



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 26, 2024

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009290

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**PROJECT NAME / NUMBER:** 309 Sycamore/ PRJ 1062807

**COMMUNITY PLAN AREA:** San Ysidro Community Plan

**COUNCIL DISTRICT:** 8

**LOCATION:** 309-11 Sycamore Road, San Diego, CA 92173

**PROJECT DESCRIPTION:** The project proposes a Coastal Development Permit for Raintree Terrace - Phase 2 to demolish two (2) existing residences and construction of six (6), three-story multifamily residential buildings totaling 50,628-square-feet, each with (4) townhouses for a total of 24 units, with 2 of those units as accessory dwelling units (ADUs), on a 1.07-acre site. The site is in the RM-1-1 (Residential Multiple Unit) Base Zone within the San Ysidro Community Plan area, San Ysidro South Neighborhood District, Coastal Overlay Zone (Non-Appealable), San Ysidro Redevelopment Project, Very High Fire Hazard Severity Zone, Parking Impact Overlay Zone (Coastal Impact), Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Brownfield Airport (BFA) and NOLF Imperial Beach, Review Area 2), and the Federal Aviation Administration Part 77 Notification Area. **LEGAL DESCRIPTION:** Lot A-62 of San Ysidro Map 1174, APN 666-150-07. The community plan designates the site as Low-Medium Density Residential (10-15 du/nra).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Development Services Department

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-Fill Development Projects.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project is consistent with the applicable General Plan designation (residential) and policies as well as applicable zoning designation (RM-1-1 (Residential Multiple Unit)) and regulations. The 1.07-acre

project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential), and is less than five acres. The project site has no value as a habitat for endangered, rare, or threatened species as the site contains non-native landscape vegetation and is located within a developed area. The project would not result in any significant impacts on traffic, noise, air quality, or water quality per the City staff review. Furthermore, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**DEVELOPMENT PROJECT MANAGER:** Christian Hoppe  
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On June 26, 2024, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (July 11, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.