



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 27, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11003679

PROJECT NAME / NUMBER: 11485 Weatherhill WCF / PRJ-1114673

COMMUNITY PLAN AREA: Miramar Ranch North

COUNCIL DISTRICT: 5

LOCATION: 11485 Weatherhill Way, San Diego CA 92131

PROJECT DESCRIPTION: Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP) to continue the operation and modify the existing Wireless Communication Facility (WCF). The project proposes to remove 15 antennas and install 12 façade mounted antennas behind Fiber-Reinforced Plastic boxes on the existing WCF. The WCF is on an existing 30-foot-tall San Diego Water District tower. The site is zoned Residential – Single Unit (RS-1-14) and designated as Low Residential in the Miramar Ranch North Community Plan. The project is also within the following overlays: Complete Communities Mobility Choices, Affordable Housing Parking Demand, and Very High Fire Hazard Severity Zone, within Council District 5. **LEGAL DESCRIPTION:** PORTION OF PARCEL 1 OF PARCEL MAP NO. 11571, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 7, 1981, AS FILE NO. 81-251378 OF OFFICIAL RECORDS.

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 and Section 15302, Replacement or Reconstruction.

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. Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. This exemption would apply because the project is renewing an existing permit to continue the operation

of an existing WCF located on an existing 30-foot-tall Water District tower. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15302, Replacement or Reconstruction. CEQA Section 15302 allows for the replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The project is proposing to modify the existing WCF by removing old equipment and replacing it with new equipment. No environmental impacts would occur. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Karen Howard
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On March 27, 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 (April 11, 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: 3/27/2025
REMOVED: _____
POSTED BY: Leilani Phillips