THE CITY OF SAN DIEGO

DATE OF NOTICE: October 30, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010659

PROJECT NAME / NUMBER: 4225 Balboa / PRJ-1164551
COMMUNITY PLAN AREA: Clairemont Mesa
COUNCIL DISTRICT: 2
LOCATION: 4225 Balboa Ave, San Diego, CA 92117

PROJECT DESCRIPTION: Conditional Use Permit (CUP) to relocate an existing liquor license from 3949 Clairemont Drive, Unit No. 7, to a vacant 825-square-foot commercial space located at 4225 Balboa Avenue. The 1.46-acre site is in the CC-3-6 Base Zone, within the Clairemont Mesa Community Plan Area, Council District 2. LEGAL DESCRIPTION: Parcel 2, PM 20450, APN: 425-823-32-00.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction and Section 15332, In-fill development.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-fill Development Projects). The exceptions listed in Section 15300.2 do not apply. Section 15303 allows for the construction and location of limited numbers of new, small facilities; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another where only minor exterior modifications occur. The project is transferring a liquor license from one premises to new premises with no construction proposed. The transfer would result in the conversion an existing commercial use into a liquor store, consistent with the scope of activities permitted under Section 15303. Therefore, the exemption is appropriate. The project also qualifies for the in-fill development categorical exemption under Section 15332. The required conditions under subsections (a) through (e) are met as follows. Consistent with section 15332(a), the project is consistent with the applicable general plan designation and policies as well as zoning regulations. Consistent with section 15332(b), the project would occur within City limits, the project site is no more than 5 acres and is substantially surrounded by urban

uses. The project site is 1.46 acres, and is therefore, less than 5 acres. The site is surrounded by urban development, consisting of an existing commercial center surrounding the site. Thus, the site is considered substantially surrounded by urban uses. In accordance with section 15332(c), the site is developed with urban uses and has no value as a habitat for endangered, rare or threatened species. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in section 15332(d). Lastly, consistent with CEQA Guidelines section 15332(e), the project would be adequately served by utilities and public services, as it permits an allowed use and proposes no additional construction. Based on the above, the project qualifies for categorical exemptions under CEQA Guidelines Sections 15303 and 15332, and no exceptions to the exemptions apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: May Rollin
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 446-5432 / MMRollin@sandiego.gov

On October 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 (November 16, 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.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. 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: 10/30/2026
REMOVED: _____
POSTED BY: Leilani Phillips