HOA Lot A would be 29,478 square feet for private drives, HOA Lot B would be 4,263 square feet with a biofiltration basin, and HOA Lot C would be 4,980 square feet with a biofiltration basin and required open space. An additional 2,010-square foot lot would contain a drainage easement. The project is requesting deviations from the development regulations including lot area, lot width, retaining walls, lot size, perimeter walls, and street frontage. The vacant project site is located at 7108-7112 Lisbon Street. The project site is designated Residential-Low Density (0-10 dwelling units per net residential acre (DU/NRA)) and zoned RS-1-7 within the Skyline-Paradise Hills Community Plan area. Additionally, the project site is within the Very High Fire Severity Zone. (LEGAL DESCRIPTION: Parcel 1 of Parcel Map No. 9343 in the City of San Diego as file No. 79-463698.). **The site is not included on any Government Code listing of hazardous waste sites.**

Applicant: Cheryl Lee, Bay View Methodist Heights

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **BIOLOGICAL RESOURCES.**

Availability in Alternative Format: To request this Notice, the draft MND, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Morgan Dresser at (619) 446-5404. The draft MND and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining copies of the draft MND or the separately bound technical appendices, they can be purchased for an additional cost. **For information regarding public meetings/hearings on this project, contact Edith Gutierrez at (619) 446-5117.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on August 13, 2020.

Gary Geiler
Deputy Director
Development Services Department