



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 15, 2024

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004545

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**PROJECT NAME / NUMBER:** Carmel Valley Road WCF / PRJ-1112888

**COMMUNITY PLAN AREA:** Torrey Pines

**COUNCIL DISTRICT:** 1

**LOCATION:** 2190 Carmel Valley Road, San Diego, CA 92014

**PROJECT DESCRIPTION:** Planned Development Permit (PDP) to continue the operation of an existing rooftop wireless communication facility (WCF) located at 2190 Carmel Valley Road. The PDP would allow encroachments of the existing antennas into the rear yard setback. The project is designated Residential Low Medium (10-15 DU/AC) in the Torrey Pines Community Planning Area and zoned Commercial Neighborhood (CN-1-2) base zone. It is within Council District 1 and located in the following overlays/areas: Coastal Overlay Zone (N-APP-1), Airport Influence Area (AIA) for MCAS Miramar, Parking Impact Overlay Zone (PIOZ), and Affordable Housing Parking Demand (High). **LEGAL DESCRIPTION:** Lots 1, 2, 3, and 4, in Block 1, of Del Mar Terrace, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1527, filed in the Office of the Recorder of said San Diego County, February 5, 1913.

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301(b) (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(b) (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Additionally, 15301(b) includes existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. Since the project would

allow for the continued operation of an existing WCF, the exemption was deemed appropriate. The exceptions listed in CEQA Section 15300.2 would not apply in that the project is not located in a particularly sensitive environment; no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; **and the site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**DEVELOPMENT PROJECT MANAGER:** Nilia Safi  
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On November 15, 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 (December 2, 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.