



THE CITY OF SAN DIEGO

**Date of Notice:** November 14, 2016

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

**DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24006713

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**PROJECT NAME/NUMBER:** TRICANYON TOWNHOMES / 490672

**COMMUNITY PLAN AREA:** Uptown

**COUNCIL DISTRICT:** 3

**LOCATION:** 2724 Reynard Way, San Diego, California 92103

**PROJECT DESCRIPTION:** A TENTATIVE MAP and SITE DEVELOPMENT PERMIT to subdivide one parcel and create five parcels, and construct five three-story residential units totaling 7,342-square-feet with enclosed two-car garages totaling 2,798-square-feet. Various site improvements would also be constructed that include associated hardscape and landscape. The project would conform to the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program by generating 50 percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). Deviations are also being requested. The vacant 0.21 acre project site is located at 2724 Reynard Way. The project site is designated Medium Residential (15 - 29 dwelling units per acre) and Open Space per the community Plan. The project site is also within the MR 1500 (Mid-City Communities Planned District) and RS-1-2 zone (Residential - Single Unit). Additionally, the project site is within the Airport Land Use Compatibility Plan Noise Contours (CNEL) (San Diego International Airport (SDIA) 65 - 70 CNEL), the Airport Influence Area (SDIA, Review Area 1), the Federal Aviation Administration Part 77 Noticing Area (SDIA - Lindbergh Field, North Island Naval Air Station), and the Uptown Community Plan. (LEGAL DESCRIPTION: Parcel 2 of Parcel Map No. 18423.)

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**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. The project meets the criteria set forth in CEQA Section 15303 that consists of the construction and location of limited numbers of new, small facilities or structures, including apartments, duplexes and similar structures designed for not more than six dwelling units in urbanized areas. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect 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:** Jeffrey A. Peterson  
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**PHONE NUMBER:** (619) 446-5237

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On November 14, 2016 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 (November 30, 2016). 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.