



THE CITY OF SAN DIEGO

Date of Notice: March 28, 2023

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24006635

PROJECT NAME / NUMBER: Sea Ridge / 484426
COMMUNITY PLAN AREA: La Jolla Community Plan
COUNCIL DISTRICT: 1
LOCATION: 417 Sea Ridge Drive, La Jolla, California 92037

PROJECT DESCRIPTION: The project proposes a COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to remove an existing concrete infill area used to stabilize the bluff that was installed without a permit; remove portion of a planter that was installed within the five-foot bluff setback area;; remove portions of an existing private walk ramp, drain and site wall that encroach into the public right-of-way; install erosion control netting and hydroseed along the face of the western slope; and install a new sidewalk underdrain per City of San Diego Standards. These improvements are required to resolve Code Violation Case CE#231149.

The 0.24-acre project site is located at 417 Sea Ridge Drive (Assessor's Parcel Number 415-062-11) and is in the First Public Roadway, RS-1-7 Zone, , Coastal (Appealable Area) Overlay Zone, Coastal Height Limitation Overlay Zone, Sensitive Coastal Resource Overlay Zone, and Parking Impact Overlay Zone (Beach and Coastal), within the La Jolla Community Plan area. The land use designation is Low Density Residential (5 - 9 dwelling units per acre). (LEGAL DESCRIPTION: Parcel 1 of Parcel Map No. 13066.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego [Hearing Officer]

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301, Existing Facilities; and 15304, Minor Alterations to Land. Specifically, the removal of existing concrete, planter, private walk ramp, drain, and wall would be considered minor alterations to an existing facility pursuant to CEQA State Guidelines Section 15301 considering no expansion of use would occur. The installation of erosion control netting, hydroseeding, and installation of a drain in accordance with City of San Diego Standards would be considered the addition of a safety or health protection device in association with existing structures and topographical features per CEQA State Guidelines Section 15301(f). These proposed changes are also considered minor alterations to land pursuant to CEQA State Guidelines Section 15304 considering the associated minimal affects to the environment and lack of effects to scenic trees. The project is not subject to any exceptions listed in CEQA State Guidelines Section 15300.2, as it would not result in a significant cumulative impact, significant effect

on the environment, damage to a scenic highway, substantial adverse change to a historic resource, and would not be located on a hazardous waste site pursuant to Section 65962.5 of the Government Code.

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 Sections 15301, Existing Facilities; and 15304, Minor Alterations to Land. The exceptions listed in Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Xavier Del Valle
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On March 13, 2023 the City of San Diego 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 the Development Services Department to the City Council must be filed in the office of the City Clerk by 5:00pm within 10 business days from the date of the posting of this Notice (April 12, 2023). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101. 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.