



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 11, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

24009772

PROJECT NAME / NUMBER: 7126 Miramar Road / PRJ-1108497

COMMUNITY PLAN AREA: Mira Mesa

COUNCIL DISTRICT: 6

LOCATION: 7126 Miramar Road, San Diego, California 92121

PROJECT DESCRIPTION: A request for a CONDITIONAL USE PERMIT (CUP) to amend CUP No. 2420877 to relocate an existing Cannabis Outlet from a 1,055-square-foot second-floor suite within a 15,640-square-foot commercial building into a 4,692-square-foot standalone building within the same parcel for use of the Cannabis Outlet. The 1.88-acre project site is located at 7126 Miramar Road. The project site is designated Commercial and zoned IL-3-1 per the Mira Mesa Plan. The project site is designated Commercial and zoned IL-3-1 per the Mira Mesa Community Plan. The project site is also within the Airport Federal Aviation Administration (FAA) Part 77 Noticing Area (MCAS Miramar), the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Airport Influence Area (MCAS Miramar- Area 1), and the Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Lot 1 of Barlow subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7084. Filed in the office of the County Recorder of San Diego County on October 18, 1971.) LEGAL DESCRIPTION: Lot 1 of Barlow subdivision in the City of San Diego, County of San Diego, state of California, according to Map thereof No. 7084 filed in the office of the county recorder of San Diego County, October 18, 1971.

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 determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities); which allows for the operation, repair, maintenance, permitting,

leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. Examples include interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Additionally, the exceptions listed in Section 15300.2 would not apply. **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
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On December 11, 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 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.