



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 17, 2026

REVISED

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 11004543

PROJECT NAME / NUMBER: 3855 Ruffin / 1129058

COMMUNITY PLAN AREA: Kearny Mesa

COUNCIL DISTRICT: 7

LOCATION: 3855 Ruffin Rd., San Diego, CA 92123

PROJECT DESCRIPTION: Variance to exceed height limits for proposed retaining and planter walls located within the front yard setback of the existing one-story commercial building, located at 3855 Ruffin Road. The 0.11-acre site is in the IL-2-1 Base Zone within the Kearny Mesa Community Plan Area. Council District 7. **LEGAL DESCRIPTION:** APN 369-170-3300

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction and Section 15311, Accessory Structures.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review of the project and determined that it is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15311 (Accessory Structures). The project involves processing a variance to exceed height limits for proposed retaining and planter walls located within the front yard setback of the existing one-story commercial building.

CEQA Section 15303 applies to projects involving construction of accessory structures. The proposed project meets this criterion because the project involves a variance for construction of planters and retaining walls which are located at an existing commercial building. Planters and retaining walls are accessory structures.

CEQA Section 15311 applies to construction of minor structures accessory to existing commercial facilities. The proposed project meets this criterion because the project involves a variance for construction of planters and retaining walls which are located at an existing commercial building. Planters and retaining walls are accessory structures.

The City further evaluated the project under the CEQA Section 15300.2 exceptions and determined that none apply for the following reasons:

1. Location Exception. The project is construction of retaining walls. No construction or physical expansion is proposed that would increase environmental risk due location.
2. Cumulative Impacts Exception. The project involves no expansion of use or construction that would contribute to cumulative environmental impacts.
3. Unusual Circumstances Exception. There is no evidence of unusual circumstances that would create a reasonable possibility of a significant environmental effect. The work is limited to construction of retaining walls and planters for commercial tenant improvements.
4. Scenic Highways Exception. The project site is not located along a designated State Scenic Highway, and the project includes no exterior changes.
5. Hazardous Waste Sites Exception. The project site is not listed on any hazardous waste site registry pursuant to Government Code Section 65962.5.
6. Historical Resources Exception. The existing structure is not listed, eligible, or identified as a historical resource. The proposed interior alterations do not have the potential to affect historical significance.

Based on this analysis, the project qualifies for an exemption under CEQA Section 15303 and Section 15311, and none of the exceptions listed in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER:	Will Rogers
MAILING ADDRESS:	7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL:	(619) 446-5283 / RogersRW@sandiego.gov

On July 17, 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 (July 31, 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) 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 5:00p.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: 7/17/2026

REMOVED: _____

POSTED BY: Leilani Phillips