



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 11, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

24009144

PROJECT NAME / NUMBER: 1705 Palm Avenue / PRJ-1049364

COMMUNITY PLAN AREA: Otay Mesa-Nestor

COUNCIL DISTRICT: 8

LOCATION: 1705 Palm Avenue, San Diego, California 92154

PROJECT DESCRIPTION: A request for a CONDITIONAL USE PERMIT to for the installation of 8 new battery storage containers with transformers and the demolition of an approximately 600-square-foot building and storage yard associated with the existing recycling center. Additionally, the project includes associated hardscape and landscape, including frontage improvements consisting of a six-foot sidewalk along Palm Avenue, a five-foot sidewalk and seven-foot landscape buffer along Thermal Avenue, and a side-walk ramp at the corner. The 0.11-acre project site is located at 1705 Palm Avenue and is designated Community Commercial and zoned CC 4-2 per the Otay Mesa-Nestor Community Plan. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (Brown Field and Naval Outlying Landing Field-Imperial Beach), the Airport Influence Area (Brown Field and Naval Outlying Landing Field-Imperial Beach- Review Area 2), the Federal Aviation Administration (FAA) Part 77 Noticing Area for Naval Outlying Landing Field-Imperial Beach, the Coastal Height Limitation Overlay Zone, the Parking Standards Transit Priority Area, and the Transit Priority Area. [Legal Description: Lot 12, Block "Q" of Imperial Beach Gardens].

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15303 (New Construction and Conversion of Small Structures) and 15332 (In-fill Development).

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 15303 (New Construction or Conversion of Small Structures) which allows for the

construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures. Additionally, the project would qualify to be categorically exempt from CEQA pursuant to section 15332 (In-fill Development) which allows for projects characterized as in-fill development meeting the following conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare, or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. Furthermore, 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: Sara Osborn
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On February 11, 2025, 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 (February 26, 2025). 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.

POSTED ON THE CITY'S CEQA WEBSITE
POSTED: 2-11-2025
REMOVED: _____
POSTED BY: <i>Myra Lee</i>