



THE CITY OF SAN DIEGO

Date of Notice: April 24, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

WBS No. B24020.06.02

PROJECT NAME / NUMBER: 2434 Red Pine Drive / PRJ-1107772

COMMUNITY PLAN AREA: Otay Mesa-Nestor

COUNCIL DISTRICT: 8

LOCATION: 2434 Red Pine Drive, San Diego, CA 92154

PROJECT DESCRIPTION: The project proposes the removal of approximately 33 feet of stormdrain pipe segment made of Corrugated Metal Pipe (CMP) and replacement with 33 feet of 18-inch diameter Reinforced Concrete Pipe (RCP). The project also proposes the replacement of two existing stormdrain inlets with two Type B curb inlets. All work would occur within the developed public right-of-way (ROW) located northwest of the intersection at Red Pine Drive and Shady Elm Place in the Otay Mesa-Nestor Community Plan area. The project would also include installation of junction access vaults, manholes, cleanouts, inlets, curb ramps, sidewalk repairs, street resurfacing and related repairs/upgrades to the existing system as necessary. Staging and stockpile areas would be located within the public ROW. The project site is in the Airport Land Use Compatibility Overlay Zone (Imperial Beach NOLF and Brown Field), the ALUCP Airport Influence Area (Imperial Beach NOLF, Review Area 2, Brown Field, Review Area 2), and the FAA Part 77 Noticing Area (NOLF Imperial Beach). The project site is also located in the Parking Standards Transit Priority Area (PSTPA), the Transit Priority Area (TPA), and the Affordable Housing Parking Demand. Council District 8.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: Statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15282 (k), Other Statutory Exemptions.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Mayoral Appointed Designee

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15282 (k), Other Statutory Exemptions, CEQA does not apply to the installation, maintenance, repair, restoration, reconditioning relocation, replacement, removal, or demolition of a pipeline less than one mile in length within a public street or highway or any other public right-of-way, as set forth in Section 21080.21 of the Public Resources Code. The project includes the removal and

replacement of a pipeline that is less than one mile in length and, therefore, this statutory exemption applies to the proposed project. The project includes remodel and replacement of a pipeline.

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On April 24, 2024, 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 by 5:00pm within five (5) business days from the date of the posting of this Notice (May 1, 2024). 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>. 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.