



Date of Notice: September 25, 2025

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Mission Heights Neighborhood Park General Development Plan Amendment

COMMUNITY PLAN AREA: Linda Vista

COUNCIL DISTRICT: 7

LOCATION: 5000 Acari St, San Diego, CA 92111

PROJECT DESCRIPTION: The proposed project includes approval of a General Development Plan (GDP) Amendment for the design and construction of a dog off-leash area (DOLA) of approximately 47,247 square feet, or 1.08 acres, within the City-owned Mission Heights Neighborhood Park located at 5000 Acari St, San Diego, CA 92111.

The DOLA will be divided into two separate pens. The small dog area will be approximately 11,810 square feet and the large dog area will be approximately 33,437 square feet. The two pens will share a centrally located triple-gated entry vestibule designed to ensure secure entry and exit and to reinforce leash requirements outside of the DOLA. To provide accessibility, a new ADA-compliant parking space and path of travel will connect to this entry vestibule. A secondary 10-foot by 10-foot double-gated entry vestibule will provide direct access into the large dog pen from the northern park entry point at Westinghouse Street, reducing the need for DOLA visitors to pass by other park uses.

The project will incorporate the existing chain link fencing along the western and southern boundaries and will install new five-foot-high, vinyl-coated chain link fencing and gates along the northern and eastern boundaries. The DOLA will have an organic mulch surface of engineered wood fiber or ground palm. Planned amenities include signage identifying park rules and the DOLA name, a drinking fountain with dog bowl, benches, trash and recycling receptacles, dog waste bag dispensers, and agility features constructed from salvaged logs. Salvaged logs will also be used to provide protection to the existing mature trees located within the DOLA.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and 15311 (Accessory Structures).

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 15303 (New Construction or Conversion of Small Structures) which exempts 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; 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; and Section 15311 (Accessory Structures) which exempts the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. 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 the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

CITY CONTACT: Stephanie Green, Landscape Designer, Parks & Recreation Department

MAILING ADDRESS: 2150 Pan American Rd West, San Diego CA 92101

PHONE NUMBER/E-MAIL: 619-415-6183 / sgreen@sandiego.gov

On September 25, 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 (**October 2, 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: 9/25/2025

REMOVED: _____

POSTED: E. Ramirez Manriquez