



**SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET**

**FILED**  
Mar 17, 2023 02:43 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000196  
State Receipt # 37031720230173  
Document # 2023-NOD-33'

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

MCCARTY ESTATES

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON** March 17, 2023  
**Posted** March 17, 2023 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**NOTICE OF DETERMINATION**  
**(Consistency Determination Pursuant to CEQA Section 15162)**

(Choose one)

**To:**  Recorder/County Clerk  
P.O. Box 1750, MS A33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

**From:** City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Number:** 1056892

**State Clearinghouse Number:** N/A

**Project Title:** McCarty Estates

**Project location:** 3929 Arroyo Sorrento Rd

**Project description:** The project is an Extension of Time for Project No. 515157, Site Development Permit No. 1815468, Planned Development Permit No. 1815503, and Tentative Map No. 1815504 which was issued on 7/14/2018 for the subdivision of property into two lots and construction of 1 single dwelling unit. The 2.36-acre site is located at 3929 Arroyo Sorrento Rd. in the AR-1-2 zone in the Carmel Valley Community Plan area, Council District 1.

The McCarty Estates was for a Site Development Permit, a Planned Development Permit and a Tentative Map to subdivide a 2.36-acre parcel into 2 legal parcels with the subsequent construction of a single-dwelling unit. Parcel 1 would be 1.36 acres and retain the existing single-dwelling unit. Parcel 2 would be 1.00 acre and demolish existing horse corrals and auxiliary structures and construct a single dwelling unit. Various site improvements would also be constructed including associated hardscape and landscape. Additionally, the project is requesting deviations to minimum street frontage. The request for an extension of time (EOT) was reviewed by the Environmental Analysis Section and it was concluded there was no change within the scope of the previously approved project and MND and no further environmental review was required.

Pursuant to Public Resources Code Section 21166 and CEQA guidelines 15162, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent Negative Declaration/Mitigated Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

The proposed project  would, or  would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in Mitigated Negative Declaration.

**Project applicant:** Jorge Palacios, JP Engineering; 4849 Ronson Court, Suite 105 San Diego, CA 92111; (858) 569-7377

This is to advise that the Development Services Department of the City of San Diego on December 22, 2022 approved the above described project and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
- (2) No Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration was adopted, shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous Mitigated Negative Declaration;
- b. Significant effects previously examined will be substantially more severe than shown in the Mitigated Negative Declaration;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Mitigated Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

It is hereby certified that the final environmental report, including comments and responses, is available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Sara Osborn

Telephone: (619) 446-5381

Filed by: *Sara Osborn*

Signature

Senior Planner

Title

**[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]**

Reference: California Public Resources Code, Section 15162/63.

San Diego County



Transaction #: 7053235  
Receipt #: 2023093367

JORDAN Z. MARKS  
Assessor/Recorder/County Clerk  
1600 Pacific Highway Suite 260  
P. O. Box 121750, San Diego, CA 92112-1750  
Tel. (619) 237-0502 Fax (619) 557-4155  
[www.sdarcc.gov](http://www.sdarcc.gov)

Cashier Date: 03/17/2023  
Cashier Location: SD

Print Date: 03/17/2023 2:44 pm

Payment Summary

Total Fees:	\$2,814.00
Total Payments:	\$2,814.00
Balance:	\$0.00

Payments

CHECK PAYMENT #1552	\$2,764.00
CHECK PAYMENT #1712	\$50.00
<b>Total Payments</b>	<b>\$2,814.00</b>

Filing

CEQA - NOD	FILE #: 2023-000196 Date: 03/17/2023 2:43PM Pages: 3
	State Receipt # 37-03/17/2023-0173
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Mitigated/Negative Declaration	\$2,764.00
<b>Total Fees Due:</b>	<b>\$2,814.00</b>
<b>Grand Total - All Documents:</b>	<b>\$2,814.00</b>



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:  
 37-03/17/2023-0173  
 STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 03/17/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0033	
PROJECT TITLE MCCARTY ESTATES		

PROJECT APPLICANT NAME JORGE PALACIOS, JP ENGINEERING	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-569-7377	
PROJECT APPLICANT ADDRESS 4849 RONSON COURT, SUITE 105	CITY SAN DIEGO	STATE CA	ZIP CODE 92111

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	2,764.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$    2,814.00

SIGNATURE <i>X Daniel Butler</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
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Payment Reference #: CHECK# 1552 & CHECK# 1712