



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 12, 2024

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009748

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**PROJECT NAME / NUMBER:** 2335 Paseo de las Americas/ PRJ-1107654

**COMMUNITY PLAN AREA:** Otay Mesa Community Plan

**COUNCIL DISTRICT:** 8

**LOCATION:** 2335 Paseo de las Americas, San Diego, CA 92154. APN: 646-160-0300.

**PROJECT DESCRIPTION:** A Conditional Use Permit to allow an existing, previously entitled cannabis production facility (under PTS#585526) to continue operations. This facility consists of a 3,000-square-foot cannabis production facility within an existing 18,096 square-foot building located at 2335 Paseo de las Americas. The 1.01-acre lot is designated as Light Industrial by the Otay Mesa Community Plan and is zoned IL-2-1. The project site is within the Community Plan Implementation Overlay Zone (CPIOZ-A), the Airport Land Use Compatibility Overlay Zone (Brown Field), the ALUCP Airport Influence Area (Brown Field, Review Area 2), and the FAA Part 77 Noticing Area (Brown Field). Additionally, the project site is within Prime Industrial Land, as well as the Parking Standards Transit Priority Area, the Transit Priority Area, and the Affordable Housing Parking Demand. **LEGAL DESCRIPTION:** Lot 3 of Otay International Centers Lots 8 & 9 Map No. 11741. **ASSESSOR'S PARCEL NUMBER:** 646-160-0300.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**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 determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities; and where the exceptions listed in Section 15300.2 would not apply. The project qualifies for this exemption considering it consists of the issuance of a Conditional Use Permit for an existing facility, involving no expansion of existing for former use. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**DEVELOPMENT PROJECT MANAGER:** Francisco Mendoza  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** 619-446-5292, fjmendoza@sandiego.gov

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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 5:00 pm 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](mailto: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.