



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 2, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 11004543

PROJECT NAME / NUMBER: 3241 Mission Village Dr / PRJ-1129604

COMMUNITY PLAN AREA: Serra Mesa

COUNCIL DISTRICT: 7

LOCATION: 3241 Mission Village Drive, San Diego, CA 92123

PROJECT DESCRIPTION: Tentative Map Waiver to create 25 residential condominium units (3 units will be set aside for affordable housing) in seven townhome buildings currently under construction located at 3241 Mission Village Drive. Three units will be located at 3303 Ruffin Road (Building 1), five units will be located at 3305 Ruffin Road (Building 2), four units will be located at 3307 Ruffin Road (Building 3), four units will be located at 3309 Ruffin Road (Building 4), four units will be located at 3311 Ruffin Road (Building 5), three units will be located at 3315 Ruffin Road (Building 6), and two units will be located at 3313 Ruffin Road (Building 7). The 1.72-acre project site is in the CO-1-2 (Commercial Office) Base Zone within the Serra Mesa Community Plan Area, Council District 7.

LEGAL DESCRIPTION: PARCEL 2 OF PARCEL MAP NO. 3876, RECORDED JUNE 18, 1975, BEING A CONSOLIDATION AND DIVISION OF LOT 447, MISSION VILLAGE UNIT NO. 4, ACCORDING TO MAP NO. 3676 FILED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 19, 1957 AND A PORTION OF LOT 1629, MISSION VILLAGE UNIT NO. 18, ACCORDING TO MAP NO. 4252, FILED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 9, 1959, ALL IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 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 15332, In-Fill Development; and where the exceptions listed in Section 15300.2 would not

apply. Section 15332 allows for infill development where projects meet the specified conditions. The project would create 25 residential condominium units in seven townhome buildings currently under construction. This conforms with the Serra Mesa Community Plan designation of Office Commercial. The project site is within city limits, is less than five acres in size, is surrounded by urban uses, is of no value as a habitat for endangered species, would not result in significant effects on traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. **The site not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Jose Bautista
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On April 2, 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 16, 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: 4/2/2025

REMOVED: _____

POSTED BY: Leilani Phillips