



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 5, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO: 11004543

PROJECT NAME / NUMBER: 6947 Country Club / PRJ-1133374

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 6947 Country Club Dr, San Diego, CA 92037

PROJECT DESCRIPTION: Coastal Development Permit (CDP) for construction on a currently vacant lot to allow for development of a new single-family residence. A previous CDP (PTS 551761) for the site expired on December 30, 2020 without being utilized; therefore, the current application is a new submittal. The project includes earthwork and site preparation for construction of a one-story, approximately 4,975-square-foot single-family residence over a 5,407-square-foot basement, along with a 900-square-foot garage. Proposed site improvements include new landscaping, irrigation, a pool, and retaining walls designed to maximize preservation of existing grading and vegetation. Additional improvements include upgrades to the existing private access drive and construction of a new motor court providing access to the residence and accommodating off-street parking. A lot line adjustment is underway to consolidate Lots 5 and 6 and a portion of Parcel 1263 into a single parcel (proposed Parcel 1). The 0.72-acre site is located in the RS-1-4 zone and the Coastal (Non-Appealable) Overlay zone within the La Jolla Community Plan and Council District 1. **LEGAL DESCRIPTION:** LOTS 5 AND 6 IN LA JOLLA COUNTRY CLUB ESTATES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 2167 AND A PORTION OF PUEBLO LOT 1263, OF THE PUEBLO LANDS OF SAN DIEGO, IN SAID CITY, ACCORDING TO MAP THERE OF BY JAMES PASCOE, AS DESCRIBED IN GRANT DEED RECORDED DECEMBER 06, 2022, DOCUMENT NO. 2022-0459738, O.R.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, New Construction. Section 15303 allows for the construction of one single-family residence and related small structures. The exemption is appropriate because the project proposes limited development consisting of a single-family residence, basement, garage, pool, landscaping, and associated site improvements. Furthermore, none of the exceptions listed in CEQA Guidelines Section 15300.2 apply, as the project would not result in cumulative impacts, damage to scenic resources, impacts to historic resources, or other conditions that would preclude use of the exemption. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: John Norris
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On August 5, 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 19, 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: 8/5/2026

REMOVED: _____

POSTED BY: *Leilani Phillips*