



Date of Notice: August 21, 2025

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Lease Agreement with Justine D. Lee, an individual
COMMUNITY PLAN AREA: Old Town San Diego
COUNCIL DISTRICT: 3
LOCATION: 4136 Wallace St., San Diego, CA 92110

PROJECT DESCRIPTION: Pursuant to the terms and conditions of this 10-year Lease Agreement, the City grants the individual exclusive leasehold rights to the specified area for the purpose of operating and maintaining a public 18-hole pitch and putt golf course, golf shop, snack bar, driving range, and associated amenities.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), 15303 (e) (New Construction or Conversion of Small Structures), and 15304 (b) (Minor Alteration to Land).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Mayor-Appointed Designee.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:

The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; 15303 (e) (New Construction or Conversion of Small Structures) which consists of the construction and location of limited numbers of new, small facilities or structures, including accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences; and 15304 (b) (Minor Alteration to Land) which consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees and includes new gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and there are locations listed on GeoTracker and EnviroStor within 1,000 feet of the address in question. While these locations are listed, the proposed projects would not involve ground disturbance, which would expose potential hazardous

materials, and as such, would not preclude the use of a CEQA exemption pursuant to Section 65962.5 of the Government Code.

CITY CONTACT: Clay Gosnay

MAILING ADDRESS: 1200 Third Avenue, Suite 1700, MS 51A

PHONE NUMBER/E-MAIL: (619) 236-6298 / mgosnay@sandiego.gov

On August 21, 2025 the City of San Diego made the above-referenced environmental determination pursuant to CEQA. This determination is appealable to the City Council. If you have any questions about this determination, contact the City Contact listed above.

Applications to appeal the CEQA determination to the City Council must be filed with the Office of the Clerk within five (5) business days from the date of the posting of this Notice **August 28, 2025**. Appeals to the City Clerk must be filed via e-mail or in-person as follows:

1. Appeals filed via Email: 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.pdf>. 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.
2. Appeals filed In-Person: 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.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.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 8/21/2025

REMOVED: _____

POSTED: GJohansen