



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 30, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 11004500

PROJECT NAME / NUMBER: 9341 Regents/ PRJ 1125170

COMMUNITY PLAN AREA: University Community Plan

COUNCIL DISTRICT: 6

LOCATION: 9341 Regents Road, San Diego, CA 92037

PROJECT DESCRIPTION: The project proposes a Neighborhood Use Permit (NUP) to continue the operation of an existing rooftop wireless communication facility (WCF) on an existing building. The project also proposes to maintain six (6) existing antennas, three (3) existing power protection cabinet, ,, two (2) existing equipment cabinets and the ancillary accessories for the operation of the WCF. The land use designation is utility per the University Community Plan. The project is addressed at 9341 Regents Drive within the RS-1-14 Base Zone in the University Community Planning Area, Community Plan Implementation Overlay Zone (CPIOZ)-A, Mobility Zone 2, Parking Standards Transit Priority Area, Transit Priority Area, Very High Fire Hazard Severity Zone, Parking Impact Overlay Zone (Campus Impact), Airport Influence Area (MCAS Miramar, Review Area 2), Airport Land Use Compatibility Overlay Zone and the Federal Aviation Administration (FAA) Part 77 Noticing Area. Assessor Parcel Number (APN) 345-080-0500.

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State 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 would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities. The project meets the criteria under CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures (public or private), facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Because the

project would continue the operation of an existing wireless communication facility (WCF) on the rooftop of an existing building, the existing WCF involves the negligible or no expansion of existing or former use, the project meets this criterion.

The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed and determined that none apply. 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:	Nilia Safi
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On March 30, 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 (April 14, 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@saniego.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: 3/30/2026

REMOVED: _____

POSTED BY: Leilani Phillips