



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 7, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

I.O. 11003679

PROJECT NAME / NUMBER: 7860 Mission Center Court WCF / PRJ-1132809

COMMUNITY PLAN AREA: Mission Valley

COUNCIL DISTRICT: 3

LOCATION: 7860 Mission Center Court, San Diego, CA 92108

PROJECT DESCRIPTION: A request for a SITE DEVELOPMENT PERMIT (SDP) for the installation of a new wireless communication facility (WCF) within the public right of way near 7860 Mission Center Court. The WCF would include one new Alpha PN-4 power node system enclosure (52" H x 26" W x 24" D) with six new 12V batteries, which would be mounted on a new four-inch precast concrete pad. The proposed enclosure would connect to an existing telecommunication equipment cabinet located onsite via electric wires and conduits. The project site is zoned Employment Mixed-Use (EMX-2) and designated Mixed Use – High Density in the Mission Valley Community Plan. Additionally, the project site is within the following overlays/areas: Airport Land Use Compatibility Overlay Zone (San Diego International Airport and Montgomery Field), Transit Priority Area, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (Montgomery Field and San Diego International Airport – Review Area 2), and Federal Aviation Administration Part 77 Noticing Area.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, 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 structure and the installation of small new equipment and facilities in small structures. The exemption was deemed appropriate since the equipment for the new telecommunication facility would be within a small ground

enclosure. 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: Karen Howard
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On July 7, 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 21, 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

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REMOVED: _____

POSTED BY: Myra Lee