



**Date of Notice:** September 10, 2025

# **NOTICE OF RIGHT TO APPEAL**

## **ENVIRONMENTAL DETERMINATION**

### **CITY PLANNING DEPARTMENT**

---

**PROJECT NAME/NUMBER:** Mission Bay Golf Course Lighting Repair / M-25-0107  
**COMMUNITY PLAN AREA:** Mission Bay Park  
**COUNCIL DISTRICT:** 2  
**LOCATION:** Mission Bay Golf Course (2702 N Mission Bay Dr, San Diego, CA 92109)

**PROJECT DESCRIPTION:** Replacement of six light poles, forty-nine light fixtures, and thirty pull boxes within the City of San Diego-owned property of Mission Bay Golf Course located at 2702 N Mission Bay Dr, San Diego, CA 92109 (Figure 1). Each new pole replacement will include: one (1) 25' fiberglass light pole per location; one (1) 24" pole base per pole base detail, including excavation, concrete grounding, sonotube, and pole base anchoring; and four (4) anchor bolts (type OPAB-2035). Power for each new pole will be intercepted and installed next to the existing poles via one (1) underground handhole and fitted with two (2) to four (4) lights, with bullhorn modifications and light assemblies. New conduit and wire will be excavated and installed within the new light pole base. Power beyond the interception will be abandoned in place. All existing pole bases will be excavated and disposed of at a previously approved disposal site. Pole #10 will be relocated to an area behind the tee box on hole #4. (Figure 2). The proposed project includes excavation to a maximum depth of 6 feet for the installation of new footings for the replaced light poles.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15302 (Replacement or Reconstruction) and Section 15304 (Minor Alterations 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 exempts 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; Section 15302 (Replacement or Reconstruction) which exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; and Section 15304 (Minor Alterations To Land) which exempts minor public or private alterations in the condition of land, water,

and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The project area is not located within or adjacent to the City's Multi-Habitat Planning Area (MHPA) (approximately 650 feet away), work will be conducted outside of the bird breeding season (September 16 – January 14), and no nighttime work is proposed. Therefore, no impacts to raptors and other nesting bird species would occur. City staff will perform the proposed excavation work and implement as-needed stormwater construction Best Management Practices (BMPs) to prevent stormwater pollution per the San Diego Municipal Code (SDMC) Section 43.0307. The exceptions to the exemptions 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 the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

#### *Cultural and Tribal Cultural Resources*

The proposed project is within the recorded boundaries of a cultural resource. A geoarchaeological assessment (GA) was prepared for the entire Mission Bay Golf Course property ([Geoarchaeological Assessment for Sewer & Water GJ 827](#) dated June 2015 by LSA), which found no cultural resource material at the golf course. However, the GA concludes that any cultural resources that may be present are covered with artificial fill material ranging in depth from 5 to 10 feet. The GA recommended archaeological monitoring only for excavation that may extend below the artificial fill and that would be located near the recorded site. Previous review of the GA by Myra Herrmann, qualified archaeologist with the City's City Planning Department, determined that archaeological monitoring would be necessary for deep excavation that may extend below the artificial fill along the northerly edge of the golf course. Further, per the City's Historical Resources Guidelines, "a Native American observer must be retained for all subsurface investigations, including geotechnical testing and other ground disturbing activities whenever a Native American Traditional Cultural Property or any archaeological site located on City property or within the Area of Potential Effect (APE) of a City project would be impacted." The maximum depth of excavation for this project is 6 feet and will not extend beyond the artificial fill. In the event that excavation would extend beyond 10 feet in depth, a qualified archaeologist and Native American monitor will be retained to implement a monitoring program per the City's Historical Resources Guidelines and Historical Resources Regulations (SDMC Sections 143.0201–143.0280). Therefore, no impacts to cultural or Tribal cultural resources would occur.

**CITY CONTACT:** Sharon Ferguson, Supervising Management Analyst, Parks & Recreation Department

**MAILING ADDRESS:** 2702 North Mission Bay Drive, San Diego, CA, 92109

**PHONE NUMBER/E-MAIL:** (858) 581-7867 / [SNFerguson@sandiego.gov](mailto:SNFerguson@sandiego.gov)

---

On September 10, 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 (**September 17, 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](mailto:Hearings1@sandiego.gov) by 5:00 p.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 8:00 a.m. to 5:00 p.m. Monday through Friday excluding City approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00 p.m. 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: 9/10/2025**

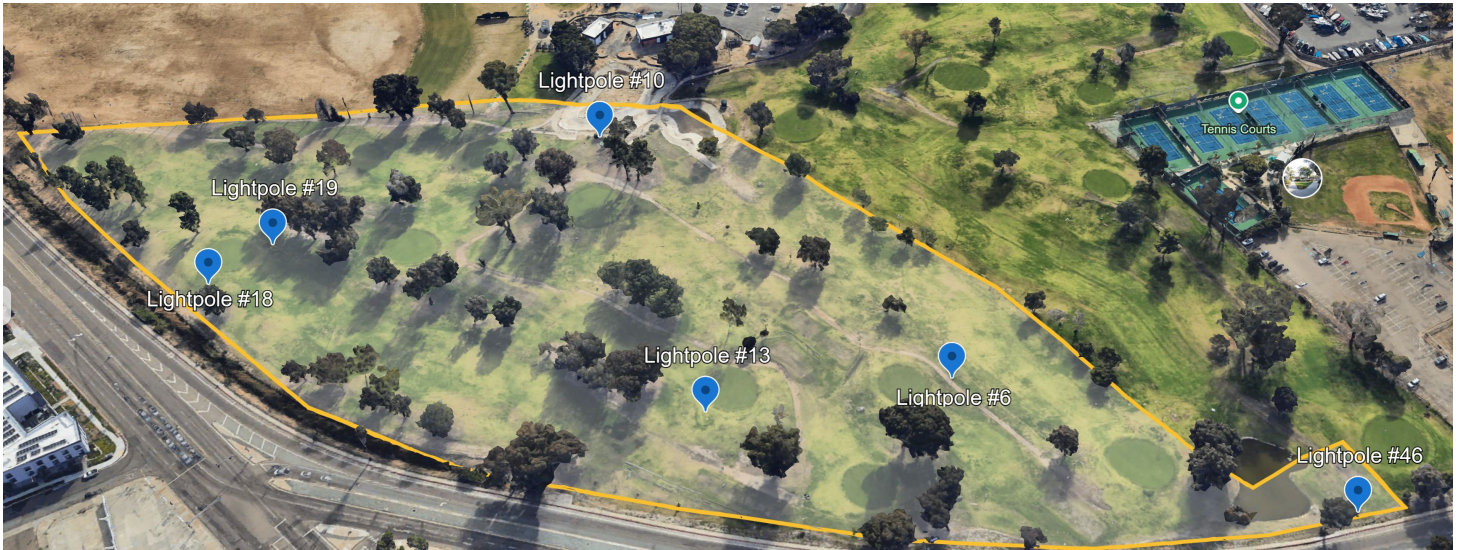
**REMOVED: \_\_\_\_\_**

**POSTED: E. Ramirez Manríquez**

**Figure 1**

**Mission Bay Golf Course - 2702 North Mission Bay Drive, San Diego, CA 92109**

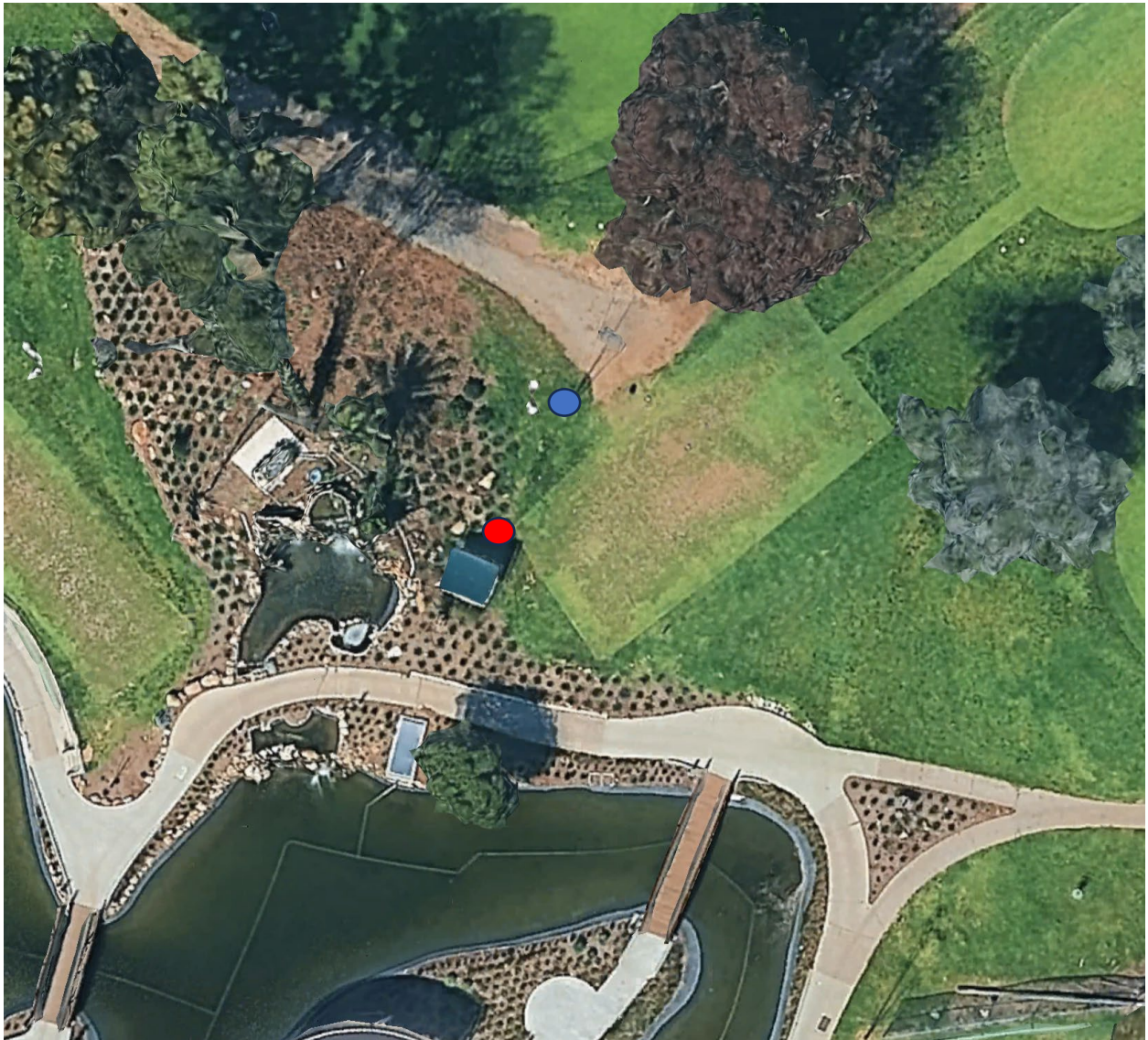
*(Front 9)*





**Figure 2**

Pole #10 Relocation – Hole #4



● Current Location

● New Location