



THE CITY OF SAN DIEGO

Date of Notice: April 25, 2018

**NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT
SAP No. 24007159**

PROJECT NAME/NUMBER: 4537 Newport Avenue CDP/NDP/Project No. 525711

COMMUNITY PLAN AREA: Peninsula Community Plan

COUNCIL DISTRICT: 2

LOCATION: 4537 Newport Avenue, San Diego, CA 92107

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT (CDP) and NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) to demolish an existing residence, and to allow the construction of five single family homes on five contiguous legal lots, on a 17,500 square-foot site. The project also proposes the removal of a carport, and garage. The project is located at 4537 Newport Avenue in the RS-1-7 (Residential-Single Unit) zone within the Peninsula Local Coastal Program and Community Plan Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (PIOZ-Coastal-Impact), Airport Land Use Compatibility Overlay Zone (ALUCP), 60-65 dB ALUCP Noise Contours (CNEL), Airport Influence Area (Review Area 1), Airport Approach Overlay Zone, and the Federal Aviation Administration Part 77 Notification area.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Designated staff

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15332 (In-Fill Development Projects)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Staff

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City conducted an environmental review which determined that the proposed project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project's proposal for residential development would be consistent with the existing land use designation (single-family residential), 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 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. 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. The exceptions described in CEQA Guidelines Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Derrick Johnson
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On April 25, 2018, 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 (May 9, 2018). 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.