



Date of Notice: July 10, 2024

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Carmel Valley Community Park General Development Plan Amendment

COMMUNITY PLAN AREA: Carmel Valley

COUNCIL DISTRICT: Council District 1

LOCATION: 3751 Townsgate Drive, San Diego, CA 92130

PROJECT DESCRIPTION:

This General Development Plan Amendment for Carmel Valley Community Park will provide an outdoor pickleball and padel facility with a clubhouse structure. The facility will be open-air, will have sports lighting, and will be fenced for security purposes. The project would be able to house approximately 4-5 padel courts and 8-10 pickleball courts, depending on the final layout. The plan also includes the option to install a container structure that would function as a clubhouse and social hub for the facility. The padel courts are 20x10 meters with a turf surface on top of a permeable concrete foundation. The courts would require the installation of a reinforced concrete slab per court, which the prefabricated courts are then installed onto. The Pickleball courts are 60x30 feet each, and the surface is acrylic paint on top of a concrete slab. The courts would require the installation of reinforced permeable concrete slabs and fencing, plus nets for gameplay. The clubhouse would serve food and beverages. The total area intended for this use measures approximately 37,400 square feet.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: This activity is categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15304 (a) (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 exempts 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 15304 (a) (Minor Alterations to Land) which exempts public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes, including grading on land with a slope of less than 10 percent. The exceptions 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. This determination is predicated on Section 15004 of the guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. Construction projects that this action, the Carmel Valley Community Park General Development Plan Amendment, will facilitate will require the preparation of environmental documents in accordance with the State CEQA Guidelines.

PROJECT MANAGER: Kathleen Brand, Project Officer II

MAILING ADDRESS: 202 C Street, M.S. 35, San Diego, CA 92101

PHONE NUMBER/E-MAIL: 619-458-1121/brandk@sandiego.gov

On July 10, 2024, 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 Project Manager 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 (**July 17, 2024**). 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 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: __ 7/10/2024 __

REMOVED: _____

POSTED: G. Johansen