



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 15, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

I.O. No. 11003679

PROJECT NAME / NUMBER: 8222 1/3 Vickers Street WCF / PRJ-1132106

COMMUNITY PLAN AREA: Kearny Mesa

COUNCIL DISTRICT: 6

LOCATION: 8222 1/3 Vickers Street, San Diego, CA 92111

PROJECT DESCRIPTION: A request for a SITE DEVELOPMENT PERMIT to install a new wireless communication facility (WCF) for Charter Communications within the public right of way at 8222 1/3 Vickers Street. The proposed equipment would include one new Alpha PN-4 powernode system enclosure (52" H x 26" W x 24" D), two new XM-3 batteries, six new 12V batteries, and one new precast concrete pad. The new powernode cabinet will be connected via conduit to an existing alpha cabinet. The site is zoned Industrial – Small Scale (IS-1-1) and designated for Urban Industrial use within the Kearny Mesa Community Plan. Additionally, the project site is within Airport Land Use Compatibility Overlay Zone (MCAS Miramar and Montgomery Field), Transit Priority Area, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (MCAS Miramar Review Area 1 and Montgomery Field Review Area 2), ALCUP Safety Zone (Montgomery Field – Safety Zone 6), and Federal Aviation administration Part 77 Noticing Area (MCAS Miramar and Montgomery Field).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA 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 project qualifies for an exemption pursuant to CEQA Guidelines Section 15303 because the project would install small telecommunication equipment within a small enclosure. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project is not located within a particularly sensitive environment; would not significantly contribute to a cumulative impact, is not

located within a state scenic highway; is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse changes in the significance of a historical resource.

DEVELOPMENT PROJECT MANAGER: John Sylvester
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On August 15, 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 (August 29, 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@sanidiego.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: 8/15/2025

REMOVED: _____

POSTED BY: *Leilani Phillips*