



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 7, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009886

PROJECT NAME / NUMBER: 727 Stafford Place / PRJ-1106527

COMMUNITY PLAN AREA: Peninsula

COUNCIL DISTRICT: 2

LOCATION: 727 Stafford Place, San Diego, CA 92107

PROJECT DESCRIPTION: The project is a Coastal Development Permit to demolish an existing single dwelling unit on a 0.32-acre site. The project includes construction of a new one-story, 3,116-square-foot single dwelling unit with a 531-square-foot attached garage, along with associated site improvements. The project is in the RS-1-7 Base Zone and Coastal Overlay Zone (Appealable Area) within the Peninsula Community Area, Council District 2. **LEGAL DESCRIPTION:** Parcel 1 of Parcel Map 20166, in the City of San Diego, County of San Diego, State of California, according to map thereof, filed in the Office of the County Recorder of San Diego County, December 8, 2006.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302, Replacement or Reconstruction.

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 15302, Replacement or Reconstruction; and where the exceptions listed in Section 15300.2 would not apply. Section 15302 allows "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure placed". This project would demolish an existing single-story, single dwelling unit, to be replaced with a single-story, single dwelling unit with an attached garage and associated site improvements. No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines

Section 15300.2 apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Xavier Del Valle
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 557-7941/ XDelValle@sandiego.gov

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](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 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-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) (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: 11/7/25

REMOVED:

POSTED BY: Myra Lee