



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 9, 2024

# NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009065

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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 Monday, June 10, 2024,** to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Chan & Chung Single Family Residence/PTS 698398). The City requests that all comments be provided electronically via email at: [DSDEAS@SanDiego.gov](mailto: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: CHAN & CHUNG SINGLE FAMILY RESIDENCE
- Project No. 698398
- SCH No. Pending
- Community Plan Area: Carmel Valley
- Council District: 1

**PROJECT DESCRIPTION:** Chan & Chung Single Family Residence: A Site Development Permit (SDP) to construct a new 5,629 square-foot, two-story, single-family residence with an attached 850-square foot 3-car garage. The residence would include a 3,706 square-foot first floor and a 1,073 square-foot second floor. The project would also construct a concrete pad for a future 800 square-foot accessory dwelling unit and 300 square-foot garage on the southwestern portion of the property. Associated site improvements (hardscape and landscape) as well as Brush Management Zones 1 and 2 are also included on a vacant parcel located at 4004 Arroyo Sorrento Road. The 1.79-acre site is zoned AR-1-1 (Agricultural-Residential) and designated Rural Residential (1 du/acre) in the Planned Urbanizing Area of the Carmel Valley Community Plan, Very High Fire Hazard Severity Zone and Transit Priority Overlay Zone. Council District 1. (LEGAL DESCRIPTION: That portion of the southwest quarter of the northeast quarter of Section 30, Township 14 South, Range 3 West, San Bernadino Base and Meridian, in the City of San Diego, County of San Diego, State of California. APN 307-062-18-00) **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** Laurie Fisher, Laurie C. Fisher Architecture, Inc.

**RECOMMENDED FINDING:** The draft Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **BIOLOGICAL RESOURCES, CULTURAL 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](mailto: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, Mark Lopez, at (619) 533-4701. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on May 9, 2024.

Raynard Abalos  
Deputy Director  
Development Services Department