



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 16, 2026

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009410

---

**PROJECT NAME / NUMBER:** 125 S. 66<sup>th</sup> Street / PRJ-1053014

**COMMUNITY PLAN AREA:** Encanto Neighborhoods

**COUNCIL DISTRICT:** 4

**LOCATION:** 125 S. 66<sup>th</sup> Street, San Diego, California 92114

**PROJECT DESCRIPTION:** The project is requesting a TENTATIVE MAP to subdivide an existing legal lot with an existing single-dwelling residence into three lots, and associated site improvements. The existing single-family residence on the project site would be retained. Site improvements along the project frontage include a 10-foot-wide parkway, inclusive of a five-foot-wide sidewalk, replacement of the existing curb and sidewalk, utility connections within 66th Street, and driveway improvements consisting of two 16-foot-wide driveways for proposed parcels two and three, and a 14-foot-wide driveway for parcel 1, where the existing residence is. Each lot would include two off-street parking spaces. The 0.62-acre project site is located at 125 S. 66<sup>th</sup> Street and is zoned RS-1-7 (Residential – Single Unit) and designated Residential – Low (5-9 dwelling units per acre) by the Encanto Neighborhoods Community Plan. Additionally, the project site is within the Airport Land Use Compatibility Area (San Diego International Airport), Airport Influence Area (SDIA Review Area 1), Airport Noise Contours (60 to 65 decibel (dB) community noise equivalent level (CNEL), Very High Fire Hazard Severity Zone, Mobility Zone 2, and Transit Priority. (ASSESSOR'S PARCEL NUMBER 549-380-300; LEGAL DESCRIPTION: That portion of Lot 5, Map 925, together with a portion of Lot 11, Map 749, all in the City of San Diego, County of San Diego, State of California being further described in Doc#2020-0254883 recorded May 19, 2020).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures, 15315 (Minor Land Divisions), and 15332 (In-fill Development Projects).

**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 Guidelines Section 15303, considering the project would allow for a total of up to three single-family residential units, and up to three single-family units are allowed under this exemption. The project qualifies for an exemption per CEQA Guidelines Section 15315 considering the project subdivides a residentially zoned site into four or fewer parcels and the project would comply with the General Plan and zone, no variances are requested, and all services and access are available, the site has not been subdivided in the last two years, and the average slope does not exceed 20%. The project also qualifies for the CEQA Guidelines Section 15332 exemption considering the project is consistent with the general plan designation/policies and zoning; the site is less than 5 acres and is surrounded by urban uses; the site has no value for listed species; the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and the site can be served by all utilities and public services. The site also does not meet any of the exceptions listed in CEQA Guidelines Section 15300.2, as it does not have any location-based specific impact issues, significant cumulative impacts, significant effects, scenic highways nearby, hazardous waste sites, or significant historic resource impacts. The exceptions listed in 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:** Jose Bautista  
**MAILING ADDRESS:** 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108  
**PHONE NUMBER / EMAIL:** (619) 557-7983 / jabautista@sandiego.gov

---

On January 16, 2026, the City of San Diego (City), as Lead Agency, 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 5:00 p.m. within ten (10) business days from the date of the posting of this Notice (February 2, 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](mailto:Hearings1@sandiego.gov) by 5:00 p.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 8:00 a.m. to 5:00 p.m. Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00 p.m. 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:** 1/16/26

**REMOVED:**

**POSTED BY:** Myra Lee