



**Date of Notice:** September 15, 2021

# **NOTICE OF RIGHT TO APPEAL**

## **ENVIRONMENTAL DETERMINATION**

### **PLANNING DEPARTMENT**

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**PROJECT NAME:** Contract with B&B Mechanical, Inc. for Minor Repairs to Heating, Venting and Air Conditioning System

**COMMUNITY PLAN AREA:** Kearny Mesa

**COUNCIL DISTRICT:** District 6

**LOCATION:** Montgomery-Gibbs Executive Airport at 8690 Aero Drive, San Diego, CA 92123

**PROJECT DESCRIPTION:** The City of San Diego will enter a contract with B&B Mechanical, Inc. for minor repairs to Heating, Venting and Air Conditioning System (HVAC) covering the retail center at 8690 Aero Drive, San Diego, CA 92123. B&B Mechanical, Inc. will replace air conditioning units and venting system and remove abandoned HVAC equipment. The scope of work includes the following:

- Provide crane services for removal and replacement of equipment and roof materials and work with City to obtain FAA approval for crane services
- Cut and remove all plenums to the roof platforms
- Disconnect and safe off electrical circuits at roof penetrations
- Demo copper line sets are needed
- Demo of refrigerated condensing units
- Cap off gas line to heater at rooftop POC
- Remove and dispose of all non-operating HVAC equipment on the roof on Building 1
- Working with the City Roofing Contractor to remove and replace two (2) three-ton (3-ton) air conditioning units on Building 1
- Working with the City Roofing Contractor to remove and reattached two (2) air conditioning units on Building 1
- Working with the City Roofing Contractor disconnect (remove and replace) the refrigerated condensing units, perform a refrigerant retrofit and recharge
- Working with the City Roofing Contractor, remove all HVAC equipment from vacant space
- Working with the City Roofing Contractor, remove and replace one grease interceptor
- Working with the City Roofing Contractor, install refrigerated condensing units into outdoor enclosures
- Remove all abandoned HVAC equipment on Building 1

- Replace all metal plenums for HVAC
- Correct all electrical connections to all HVAC equipment on Building 1 in a safe manner

**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) and Section 15302 (Replacement or Reconstruction).

**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 consists of 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; and Section 15302 (Replacement or Reconstruction) which consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The exceptions listed in CEQA 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:** Thurman Hodges, Supervising Property Agent, Real Estate Assets - Airports Division

**MAILING ADDRESS:** 3750 John J. Montgomery Drive, MS 14, San Diego, CA 92123

**EMAIL / PHONE NUMBER:** [THodges@sandiego.gov](mailto:THodges@sandiego.gov) / (858) 573-1426

On September 15, 2021, the City of San Diego 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 Contact listed above.

Applications to appeal the CEQA determination to the City Council must be filed with the Office of the Clerk within 5 business days from the date of the posting of this Notice (**September 22, 2021**). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

1. Appeals filed via Email: Send the appeal by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov); your email appeal will be acknowledged within 24 hours. You must separately mail the required appeal fee by check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Sureena Basra, 9485 Aero Drive, MS 413, San Diego, CA 92123**. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.
2. Appeals filed via US Mail: Send the appeal by US Mail to **City Clerk/Appeal, MS 2A, 202 C Street, San**

**Diego, CA 92101.** Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. You must separately mail the required appeal fee by check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Sureena Basra, 9485 Aero Drive, MS 413, San Diego, CA 92123.** The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

If you have any questions regarding the procedures to file the appeal, please contact **Sureena Basra** at [SBasra@sandiego.gov](mailto:SBasra@sandiego.gov).

This information will be made available in alternative formats upon request.

**POSTED ON THE CITY'S CEQA  
WEBSITE**

**POSTED: 09/15/2021**

**REMOVED:**

**POSTED: S. Basra**