



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 2, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 24009564

PROJECT NAME / NUMBER: 2060 Chalcedony/ PRJ 1093271

COMMUNITY PLAN AREA: Pacific Beach Community Plan

COUNCIL DISTRICT: 1

LOCATION: The site is located at 2060 Chalcedony Street; northwest corner of Chalcedony Street and Noyes Street, San Diego, CA.

PROJECT DESCRIPTION: Neighborhood Development Permit (NDP) and Tentative Map (TM), to demolish a single dwelling unit, subdivide the existing site into 7 lots, and construct 7 detached residential units on a 0.50-acre site. The project would include remedial grading, site utilities, surface improvements, landscaping, and post construction BMPs. The project site is in the RM-1-1 (Residential-Multiple Unit) Base Zone and is designated Low-Medium Density Residential (14 DU/AC) within the Pacific Beach Community Plan, Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, and the Transit Priority Area. **LEGAL DESCRIPTION:** Lots 14, 15, Por Lot 13 and Portion of Lot 16, in block two of Nettleship-Tye Tract No. 3 in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 2182. Parcel 2 in the City of San Diego, County of San Diego, State of California, According to Parcel Map Thereof No. 22007, APNs 416-361-26 and 416-316-30.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

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 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 and policies as well as zoning designation and regulations. The project site occurs within City of San Diego's jurisdiction and is surrounded by urban uses. The project site has no value

as habitat for endangered, rare or threatened species, nor would the project result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality. Lastly, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. Therefore, this exemption is deemed appropriate for in-fill development of residential units. Further, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; and 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

MAILING ADDRESS:

1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL:

(619) 446-5293 / CHoppe@sandiego.gov

On May 2, 2025, 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 (May 16, 2025). 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 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.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 05/02/2025

REMOVED: _____

POSTED BY: Myra Lee