



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 28, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

24009583

PROJECT NAME / NUMBER: Martinez Ranch Road / PRJ-1084753

COMMUNITY PLAN AREA: Otay Mesa

COUNCIL DISTRICT: 8

LOCATION: South of Britannia Court, east of Martinez Ranch Road and west of Britannia Boulevard.
APN's 667-050-7000 and 667-050-7100

PROJECT DESCRIPTION: A request for an EASEMENT VACATION of temporary flood water storage easements located at ASSESSOR'S PARCEL NUMBERS 667-050-7000 and 667-050-7100 south of Britannia Court, east of Martinez Ranch Road and west of Britannia Boulevard. The site is located in the Heavy Industrial land use designation of the Otay Mesa Community Plan and is zoned I-H-1-1. The project site is in the Airport Land Use Compatibility Overlay Zone (Brown Field) and the Community Plan Implementation Overlay Zone (CPIOZ A). Additionally, the project site is within the ALUCP Airport Influence Area (Brown Field, Review Area 2) and the FAA Part 77 Noticing Area (Brown Field). The site is within a Very High Fire Severity Zone. Council District 8. (LEGAL DESCRIPTION: Parcels 1 and 2 of Parcel map 21992, in the City of San Diego, County of San Diego, State of California, recorded December 29, 2022 as File No. 2022-7000682, 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 15305 (Minor Alterations in Land Use Limitation).

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 15305 (Minor Alterations in Land Use Limitations); and where the exceptions listed in Section 15300.2 would not apply. The project meets the criteria for Section 15305, which allows for minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use or density, including but not limited to minor lot line adjustments,

side yard, and setback variances not resulting in the creation of any new parcel. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Will Rogers
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5283 / RogersRW@sandiego.gov

On April 28, 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 (May 12, 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: 04/28/2025

REMOVED:

POSTED BY: Myra Lee