THE CITY OF SAN DIEGO

DATE OF NOTICE: November 12, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11003679

PROJECT NAME / NUMBER: Verizon Redwood Village / PRJ-1144708
COMMUNITY PLAN AREA: Mid-City: Eastern Area
COUNCIL DISTRICT: 9
LOCATION: 6046 Hughes Street, San Diego, CA 92115

PROJECT DESCRIPTION: Conditional Use Permit and Neighborhood Development Permit to renew and modify an existing Wireless Communication Facility (WCF). The project proposes to modify the previously approved design by replacing the existing 6-foot screen with an 8-foot screen, removing 8 panel antennas and replacing them with 13 new panel antennas, and installing 6 new remote radio units. The project also proposes the removal and replacement of two existing air conditioning units. The WCF is located on a City-owned water tank at 6046 Hughes Street. The 1.23-acre site is zoned Open Space - Residential (OR-1-1) and designated as Residential in the Mid-City: Eastern Area Community Plan. The project is also located within the following overlays and planning areas: Sustainable Development Areas, Central Urbanized Planned District, Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, and Affordable Housing Parking Demand. LEGAL DESCRIPTION: PORTION OF LOT 24 AND 25 OF WATERVILLE HEIGHTS MAP NO. 748, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities and Section 15302, Replacement or Reconstruction.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15301, Existing Facilities. Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or

no expansion of use beyond that existing at the time of the determination. The project is proposing minor alterations to the existing WCF that are negligible to the physical environment. The proposed replacement antennas and new remote radio units would be mounted behind the proposed screen enclosure, and the enclosure would be painted to match the existing water tank.

The project would also qualify to be categorically exempt from CEQA pursuant to Section 15302, Replacement or Reconstruction. Section 15302 allows for the replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. 15302(c) states that the exemption could apply if the replacement or reconstruction of the existing utility system and/or facility involves negligible or no expansion of capacity. The proposed project would replace existing accessories on the WCF that are considered negligible. The purpose of the project site would remain as a WCF and capacity of the project site would remain the same, as modifications are needed to meet technology demands.

The exceptions outlined in CEQA Guidelines Section 15300.2 were reviewed, and it was determined that none applied. Per CEQA Guidelines Section 15300.2(a), Classes 3, 4, 5, 6, and 11 exemptions are subject to the location exception. CEQA Guidelines Section 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction) would not apply. The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines Section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines Section 15300.2(c). The project site is not located near a scenic highway; thus, no scenic highway impact would occur as identified in CEQA Guidelines Section 15300.2(d). The site is not located on a list compiled pursuant to Section 65962.5 of the Government Code as identified in CEQA Guidelines Section 15300.2(e). No historic resources exist on the site, and therefore, the project would not cause a substantial adverse change in the significance of a historical resource as identified in CEQA Guidelines Section 15300.2(f).

DEVELOPMENT PROJECT MANAGER:	Andrew Razon
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On November 12, 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 27, 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: 11/12/2026

REMOVED: _____

POSTED BY: Leilani Phillips