



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 11, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 11004500

PROJECT NAME / NUMBER: 4220 Balboa / PRJ-1121839

COMMUNITY PLAN AREA: Clairemont Mesa Community Plan

COUNCIL DISTRICT: 2

LOCATION: 4220 Balboa Avenue, San Diego, CA 92117

PROJECT DESCRIPTION: Easement Vacation to vacate a 1,813.14 square-foot (SF) public sewer easement, a 11,890.37 SF public sewer & water easement, and a 1,222.14 SF public sewer & water easement traversing Assessor's Parcel Number (APNs) 418-300-06, 418-300-07, 418-300-08, and 418-300-15, located at 4220 Balboa Avenue, San Diego, CA. The site is in the CN-1-2 (Commercial-Neighborhood) Base Zone, within the Clairmont Mesa Community Plan Area, Mobility Zone 4, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Montgomery Field, Review Area 2) and the Federal Aviation Administration Part 77 Notification area. The community plan land use designation is neighborhood commercial. **LEGAL DESCRIPTION:** Public Sewer, Water, Drainage And Public Utilities Easement As Dedicated For Public Use Per Dalles Heights, In The City Of San Diego, County Of San Diego, State Of California, According To Map Thereof No. 3792, Filed In The Office Of The County Recorder Of San Diego County On October 10, 1957, Said Easement Lying Within A Portion Of Parcel 1 Of Parcel Map No. 16697, Filed In The Office Of The County Recorder Of San Diego County, November 27, 1991.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15305, Minor Alterations in Land Use Limitations.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION The City of San Diego conducted an environmental review that determined the project would not cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15305 which addresses minor alterations in land use limitations, in areas with an average slope of less than 20

percent, which do not result in any changes in land use or density. The topography of the site is flat, no development is proposed, and the easement vacation would not change the existing land use or density onsite; therefore, this exemption is deemed appropriate for this project. In addition, the exceptions listed in CEQA 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: Ollie Shepherd
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On April 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 (April 25, 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: 04/11/2025

REMOVED:

POSTED BY: *Myra Lee*