



THE CITY OF SAN DIEGO

**DATE OF NOTICE:** February 9, 2026

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

**DEVELOPMENT SERVICES DEPARTMENT**

SAP No.11004500

---

**PROJECT NAME / NUMBER:** 17190 Bernardo Center Drive / PRJ-1133638

**COMMUNITY PLAN AREA:** Rancho Bernardo

**COUNCIL DISTRICT:** 5

**LOCATION:** 17190 Bernardo Center Drive, San Diego, CA 92128

**PROJECT DESCRIPTION:** NEIGHBORHOOD USE PERMIT for the conversion and remodel of the first floor of an existing 21,576 square-foot two-story medical office building into a 24-hour veterinary clinic. Proposed interior improvements include constructing walls for exam rooms and laboratory space. Three exterior 180-square-foot pet relief areas adjacent to the building's exterior wall would also be constructed. The 1.46-acre site is located at 17190 Bernardo Center Drive. The site is designated Office Commercial and zoned Commercial Office Base Zone (CO-1-2), within the Rancho Bernardo Community Plan. (LEGAL DESCRIPTION: Parcel A, Lot 3 of Park Terrace, in the City of San Diego, County of San Diego, State of California, according to Map No. 13075, filed in the office of the County Recorder of San Diego County, December 8, 1993.)

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, section 15332 (In-fill Development Project).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego (City), as Lead Agency, determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332 (In-fill Development Project). The In-Fill Development Project exemption applies to projects characterized as in-fill that meet the conditions described in sections 15332(a) – (e). Consistent with section 15332(a), the project is consistent with the applicable general plan designation and policies as well as zoning regulations. The Land Use Element of the Rancho Bernardo Community Plan designates the site for Office Commercial and the CO-1-2 zone, which allows a mix of office and residential uses. The project would be consistent with the applicable

community plan and zone. Consistent with section 15332(b), the project would occur within City limits, the project site is no more than 5 acres and is substantially surrounded by urban uses. As defined in Public Resources Code section 21072, qualified urban uses means *any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.* "Substantially surrounded" means at least 75 percent of the perimeter of the project site adjoins or is separated only by an improved public right-of-way from parcels that are developed with qualified urban uses." The project site is 1.46 acres, or less than 5 acres. The site is surrounded by urban development, including a hotel directly north of the site and food service establishments and a public library south and east of the site. Thus, the site is considered substantially surrounded by urban uses. In accordance with section 15332(c), the site is developed with urban uses and has no value as a habitat for endangered, rare or threatened species. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in section 15332(d). **TRAFFIC:** The project would convert an existing medical office to a veterinary clinic. As both uses are considered medical, the project would not generate net new vehicle trips and, as a result, would not have a significant effect on traffic. **NOISE:** The project would be required to comply with SDMC sections 59.5.401 (Sound Level Limits) and 59.5.0404 (Construction Noise), thereby ensuring that noise impacts are less than significant. **AIR QUALITY:** The project would be required to comply with applicable local, state and federal regulations, thereby also ensuring that significant air quality impacts would not occur. The proposed project consists primarily of interior remodeling necessary for use as a veterinary clinic. Creation of 3 pet relief areas on the exterior of the buildings would include fence construction and the application of artificial turf to the existing surfaces and does not require ground-disturbing activities. **WATER QUALITY:** Adherence to applicable City, state, and federal requirements would ensure that the project does not affect water quality. Lastly, consistent with CEQA Guidelines section 15332(e), the project would be adequately served by utilities and public services, as it involves the conversion and remodel of an existing medical office building into a veterinary clinic. The veterinary clinic would result in no change in need for public services, and the project site would continue to be adequately served.

City staff reviewed the exceptions outlined in CEQA Guidelines Section 15300.2 and determined that none applied. Although not applicable to the Class 32 Infill Development exemption, the project is not located in an environmentally sensitive area as defined by CEQA Section 15300.2(a) (applicable to exemption Classes 3,4,5,6, and 11 only). The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines Section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines section 15300.2(c). Considering the nature of the project and its location, no scenic highway impact would occur as identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to Section 65962.5 of the Government Code as identified in CEQA Guidelines section 15300.2(e). No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of a historical resource as identified in CEQA Guidelines section 15300.2(f). Therefore, none of the exceptions apply.

**DEVELOPMENT PROJECT MANAGER:**

Veronica Davison

**MAILING ADDRESS:**7650 Mission Valley Road, MS DSD-2A, San Diego, CA  
92108**PHONE NUMBER / EMAIL:**(619) 446-5462 / [hdavison@sandiego.gov](mailto:hdavison@sandiego.gov)

---

On February 9, 2026, the City of San Diego (City), as Lead Agency, made the above-referenced environmental determination pursuant to the CEQA. This determination is appealable to the City Council. If you have any questions about this determination, contact the City's 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 (February 24, 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 5:00 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) 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 8:00 a.m. to 5:00 pm 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, 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:** 2/9/26

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

**POSTED BY:** Myra Lee