



THE CITY OF SAN DIEGO

Date of Notice: August 16, 2019

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007946

PROJECT NAME / NUMBER: Riverdale SDP / 612608
COMMUNITY PLAN AREA: Navajo Community Plan
COUNCIL DISTRICT: 7
LOCATION: 10370 Friars Road, San Diego, CA 92120

PROJECT DESCRIPTION: Site Development Permit (SDP) for the demolition of an existing 10,927-square-foot restaurant and construction of two drive-thru restaurants (Building A: 1,000-square-foot Starbucks and Building B: 3,875-square-foot In-and-Out). The proposed project is located at 10370 Friars Rd (APN 458-720-1500) in the CC-1-3 zone, within the Navajo Community Plan area, on a 57,351 square-foot (1.31-acre) site. The project site is located within the following Overlay Zones: Airport Influence Area (Montgomery Field / Review Area 2), Community Plan Implementation OZ - Type A & B (CPIOZ-A & B), FAA Part 77 Notification Area (Montgomery Field / 547' AMSL) and Transit Priority Area. The proposed project site currently contains existing development within a developed neighborhood. The proposed project site is not mapped as having sensitive or potentially sensitive habitat. Furthermore, the project site does not contain nor is it adjacent to Multi-Habitat Preservation Area (MHPA) designated lands. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the restaurants.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-Fill Development.

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 Section 15332 (In-Fill Development). The project meets the criteria set forth in CEQA Section 15332 (In-Fill Development). The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects related to air quality, noise,

traffic or water quality. The site can be adequately serviced by all required utilities and public services. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply because no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Derrick Johnson
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5477 / DNJohnson@sandiego.gov

On August 16, 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 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 within 10 business days from the date of the posting of this Notice (August 30, 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.