



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 17, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009298

PROJECT NAME / NUMBER: CO 3455 Camino del Rio S CUP Amendment / PRJ-1065432

COMMUNITY PLAN AREA: Mission Valley

COUNCIL DISTRICT: 9

LOCATION: 3455 Camino del Rio S, San Diego, CA 92108

PROJECT DESCRIPTION: Conditional Use Permit Amendment (CUP No. 1295099, City of San Diego Project No. PTS-368346) to allow an existing Medical Marijuana Consumer Cooperative to convert to a Cannabis Outlet. The use would continue to operate within an existing 4,877-square-foot building located at 3455 Camino Del Rio South. Proposed work includes minor interior alterations such as removal of interior partitions, removal of an interior door, and reconfiguration of existing millwork. The 0.36-acre site is located in the CO-2-2 zone within the Mission Valley Community Plan Area and Council District 9. The project site is also within the following overlay zones: Airport Influence Area, Fire Brush Zones (300 feet), Fire Hazard Severity Zone (High), Geological Hazard Zone 53, CPIOZ-A, Parking Standards Transit Priority Area, and Transit Priority Area. **LEGAL DESCRIPTION:** Portion of Lot 2, Map No. 3863, City of San Diego, APN 439-480-23-00

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services

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 of the project and determined that it is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The project involves the conversion of an existing Medical Marijuana Consumer Cooperative to a Cannabis Outlet within an existing 4,877-square-foot commercial building, along with minor interior alterations such as removal of non-load-bearing partitions, removal of a door, and reconfiguration of existing millwork. The project does not propose any exterior modifications, expansion of the

building footprint, or increase in the structure's existing capacity. All improvements would occur entirely within the existing permitted building.

CEQA Section 15301 applies to projects involving negligible or no expansion of existing uses. The proposed project meets this criterion because the operational change is permitted under existing zoning regulations, and the physical work is limited to minor interior alterations.

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. Although the site lies within several overlay zones—including the Airport Influence Area, Fire Hazard Severity Zone, Fire Brush Zones, Geological Hazard Zone 53, CPIOZ-A, and Transit Priority Areas—the project consists solely of interior modifications and continuation of an existing commercial use. No exterior construction or physical expansion is proposed that would increase environmental risk due to these overlays.
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 minor interior changes typical 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 15301, and none of the exceptions listed in CEQA Guidelines Section 15300.2 apply.

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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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (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