



THE CITY OF SAN DIEGO

Date of Notice: December 16, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004543

UPDATE: Due to project changes, an updated environmental review was conducted, and a revised environmental determination was made, thereby necessitating the issuance of a new Notice of Right to Appeal.

PROJECT NAME / NUMBER: 5480 El Cajon Boulevard / PRJ-1109735

COMMUNITY PLAN AREA: College Area

COUNCIL DISTRICT: 9

LOCATION: 5468, 5472, 5476, 5478, and 5480 El Cajon Boulevard, San Diego, California 92115

PROJECT DESCRIPTION: A TENTATIVE MAP and NEIGHBORHOOD DEVELOPMENT PERMIT for the consolidation and subdivision of a single parcel into four three-dimensional parcels. Deviations are being requested for the processing of the subdivision related to: 1) reduction of the minimum street frontage from 25 feet to 0 feet for parcels 1, 2, and 3; and 2) increase of the maximum floor area ratio (FAR) from 2.0 to 5.0 for parcels 2 and 3. No construction is proposed; however, the site is developed with a mixed-use development. The 0.775-acre site is located at 5468, 5472, 5476, 5478, and 5480 El Cajon Boulevard. The site is designated Commercial and zoned Central Urbanized Planned District Commercial CU-2-4 within the College Area Community Plan area. The project is located within the Parking Impact Overlay Zone (Campus Impact), Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, and the Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Lots 3 through 7 of Highland Gardens in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1816, filed in the Office of the County Recorder of San Diego County, December 31, 1924).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15061(b)(3).

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 exempt from CEQA pursuant to Section 15332, In-fill

Development Projects. The project proposes subdividing the site into four three-dimensional parcels. The project qualifies for the CEQA Section 15332 exemption based on the following: 1) the project is consistent with land use commercial designation and CU-2-4 zone 2) the project site is within the City limits on a site that is less than 5 acres (0.775-acre site); 3) the site is already developed and has no value for listed species; 4) no significant impacts related to traffic, noise, air quality or water quality would occur; and 5) the site can adequately be served by all public utilities and services considering its location within an urbanized area. No construction is proposed as a result of this action. The project does not propose any changes to the physical environment, as it is only a mapping action, and no physical change would result. Therefore, there is no possibility of a significant effect on the environment resulting from the tentative map.

DEVELOPMENT PROJECT MANAGER: Daniel Neri
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On December 16, 2025, the City of San Diego made the above-referenced environmental determination pursuant to the CEQA. This environmental 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 the CEQA environmental determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00 p.m. within ten (10) business days from the date of the posting of this Notice, which ends on December 31, 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 5:00 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 postmarked by the United States Postal Service (USPS) on or before the final appeal filing date. 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 8:00 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 must include the required appeal fee, payable by check to the City Treasurer.

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

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 12/16/2025

REMOVED: _____

POSTED BY: *Leilani Phillips*