



Date of Notice: April 10, 2024

# NOTICE OF RIGHT TO APPEAL

## ENVIRONMENTAL DETERMINATION

### CITY PLANNING DEPARTMENT

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**PROJECT NAME/NUMBER:** Consent to Sublicense between Canyonside Equestrian Center, Inc. and Horsebound, LLC

**COMMUNITY PLAN AREA:** Los Penasquitos Canyon, Mira Mesa

**COUNCIL DISTRICT:** 6

**LOCATION:** 12115 Black Mountain Road, San Diego, CA 92129

**PROJECT DESCRIPTION:** Consent to Sublicense to an agreement between Canyonside Equestrian Center, Inc. ("Licensor") and Horsebound, LLC ("Licensee") allowing Licensee to sublease a portion of the premises leased to Licensor. The Sublicense allows the Licensee the following uses: (a) non-exclusive use of the main arena and the dressage area for instructing members of the general public in the care, maintenance and horse riding equines, (b) exclusive use of the lower pasture, (c) exclusive use of the existing office building and staging area, and (d) for parking of equine transportation on the License Area. This Consent is in satisfaction of the requirements to Section 3.3 of the City of San Diego License Agreement dated February 23, 2023, between the City and Licensee.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Mayor-Appointed Designee.

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:**

The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; and where the exceptions listed in CEQA Guidelines Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**CITY CONTACT:** Heide E. Farst, Supervising Property Agent  
Department of Real Estate and Airport Management

**MAILING ADDRESS:** City of San Diego  
1200 Third Avenue, Suite 1700 (MS 51A)  
San Diego, CA 92101

**PHONE NUMBER/E-MAIL:** (619) 236-6727 / Hfarst@sandiego.gov

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On April 10, 2024, the City of San Diego made the above-referenced environmental determination pursuant to CEQA. This determination is appealable to the City Council. If you have any questions about this determination, contact the City Contact listed above.

Applications to appeal the CEQA determination to the City Council must be filed with the Office of the Clerk within five (5) business days from the date of the posting of this Notice (**April 17, 2024**). Per the revised Public Notice issued by the Office of the City Clerk on September 28, 2021, appeals to the City Clerk must be filed via e-mail or in-person as follows:

1. Appeals filed via Email: 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.pdf>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto: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.
2. Appeals filed In-Person: 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.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.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

**POSTED ON THE CITY'S CEQA WEBSITE**

**POSTED:** April 10, 2024

**REMOVED:** \_\_\_\_\_

**POSTED:** Z. Marquez