



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 15, 2025

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

I.O. 11004500

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**PROJECT NAME / NUMBER:** 4588 Market Street / PRJ-1138054

**COMMUNITY PLAN AREA:** Encanto Neighborhoods

**COUNCIL DISTRICT:** 4

**LOCATION:** 4588 Market Street, San Diego, CA 92102

**PROJECT DESCRIPTION:** The project is requesting an EASEMENT VACATION to vacate public service easements, including a portion of a water, sewer, drainage, and public utilities easement granted per Map No. 3878 and a four-foot-wide unnamed easement granted per Map No. 2291. No development is proposed as part of the project. The 2.62-acre project site is located at 4588 Market Street and is zoned Commercial Community (CC-3-6) and Residential Multiple Unit (RM-1-1). The site is designated Community Mixed Use-Medium (30-44 dwelling units per acre [du/ac]) and Residential -Low Medium (10-14 du/ac) within the Encanto Neighborhoods Community Plan area. Additionally, the project site is within Complete Communities Housing Solutions (Floor Area Ratio [FAR] Tier 3: 6.5 FAR), Complete Communities Mobility Choices (Mobility Zone 2 and 3), Airport Land Use Compatibility Overlay Zone (San Diego International Airport), Transit Priority Area, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (San Diego International Airport – Review Area 1), and ALUCP Noise Contours (San Diego International Airport 60 – 65 CNEL). (LEGAL DESCRIPTION: Those portions of that particular Sewer, Water, Drainage, And Public Utilities Easement granted per and lying within Lots 353, 371 thru 373, 387 and Lots 403 thru 407 of Chollas View Subdivision Unit No. 2 in the City of San Diego, County of San Diego, State of California, according to Map No. 3878, recorded May 1, 1958, as file No. 70225 in the Office of the County Recorder of said County. That portion of that particular Unnamed Easement granted per and lying within Lot 1 of Wiemeyer Tract in the City of San Diego, County of San Diego, State of California, according to Map No. 2291, recorded July 17, 1945, as file No. 59294 in the Office of the County Recorder of said County. ASSESSOR'S PARCEL NUMBERS: 547-041-43, 547-041-44, and 541-523-10).

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3) (Common Sense Exemption) and 15305

(Minor Alterations in Land Use Limitations)

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

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The project qualifies for an exemption pursuant to CEQA Guidelines Section 15061(b)(3) because the project is proposing a mapping action where no physical changes are proposed, and the project would have no potential to cause a significant effect on the environment. The project also qualifies for the CEQA Guidelines Section 15305 exemption, considering the project is vacating an easement in an area with an average slope of less than 20% and no changes in land use or density would result. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project is not located within a particularly sensitive environment; would not significantly contribute to a cumulative impact; would not result in any physical changes visible from a scenic highway; is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource.

<b>DEVELOPMENT PROJECT MANAGER:</b>	Robin MacCartee
<b>MAILING ADDRESS:</b>	7650 Mission Valley Road, MS DSD-2A, San Diego, CA 92108
<b>PHONE NUMBER / EMAIL:</b>	(619) 687-5942 / RMacCartee@sandiego.gov

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On August 15, 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 (August 29, 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) 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-](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf)

[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:** 8/15/2025

**REMOVED:**

**POSTED BY:** Leilani Phillips