



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 5, 2025

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11003679

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**PROJECT NAME / NUMBER:** 6155 Carmel Valley WCF / PRJ-1141018

**COMMUNITY PLAN AREA:** Pacific Highlands Ranch

**COUNCIL DISTRICT:** 1

**LOCATION:** 6155 Carmel Valley Road, San Diego, CA 92130

**PROJECT DESCRIPTION:** Neighborhood Use Permit (NUP) to continue the operation of an existing Wireless Communication Facility (WCF). The WCF is on an existing 55-foot-tall tower and includes 12 existing panel antennas and 24 remote radio units. No new work, construction, or modifications are proposed. The project site is located at 6155 Carmel Valley Road and is zoned Commercial - Community (CC-1-3) and designated as Village in the Pacific Highlands Ranch Community Plan. The project is also within the following overlays: Urban Village Overlay Zone, Affordable Housing Parking Demand, and Very High Fire Hazard Severity Zone.

**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 would qualify to be categorically exempt from CEQA pursuant to 15301, Existing Facilities. Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project is renewing an existing permit to continue the operation of an existing WCF located on a 55-foot tower, this exemption was deemed appropriate to use. No environmental impacts would occur. 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; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**DEVELOPMENT PROJECT MANAGER:** Tracy Harris  
**MAILING ADDRESS:** 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108  
**PHONE NUMBER / EMAIL:** (619) 236-7299 / tharris@san Diego.gov

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On November 5, 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 20, 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) 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@san Diego.gov](mailto:Hearings1@san Diego.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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (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:** 11/5/25

**REMOVED:**

**POSTED BY:** *Myra Lee*