

## NOTICE OF DETERMINATION

(Choose one)

**To:**  Recorder/County Clerk  
P.O. Box 1750, MS A33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

**From:** City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Number:** 557456

**State Clearinghouse Number:** 2023080754

**Project Title:** CT Homes Single Family Residential Unit

**Project Location:** The project is located at 2385 Felton Street, San Diego, CA 92104 within the Greater North Park Community Plan Area, Council District 3.

**Project Description:** The project would construct a new 2,677 square-foot (sf), two-story single-family residence with an attached garage, on a vacant 0.12-acre site. A total of 205 linear feet of concrete masonry unit (CMU) wall would be constructed on the north and south sides of the project site. The project would also include off-site construction of a 30-foot-wide private driveway connecting the project site to the southern terminus of Felton Street, 465 linear feet of a 6-inch public water main located beneath the proposed driveway and 321 linear feet of a 4-inch sewer lateral extending east from the project site totaling 0.315 acres of off-site development. Altogether the project area totals 0.435-acres. The project is located in the RS-1-1 (Residential Single Unit) zone of the Greater North Park Community Plan, Brush Management, Very High Fire Hazard Severity Zones, Airport Influence Area (Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area. Council District 3.

**Project Applicant:** CT Homes, LLC 3033 Bunker Hill Street, San Diego, California 92109 (858) 880-4651

This is to advise that the Development Services Department of the City of San Diego on December 13, 2023, approved the above described project and made the following determinations:

1. The project in its approved form  will,  will not, have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.  
 A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. \_\_\_\_\_ was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

3. Mitigation measures  were,  were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program  was,  was not, adopted for the project.
4. (EIR only) Findings  were,  were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations  was,  was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Kelli Rasmus

Telephone: (619) 557-7990 \_\_\_\_\_

Filed by:

  
Signature

Senior Planner \_\_\_\_\_

Title