



THE CITY OF SAN DIEGO

**DATE OF NOTICE: January 23, 2026**

## **NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION**

**DEVELOPMENT SERVICES DEPARTMENT**

I.O. 11003679

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**PROJECT NAME / NUMBER:** 4864 Lila Drive / PRJ-1137409

**COMMUNITY PLAN AREA:** Mid-City: Kensington Talmadge

**COUNCIL DISTRICT:** 9

**LOCATION:** 4864 Lila Drive, San Diego, CA 92115

**PROJECT DESCRIPTION:** The project is requesting a PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT and CONDITIONAL USE PERMIT to continue operating an existing wireless communication facility (WCF). The existing WCF is a 27'-11" faux tree located in the backyard of an existing single-family residence. The faux tree would be rebranched as part of the project and includes existing AT&T and T-Mobile antennas and radio equipment. The existing ancillary equipment that supports the WCF includes four AT&T equipment cabinets, one power plant, and one T-Mobile cabinet. An existing 184-square-foot AT&T equipment enclosure and a 90-square-foot T-Mobile equipment enclosure are in the southern corner of the property. The project site, located at 4864 Lila Drive, is zoned Open Space Residential (OR-1-1) and Residential Single Unit (RS-1-1 and RS-1-7), and designated Residential (6-10 dwelling units per acre) in the Mid-City: Kensington Talmadge Community Plan. (Assessor's Parcel Number: 465-191-18).

**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) and 15302 (Replacement or Reconstruction)

**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 would not result in an expansion of existing or former use. The project also qualifies for an exemption pursuant to CEQA Guidelines Section 15302 because the project would remove old and discolored

branches from the faux tree and rebranch it. This activity would involve no expansion of the WCF's capacity. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project would not significantly contribute to a cumulative impact is not within a state scenic highway; is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse changes in the significance of a historical resource.

**DEVELOPMENT PROJECT MANAGER:**

Ian Heacox

**MAILING ADDRESS:**

7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108

**PHONE NUMBER / EMAIL:**

(619) 446-5338 / [iheacox@sandiego.gov](mailto:iheacox@sandiego.gov)

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On January 23, 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 (February 6, 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](mailto: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:** 1/23/26

**REMOVED:** \_\_\_\_\_

**POSTED BY:** Myra Lee