



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 15, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

I.O. 11003679

PROJECT NAME / NUMBER: 3875 Swift Avenue / PRJ-1139845

COMMUNITY PLAN AREA: Mid-City: City Heights

COUNCIL DISTRICT: 9

LOCATION: 3875 Swift Avenue, San Diego, CA 92104

PROJECT DESCRIPTION: The project is requesting a NEIGHBORHOOD USE PERMIT and PLANNED DEVELOPMENT PERMIT to continue the operation of an existing wireless communication facility (WCF). The existing WCF consists of nine panel antennas concealed in a 75-foot community decorative tower. The existing ancillary equipment includes radio units at the antennas, equipment cabinets located within an adjacent building, rooftop-mounted air conditioning units, and cable conduits to the tower equipment. No physical alterations to the WCF are proposed as part of the project. The project site, located at 3875 Swift Avenue, is zoned Commercial Community (CC-5-4) and is designated Commercial and Mixed-Use in the Mid-City: City Heights Community Plan. Additionally, the project site is within the Airport Land Use Compatibility Zone (San Diego International Airport [SDIA]), Transit Priority Area, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (SDIA - Review Area 2), and Federal Aviation Administration Part 77 Noticing Area. (LEGAL DESCRIPTION: Lots 5 and 6 in Block 191 of City Heights in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1007, filed in the Office of the County Recorder of San Diego County, October 3, 1906. Assessor's Parcel Number: 447-452-04.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA 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 for an exemption pursuant to CEQA Guidelines Section

15301, because the project would allow for the continued operation of an existing WCF and no modifications are proposed that would result in the expansion of the existing 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: Nilia Safi
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On January 15, 2026, 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 (January 30, 2026). 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: 1/15/26

REMOVED: _____

POSTED BY: Myra Lee