



Date of Notice: July 10, 2024

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME/NUMBER: UU899 Residential Project Block 4R1 / Project No. 594590

COMMUNITY PLAN AREA: Encanto Neighborhoods

COUNCIL DISTRICT: 4

LOCATION: Encanto / Emerald Hills - See attached district boundary map

PROJECT DESCRIPTION: City Council approval to prioritize the underground utility district which would allow San Diego Gas & Electric (SDG&E) to construct an Underground Utility System per the franchise agreement. The district would also create an overlay that would restrict utility companies from installing above-ground utility lines in the future, excluding electric transmission lines which are regulated by the California Public Utilities Commission. The project would consist of trenching approximately 5 feet deep and 2.5 feet wide along one side of the public right-of-way, installing conduit and appurtenances such as transformers and pedestals on concrete pads, pulling cable through the conduits, backfilling, removing existing overhead utility lines and poles, and installing new streetlights where applicable. Transformer boxes and pedestals will be installed in the public right of way or a utility easement. One transformer box and reverse retaining wall would be placed in the right-of-way within the City's Multiple Species Conservation Program's Multi-Habitat Planning Area (MHPA). However, a habitat assessment performed on March 25, 2024 indicated that the area of disturbance is within a nonnative plant community. Therefore, no impact to sensitive habitat is anticipated with adherence to the City's MHPA Land Use Adjacency Guidelines during construction.

Individual customer connections will be made by boring laterally underground from the main line in the right of way to the location of the customer's electric service box to install conduit and cable. If lateral boring is not feasible, open trenches approximately three feet deep and two feet wide will be dug and surfaces restored to pre-existing conditions when work is complete. Some properties may require electric service box upgrades, relocation, and/or installation of conduit on the exterior of the building. Utility poles may need to be installed or upgraded at the boundary of the district where determined necessary for the transition from the existing aerial system to the new underground system. Proposed locations of any new poles, streetlights, transformer boxes, and pedestals will be determined during utility system design and a community forum will be held to allow residents to provide input on final designs.

After utilities are undergrounded, street trees may be installed in the right of way if conditions allow it and property owners sign an agreement to water the tree until it is established. Curb ramps would be installed where missing to meet the Americans with Disabilities Act (ADA) requirements, which may result in the loss of a street parking space at some locations. In addition, sidewalk repairs, preservation of historical stamps, and street resurfacing or replacement of segments of concrete road will be done as needed. Traffic

control measures and Best Management Practices (BMPs) would be implemented during construction. Any street tree removal, relocation, and/or trimming would be done under the supervision of the City Arborist. The street light locations are within urban developed areas, no sensitive vegetation would be affected or removed, and historic sidewalk stamps would be preserved per contract specifications. The project location is not included on any government code listing of hazardous waste sites.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15302 (d) (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 15302 (d) (Replacement or Reconstruction), which exempts 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, including the conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding. 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 historic 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: Donna Chralowicz, Senior Planner
Transportation Department, Right-of-Way Management

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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 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 (**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: __07/10/2024__

REMOVED: _____

POSTED: G.Johansen