



**Date of Notice:** December 11, 2023

# **NOTICE OF RIGHT TO APPEAL**

## **ENVIRONMENTAL DETERMINATION**

### **CITY PLANNING DEPARTMENT**

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**PROJECT NAME/NUMBER:** Right of Entry Permit between the City of San Diego and Diamond Designs LLC for infield maintenance at Carmel Mountain Ranch/Sabre Springs Recreation Center and Sabre Springs Neighborhood Park

**COMMUNITY PLAN AREA:** Carmel Mountain Ranch and Sabre Springs

**COUNCIL DISTRICT:** 5

**LOCATION:** The permit area is within the infields of the City of San Diego-owned property of Carmel Mountain Ranch/Sabre Springs Recreation Center located at 10152 Rancho Carmel Dr., San Diego, CA 92128 (Exhibit A); and Sabre Springs Neighborhood Park located at 12953 Sabre Springs Pkwy., San Diego, CA 92128 (Exhibit B).

**PROJECT DESCRIPTION:** This activity is for the issuance of a Right of Entry Permit between the City of San Diego (City) and Diamond Designs LLC (Permittee) allowing the Permittee to perform infield maintenance within the existing City-owned property of Carmel Mountain Ranch/Sabre Springs Recreation Center and Sabre Springs Neighborhood Park (see Exhibits A and B). The Permittee will perform the work described below. All work includes the proper disposal of all waste materials to an appropriate offsite disposal site.

1. New Edge Establishment/Reestablishment of all edges, including:
  - Removal of encroaching grass from the outfield
  - Reestablishment of new infield/outfield arc
  - Backfill of infield lips using current infield mix
  - Grind infield lips down to reduce their height
  - Re-sod around pitcher's mound
  - Sod cut any identified issue areas
  - Add new sub-base as-needed
  - Install new sod as-needed
  - Fill seams with sand
2. Grade the infield skin using laser guided grading box mounted on JD Tractor, including:
  - Pre-grading site preparation
  - Backfill of infield lips
  - Infield watering
3. Apply Duraedge conditioner post-laser guided grading to provide a top-level playing surface
4. Re-build pitcher's mound to proper standards

5. Refurbish/reconstruct batters box/catchers box
6. Raise home plate to proper grade

**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), Section 15302 (Replacement or Reconstruction), and Section 15304 (Minor Alterations to Land).

**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; Section 15302 (Replacement or Reconstruction) which consists of the 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; and Section 15304 (Minor Alterations to Land) which exempts minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The Carmel Mountain Ranch/Sabre Springs Recreation Center project site is approximately 350 feet away from the City's Multi-Habitat Planning Area (MHPA). The Sabre Springs Neighborhood Park is approximately 100 feet away from the City's MHPA. The proposed maintenance activities will occur outside of the City's bird breeding season to avoid potential impacts to sensitive avian species which may be present in the adjacent MHPA. The Permittee will also implement as-needed stormwater construction Best Management Practices (BMPs) to prevent non-stormwater discharges from entering the City's stormwater conveyance system. The exceptions to the exemptions listed in CEQA Guidelines 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:** Mark Moncey, Area Manager II, Parks and Recreation Department

**MAILING ADDRESS:** 18448 W. Bernardo Dr., San Diego, CA 92127

**PHONE NUMBER/E-MAIL:** (858) 538-8204 / [MMoncey@sandiego.gov](mailto:MMoncey@sandiego.gov)

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On December 11, 2023, the City of San Diego made the above-referenced environmental determination pursuant to 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 five (5) business days from the date of the posting of this Notice (**December 18, 2023**). Appeals to the City Clerk must be filed via e-mail or in-person as follows:

1. Appeals filed via Email: 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](mailto: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.

2. **Appeals filed In-Person:** 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>. 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.

The appeal application can also 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.

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

**POSTED: 12/11/2023**

**REMOVED:**

**POSTED: E. Ramirez Manriquez**

**EXHIBIT A – Permit Area**  
Carmel Mountain Ranch/Sabre Spring Recreation Center





**EXHIBIT B – Permit Area**  
Sabre Springs Neighborhood Park

