



Date of Notice: April 17, 2026

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME: Fourth Amendment to the Office Building Lease between WILSON HCF WISCONSIN 8 REPO LLC and the City of San Diego

COMMUNITY PLAN AREA: Downtown

COUNCIL DISTRICT: Council District 3

LOCATION: 451 A Street, Suites 610 and 620, San Diego, CA 92101

PROJECT DESCRIPTION: The proposed action involves the approval of the Fourth Amendment to an Office Building Lease between Wilson HCF WISCONSIN 8 REPO LLC (Landlord) and the City of San Diego (Tenant). As part of the Fourth Amendment, the Leased Premises will be relocated from Suite 1410 to Suites 610 and 620, and the lease will be extended for a period of five (5) years and six (6) months. Minor tenant improvements will include, but not be limited to, the installation of window blinds for the interior glass of the private offices and conference rooms, and work to be done to partitioning, doors, ceilings, floor coverings, wall finishes, electrical, plumbing, heating, standard ventilating and air conditioning, fire protection, cabinets and other millwork.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: This activity is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

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 CEQA Guidelines Section 15301 (Existing Facilities) which exempts 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. The exceptions to the exemption 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, and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

CITY CONTACT: Andrew Zimsky

MAILING ADDRESS: City of San Diego Economic Development Department, 1200 Third Avenue, Suite 1400, San Diego, CA 92101

PHONE NUMBER/E-MAIL: (619) 236-6081 / azimsky@sandiego.gov

On April 17, 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 (**April 24, 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 5:00 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 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 8:00 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: 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: 4/17/2026

REMOVED: _____

POSTED: E. Pascual