



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 21, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 11003679

PROJECT NAME / NUMBER: 9292 Miramar Road WCF / PRJ-1120549

COMMUNITY PLAN AREA: Mira Mesa

COUNCIL DISTRICT: 6

LOCATION: 9292 Miramar Road, San Diego, CA 92126

PROJECT DESCRIPTION: The project is requesting a NEIGHBORHOOD DEVELOPMENT PERMIT to continue the operation of an existing wireless communication facility (WCF) designed as a 45-foot faux mono-eucalyptus tree. The faux tree would be rebranched as part of the project. The existing equipment, including 12 antennas, 12 Remote Radio Units, a 24-inch microwave dish, and an emergency generator located inside a 552-square-foot concrete lock enclosure, would remain as is. The project site located at 9292 Miramar Road is zoned Commercial Community (CC-3-8) and designated Community Commercial in the Mira Mesa Community Plan. The project is located in the following overlays/areas: Federal Aviation Administration Part 77 Noticing Area, Airport Land Use Compatibility Plan (ALUCP) Noise Contours, ALUCP Airport Influence Area, Affordable Housing Parking Demand (High), Community Plan Implementation Overlay Zone, and Airport Land Use Compatibility Overlay Zone (MCAS Miramar). (LEGAL DESCRIPTION: Parcel 3 of Parcel Map No. 13129, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, February 10, 1984, as File No. 84-052152 of Official Records. Assessor's Parcel Number: 341-220-36).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project qualifies to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). The project meets the criteria set forth in CEQA Guidelines Section

15301, as the project would allow for the continued operation of an existing WCF, with minor alterations to the WCF due to rebranching. The project would not involve the expansion of the existing or former use. 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 655962.5 for hazardous waste sites.

DEVELOPMENT PROJECT MANAGER: Andrew Razon
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On October 21, 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 (November 4, 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

POSTED: 10/21/25

REMOVED:

POSTED BY: Myra Lee