



Date of Notice: March 19, 2026

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Chollas Operations Yard Surface-Mounted Non-Enclosed Building (Striper Cage)
COMMUNITY PLAN AREA: Mid-City: Eastern Area
COUNCIL DISTRICT: 4
LOCATION: 2781 Caminito Chollas, San Diego, CA 92105

PROJECT DESCRIPTION: The project consists of installation of a Surface-Mounted Prefabricated Non-Enclosed Metal Building (i.e. striper cage) at South Chollas Landfill. The structure will be used to store three striping trucks and traffic pavement supplies. The building will be installed on an existing Portland cement concrete (PCC) pad constructed over native soil. The structure shall measure approximately 137 feet in length by 39 feet in width, with a vertical clearance of 20 feet to the eave. The structure shall consist of prefabricated aluminum members bolted together and shall be erected on-site. The primary frame of the structure will consist of aluminum columns with the rafters forming a rigid gable frame system. The ends of the structure will be enclosed with aluminum partitions and the interior sidewalls will be open. The structure will be mounted to an existing concrete pad with the columns being connected to aluminum or galvanized steel base plates. Base plates will be anchored to the concrete slab using heavy-duty mechanical or epoxy-set anchor bolts. The drainage system shall include a roof drainage system consisting of continuous aluminum gutters. No trenching will occur as part of this project.

A Community Health and Safety Plan (CHSP) has been prepared to address possible impacts concerning public health and safety. The plan provides protocols related to noise, fugitive dust, and landfill gas. Fugitive dust generated during the drilling of the sleeve anchor holes will be controlled and captured using a vacuum system. Landfill Gas (LFG) monitoring will also be included for drilling of the sleeve anchor holes. A 4-gas monitor will be used to observe potential atmospheric hazards (primarily methane and hydrogen sulfide). An Air Log associated with the work will be always kept onsite by the Engineer. Airborne dust will be visually monitored and captured using a vacuum system. There will be no soil stockpiles for this operation. Excessive noise is not anticipated to be a major concern at the site. Best management practices will be implemented to mitigate airborne dust from the site. Straw wattle (6 foot diameter) will be installed along the perimeter of the excavation area to be drilled. Any dust will be captured by a vacuum. There will no disturbance to the existing soil.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to State CEQA

Guidelines Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and 15311 (Accessory Structures).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Mayor-Appointed Designee.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:

The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; Section 15303 (New Construction or Conversion of Small Structures) which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; Section 15304 (Minor Alterations to Land) which consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes; and Section 15311 (Accessory Structures) which consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; as to the exception for hazardous materials, there are locations listed on GeoTracker within 1,000 feet of the project area. While these locations are listed, there are no environmental cases of known hazardous material contamination that would be disturbed which would otherwise preclude use of a CEQA exemption pursuant to Section 65962.5 of the Government Code.

CITY CONTACT: Sonja Olsen, Associate Planner, Transportation Department

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PHONE NUMBER/E-MAIL: (619) 527-8092/ solsen@sandiego.gov

On March 19, 2026, the City of San Diego made the above-referenced environmental determination pursuant to CEQA. This determination is appealable to the City Council. If you have any questions about this determination, contact the City Contact listed above.

Applications to appeal the CEQA determination to the City Council must be filed with the Office of the Clerk within five (5) business days from the date of the posting of this Notice (**March 26, 2026**). Appeals to the City Clerk must be filed via e-mail or in-person as follows:

1. Appeals filed via Email: 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.pdf>. 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.

2. Appeals filed In-Person: 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.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.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 3/19/2026

REMOVED: _____

POSTED: *v. Sandoval*