



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 27, 2025

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010030

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**PROJECT NAME / NUMBER:** 4655 Executive Dr / PRJ-1124545

**COMMUNITY PLAN AREA:** University

**COUNCIL DISTRICT:** 6

**LOCATION:** 4655 Executive Dr., San Diego, CA 92121

**PROJECT DESCRIPTION:** Amendment to Neighborhood Use Permit number 1199660 for a comprehensive sign plan serving the existing office building development located at 4655 Executive Drive. The requested amendments include incorporating on-building signage and previously allowed code deviations. The 4.58-acre site is located in the IP-2-1 and CO-1-2 Airport Land Use Compatibility Overlay Zone, MCAS Miramar Community Plan Implementation Overlay Zone, CPIOZ-A Parking Impact Overlay Zone, PIOZ-Campus-Impact, within The University Community Plan Area and Council District 6. **LEGAL DESCRIPTION:** PARCEL 3 OF PARCEL MAP NO. 21051 RECORDED JUNE 11, 2013 IN THE SAN DIEGO COUNTY RECORDER'S OFFICE.

**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, and Section 15311, Accessory Structures.

**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 Section 15311, Accessory Structures; and where the exceptions listed in Section 15300.2 would not apply. Section 15305 allows for minor alterations in land use limitations in areas with an average slope of less than 20%, which does not result in any changes in land use or density. This project is consistent with these requirements. Section 15311 allows for construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including on-premise signs. **The site is**

**not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**DEVELOPMENT PROJECT MANAGER:** Hector Rios  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 533-6733 / hrios@sandiego.gov

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On June 27, 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 (July 14, 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](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. 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:** 06/27/2025

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

**POSTED BY:** *Myra Lee*