



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 30, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

I.O. No. 11003679

PROJECT NAME / NUMBER: 2351 ½ Soto Street WCF / PRJ-1119633

COMMUNITY PLAN AREA: Peninsula

COUNCIL DISTRICT: 2

LOCATION: 2351 ½ Soto Street, San Diego, CA 92107

PROJECT DESCRIPTION: The project is requesting a CONDITIONAL USE PERMIT, COASTAL DEVELOPMENT PERMIT, AND NEIGHBORHOOD DEVELOPMENT PERMIT to place a 30-foot mono-eucalyptus faux tree within a public park at 2351 ½ Soto Street. The tree will conceal twelve antennas, nine remote radio units, and associated wires within branches, with equipment to be placed inside an eight-foot-tall, 395-square-foot equipment enclosure on the ground. The project site is zoned Open Space Park (OP-1-1) and designated as Park in the Peninsula Community Plan. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (Naval Air Station [NAS] North Island and San Diego International Airport [SDIA]), Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-appealable-2) Parking Impact Overlay Zone (Coastal Impact), Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand (High), Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (SDIA – Review Area 1 and NAS North Island -Review Area 2), ALUCP Noise Contours (SDIA 65-70 CNEL), ALUCP Safety Zone (San Diego International Airport-Safety Zone 4W), Federal Aviation Administration Part 77 Noticing Area, and Very High Fire Hazard Severity Zone. (Assessor's Parcel Number: 449-110-08)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small 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 15303 (New Construction or Conversion of Small Structures). Section 15303 allows for the construction and location of limited numbers of new, small facilities or structures; installation of

small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Since the project would install a new telecommunication facility, which includes associated small equipment to be concealed within a faux tree and a ground equipment enclosure, the exemption was deemed appropriate. The exceptions listed in CEQA Section 15300.2 would not apply in that 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: Nilia Safi
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On June 30, 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 15, 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: 06/30/2025

REMOVED:

POSTED BY: *Myra Lee*