



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 26, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

24009615

PROJECT NAME / NUMBER: 7082 Camino Maquiladora / PRJ-1099198

COMMUNITY PLAN AREA: Otay Mesa

COUNCIL DISTRICT: 8

LOCATION: 7082 Camino Maquiladora, San Diego, CA 92154

DESCRIPTION OF PREVIOUS ACTION AND PROJECT: The City of San Diego previously prepared a Program Environmental Impact Report (PEIR) No. 30330/304032 (SCH No. 2004051076) for the Otay Mesa Community Plan (OMCP) Update. The PEIR was certified by the Council of the City of San Diego on March 11, 2014, via Resolution No. R-308809. Additionally, the Council adopted Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program (MMRP). The community plan update provides a long-range, comprehensive policy framework for growth and development in the Otay Mesa community.

DESCRIPTION OF CURRENT PROJECT: A Site Development Permit for the construction of a single-story, 169,500-square-foot concrete tilt-up warehouse with 4,000 square feet of mezzanine office space for a total of 173,500 square feet. The project includes loading areas, a truck ramp, two tilt-up concrete trash enclosures, 157 surface parking spaces (including seven accessible spaces), and four motorcycle parking spaces. The project would provide half-width frontage improvements to Otay Mesa Road, Continental Street, and Camino Maquiladora. The project also includes stormwater, utility, lighting, and hardscaping improvements within the project site and adjacent right-of-way frontage. The 8.21-acre project site is zoned International Business and Trade (IBT-1-1). Additionally, the project is located in the Community Plan Implementation Overlay Zone (CPIOZ Type A), Airport Influence Area (AIA) Review Area 1 and 2 (Brown Field), Airport Compatibility Overlay Zone (Brown Field), Federal Aviation Administration Part 77 Noticing Area (Brown Field), Safety Zone 6 (Brown Field), and within the Very High Fire Hazard Severity Zone. Legal Description: Parcel 2 as shown on Parcel Map Recorded in Book of Parcel Maps at Page 6564, in the County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, November 17, 1977. Assessor's Parcel Number: 646-102-01-00.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: The project meets the requirements of CEQA State Guidelines section 15183 (Projects Consistent with a Community Plan or Zoning).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the requirements of CEQA State Guidelines section 15183. The project would be consistent with the development density established in the OMCP for which a PEIR was certified. The CEQA Guidelines section 15183 evaluation determined there are no environmental effects that: 1) are peculiar to the project or the parcel on which the project would be located, 2) were not analyzed as significant effects in the prior EIR, 3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR, or 4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. The project would implement the OMCP Mitigation Framework, as applicable, and would include a MMRP as a Site Development Permit condition of approval. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Christian Hoppe
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On June 26, 2024 the City of San Diego (City), as Lead Agency, 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 by 5:00pm within ten (10) business days from the date of the posting of this Notice (July 11, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday

through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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