



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 8, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

I.O. NO. 11004381

PROJECT NAME / NUMBER: 3279 National Avenue / PRJ-1112125

COMMUNITY PLAN AREA: Southeastern San Diego

COUNCIL DISTRICT: 8

LOCATION: 3279 National Avenue, San Diego, CA 92113

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT (CUP) to amend CUP No. 2068128 to allow the existing Cannabis Facility to operate for an additional five-years. No development is proposed; however, the project would restripe the existing parking lot. The 0.16-acre site is located at 3279 National Avenue. The site is designated Light Industrial and zoned IL-3-1 within the Southeastern San Diego Community Plan area. The site is also located within the San Diego Promise Zone, the Transit Priority Area, the Affordable Housing Parking Demand, and within the Special Flood Hazard Area Zone. (LEGAL DESCRIPTION: Lots 28 and 29, in Block 287 of Seaman and Choate's Addition, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 223, filed in the Office of the County Recorder of San Diego County, Sep. 10, 1886. Assessor's Parcel Number: 550-161-1200).

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). The exemption was deemed appropriate since the project would allow the continued operation of the existing cannabis facility. There is no additional square footage proposed that would expand the use of the cannabis facility and the restriping of the existing parking lot is considered a minor alteration to the existing facility. The exceptions listed in CEQA Section 15300.2 would not apply in that the project is not located in a particularly sensitive

environment; no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; and the site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

DEVELOPMENT PROJECT MANAGER: Negar Sadegholvad
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On April 8, 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 22, 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.

