



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 4, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010341

PROJECT NAME / NUMBER: 2486 Vallecitos Ct / PRJ- 1140750

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 2486 Vallecitos Ct, San Diego, CA 92037

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the remodel of and addition to an existing 2-story, 4,433-square-foot (sf) single-family residence over a 1,124 sf basement to a two-story, 6,769 sf residence over a 3,610 sf basement, a 701 sf gym structure, a new 2-story, 1,096 sf ADU, and associated site improvements located at 2486 Vallecitos Court. The 0.51-acre site is in the La Jolla Shores Planned District Single-Family (LJSPD-SF) Base Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Very High Fire Hazard Severity Zone, Mobility Zone 2, and Parking Standards Transit Priority Area. The site is designated Very Low Density Residential (0-5 du/acre) within the La Jolla Community Plan. **LEGAL DESCRIPTION:** Lot 5 of LYONS TERRACE, Map No. 5090.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, 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 conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303, which consists of the construction and location of limited numbers of new small facilities or structures. Section 15303(a) includes one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. Section 15303(d) includes utility extensions to serve such construction and Section 15303(e) includes accessory structures. Since the project includes an

addition to and remodel of the residence, addition of an ADU, and associated site improvements, this exemption was deemed appropriate.

The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed and determined that none apply. The project is not located in an environmentally sensitive area as defined by CEQA section 15300.2(a). The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines section 15300.2(c). Considering the nature of the project and its location, no scenic highway impact would occur as identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to section 65962.5 of the Government Code as identified in CEQA Guidelines section 15300.2(e). No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of a historical resource as identified in CEQA Guidelines section 15300.2(f). Therefore, none of the exceptions apply.

DEVELOPMENT PROJECT MANAGER:	Mark Lopez
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On August 4, 2026 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 18, 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: 8/4/2026

REMOVED: _____

POSTED BY: Leilani Phillips