



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 27, 2016

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24005989

PROJECT NO: 430519
PROJECT NAME: Sprint Rose Creek Trail
COMMUNITY PLAN AREA: Mission Bay Park
COUNCIL DISTRICT: 2
LOCATION: 2637 Grand Avenue, San Diego, CA 92109

PROJECT DESCRIPTION: PLANNED DEVELOPMENT PERMIT (PDP), NEIGHBORHOOD USE PERMIT (NUP), SITE DEVELOPMENT PERMIT (SDP) and NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) to allow for the modification of an existing Wireless Communication Facility (WCF). The modification would consist of the following construction of (12) new 6 foot tall panel antennas mounted to a new 30 foot high faux eucalyptus tree along with associated equipment to support the WCF. Project implementation would also include a Right-Of-Entry permit. The property is located at 2637 Grand Avenue in the RS-1-7 Zone within the Mission Bay Park Community Plan; Coastal Overlay Zone (DEF-CER); Coastal Height Limitation Overlay Zone; Sensitive Coastal Overlay Zone; Multiple Habitat Planning Area (MHPA); Parking Impact Overlay Zone (Coastal and Beach); and FEMA Floodplains (100-year FP, Zone AE, and the 500-year FP).

The WCF as proposed shall require the processing of the following actions: a NUP since the development appears to be greater than 100 feet from the primary use, a SDP for development on environmentally sensitive lands; a NDP to continue to operate an above ground equipment enclosure within dedicated parkland and a PDP because the existing equipment building will continue to operate within the required setback.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Planning Commission

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15303 (New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Environmental Analysis Section

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 Section 15303 (New Construction) which allows for the construction of limited numbers of new, small facilities and the installation of small new equipment. Since the project would construct new

equipment associated with the existing use the exemption is appropriate. Furthermore, since the WCF would occur on a developed site lacking sensitive resources the exceptions listed in CEQA Section 15300.2 would not apply. Additionally, the project site is not located within a Multiple Habitat Planning Area (MHPA); however, the area under the Grand Avenue Bridge and portion of the Rose Creek to the north of the bridge are located within the MHPA. The WCF will be located approximately 140-feet-from the MHPA boundary, but the site is considered adjacent to the MHPA. The permit includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's Multiple Species Conservation Program (MSCP) and impacts will not occur.

CITY PROJECT MANAGER: Simon Tse
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On May 27, 2016 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 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 within 10 business days from the date of the posting of this Notice and therefore the appeal would end on June 10, 2016. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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