



**Date of Notice:** October 31, 2019

# **NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION PLANNING DEPARTMENT**

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**PROJECT NAME/NUMBER:** Rehabilitation of Single Family Homes and Construction of ADUs

**COMMUNITY PLAN AREA:** Otay Mesa-Nestor; Encanto; and Skyline-Paradise Hills

**COUNCIL DISTRICT:** 4 and 8

**LOCATION:** 1041 Twining Avenue; 1128 Ransom Street; 1145 Ransom Street; 1152 Nevin Street; 1169 Ransom Street; 1170 Ilexey Avenue; 1317 Twining Avenue; 1327 Peterlynn Drive; 1366 Ilexey Avenue; 1405 Peterlynn Drive; 1530 Peterlynn Drive; 4024 Peterlynn Way; 4034 Peterlynn Court; 4074 Marcwade Drive; 4123 Arey Drive; 4181 Enero Street; 4186 Marcwade Drive; 4230 Kinsue Way; 4233 Stu Court; 4239 Marge Way; 4259 Layla Court; 4269 Layla Way; 4274 Layla Court; 4276 Layla Court; 4293 Marcwade Drive; 4314 Darwin Way; 4331 Marge Way; 4334 Ebersole Drive; 4334 Marge Way; 5974 Old Memory Lane; 8505 Noeline Avenue; 4256 Layla Way; 1255 Kostner Drive; 4339 Marcia Court; 1144 Twining Avenue; 1232 Peterlynn Drive; 1250 Twining Avenue; 1506 Peterlynn Drive; and 4150 Marcwade Drive.

**PROJECT DESCRIPTION:** The Housing Commission will complete the comprehensive rehabilitation of thirty-nine homes located in Southeastern San Diego. Upon acquisition of the rehabilitated five of these homes from the Housing Commission, HDP will then construct five ADUs on the available yard space of those homes. The sale of the five homes to HDP will be based on independent appraisals of the homes, and a seller carry back note to the Housing Commission from HDP will reflect the value of the homes per these independent appraisals.

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities); 15302 (Replacement or Reconstruction); and 15303 (New Construction or Conversion of Small Structures).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Mayor-Appointed Designee.

**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 pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities), which allows the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or

topographical features, involving negligible or no expansion of existing or former use; Section 15302 (Replacement or Reconstruction), which allows replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; and Section 15303 (New Construction or Conversion of Small Structures), which allows the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**PROJECT MANAGER:** Lisette Vargas

**MAILING ADDRESS:** 1122 Broadway, Suite 300, San Diego, CA 92101

**PHONE NUMBER:** 619-578-7564

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On October 31, 2019, 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 Project Manager listed above.

Applications to appeal CEQA determination to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (**November 15, 2019**). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

**POSTED IN THE OFFICE OF DSD**

**POSTED:** October 31, 2019

**REMOVED:** \_\_\_\_\_

**POSTED:** J. Moore