



THE CITY OF SAN DIEGO

Date of Notice: February 11, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 11003679

PROJECT NAME / NUMBER: 10445 San Diego Mission Road Wireless Communication Facility/PRJ-1125583

COMMUNITY PLAN AREA: Mission Valley

COUNCIL DISTRICT: 7

LOCATION: 10445 San Diego Mission Road, San Diego, CA 92108

PROJECT DESCRIPTION: Neighborhood Use Permit (NUP) to continue the operation of an existing wireless communication facility (WCF) located on the rooftop of an existing single-story business establishment at 10445 San Diego Mission Road. The WCF consists of 6 existing antennas and 6 remote radio units (RRUs) concealed behind a stucco parapet on the roof and within 2 existing equipment cabinets at ground level. No additional work is proposed. The project is located in the Mission Valley Community Plan area in the Residential/Commercial Use (RMX-1) base zone and the Airport Land Use Compatibility Overlay Zone (Montgomery Field) in Council District 7.

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 conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 Section 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 would only permit the continual operation of an existing WCF with no improvements the exemption was deemed appropriate. No environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

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

On February 11, 2026 the City of San Diego 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 10 business days from the date of the posting of this Notice (February 26, 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 5:00 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, payable to the City Treasurer, by check 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 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 shall include the required appeal fee, with a check payable to the City Treasurer.

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

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 2/11/26

REMOVED: _____

POSTED BY: Myra Lee