



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 12, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009746

PROJECT NAME / NUMBER: 10601 Tierrasanta/ PRJ 1104246

COMMUNITY PLAN AREA: Tierrasanta Community Plan

COUNCIL DISTRICT: 7

LOCATION: 10601 Tierrasanta Boulevard, San Diego, CA 92124

PROJECT DESCRIPTION: The project proposes a Conditional Use Permit (CUP) to allow a new fitness center to deviate from the allowed hours of operation to facilities adjacent to residentially zoned property and operate for 24 hours within an existing 4,796 square-foot (SF) facility in a shopping center. The project is in the Mobility Zone 4 in the CC-1-3 (Commercial Community) Base Zone within the Tierrasanta Community Planning Area, Complete Communities Mobility Choices Mobility Zone 4, Very High Fire Hazard Severity Zones, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (MCAS Miramar and Montgomery Field Review Area 2), and Federal Aviation Administration Part 77 Notification (MCAS Miramar, Montgomery Field Airport) area. The community plan designates the site as commercial shopping center. **LEGAL DESCRIPTION:** APN 455-180-0200.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

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 to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of existing or former use. Since the project consists of the operation and permitting within the space of an existing facility and the project does not involve the expansion of an existing facility this exemption is deemed appropriate for this project. Further, the project is located on a developed site

and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Jose Bautista
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On July 12, 2024, the City of San Diego (City), as Lead Agency, has 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 26, 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.