



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 23, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010180

PROJECT NAME / NUMBER: Woodford Drive Residence / PRJ-1134889

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 0 Woodford Drive (APN-346-741-31-00), west of and adjacent to 2975 Woodford Drive San Diego, CA 92037

PROJECT DESCRIPTION: The project proposes a Site Development Permit (SDP) for demolition of a tennis court and construction of a new 6,562 square foot 2-story single dwelling unit with a 790 sf attached garage, a new 967 square foot 2-story accessory dwelling unit, a pool, and associated site improvements (hardscape and landscaping), located at 0 Woodford Dr. (APN: 346-741-3100) next to 2975 Woodford Dr. The 0.46-acre site is in the LJSPD-SF Base Zone and is designated Very Low Density Residential (0-5 du/ac) within the La Jolla Community Plan Area.

LEGAL DESCRIPTION: Lot 12 of La Jolla Vista Estates Map 6016.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities and Section 15303, New Construction or Conversion of Small Structures

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego 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 15301, which includes demolition of accessory structures and CEQA Section 15303, which consists of the construction and location of limited numbers of new small facilities or structures. Section 15301 allows for demolition and removal of accessory structures such as the tennis court. CEQA Section 15303 allows for the construction of up to three single-family residences in urbanized areas, utility extensions of reasonable lengths to serve such construction, and accessory (appurtenant) structures. The project

proposes the demolition of a tennis court and construction of a new single-family residence, ADU, and associated improvements. As such, these exemptions were deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Veronica Davison
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 446-5462 / HDavison@sandiego.gov

On December 23, 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 (January 8, 2026). 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: 12/23/2025

REMOVED: _____

POSTED BY: Leilani Phillips