



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 7, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009987

PROJECT NAME / NUMBER: 7227 Fairway Rd / PRJ-1120571

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 7227 Fairway Road, San Diego, CA 92037

PROJECT DESCRIPTION: Coastal Development Permit (CDP) to allow the demolition of an existing two-story, single-dwelling unit and the construction of a 7,673 square-foot, two-story single-dwelling unit over a basement/garage on a 0.48-acre site located at 7227 Fairway Road. The project would also include grading, demolition and redevelopment/replacement of on-site amenities including landscaping, hardscape areas, and site walls. The parcel (APN 35-201-11) is zoned RS-1-4 (Residential-Single Unit) Base Zone and designated for Very Low Density Residential (0-5 dwelling units/acre) within the La Jolla Community Plan. The site is also located within the Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact), and the Very High Fire Hazard Severity Zone. **LEGAL DESCRIPTION:** Lot 8 of La Jolla Country Clube Knolls, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 4039.

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities; Section 15303, New Construction or Conversion of Small Structures; and Section 15332 In-Fill Development Site.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, Section 15303, New Construction or Conversion of Small Structures; and Section 15332, In-Fill Development Projects. The project proposes to demolish an existing two-story, single-dwelling unit to construct a two-story, single-dwelling involving negligible

or no expansion of existing or former use as single-family residence and therefore, meets the criteria under CEQA Section 15301(l)(1) which allows for the demolition and removal of individual small structures, specifically one single-family residence or in urbanized areas, up to three single-family residences. The project also meets the criteria set forth in CEQA Section 15303(a) which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone and 15303(e) accessory (appurtenant structures including garages, carports, patios, swimming pools and fences.) since redevelopment and replacement of the existing single-family residence and on-site amenities, such as the basement/garage, pool/spa, landscaping, and site walls, are proposed. Furthermore, 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 site is an infill site as defined by CEQA Statute Section 21061.3., "The site has been previously developed for qualified urban uses." The project is consistent with the applicable General Plan designation (residential) and policies as well as applicable zoning designation (Very Low Density Residential (0-5 dwelling units/acre) and regulations. The 0.48-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. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. 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.

The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

DEVELOPMENT PROJECT MANAGER:	May Rollin
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On November 7, 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 (November 24, 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@sanidiego.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: <u>11/7/25</u> REMOVED: <u></u> POSTED BY: <u>Myra Lee</u>
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