



Date of Notice: April 29, 2025

# NOTICE OF RIGHT TO APPEAL

## ENVIRONMENTAL DETERMINATION

### CITY PLANNING DEPARTMENT

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**PROJECT NAME/NUMBER:** Landscape Maintenance within Carmel Valley Neighborhood 10 Maintenance Assessment District (MAD)

**COMMUNITY PLAN AREA:** Carmel Valley

**COUNCIL DISTRICT:** 1

**LOCATION:** The Carmel Valley Neighborhood 10 MAD is located within the southernmost section of the Carmel Valley Community Planning Area. The district is bounded by the Del Mar Mesa Community Planning Area to the north and east, Los Peñasquitos Canyon Preserve to the south, and the Torrey Hills Community Planning Area to the west. Please see Figure 1 for more detail.

**PROJECT DESCRIPTION:** Agreement between the City of San Diego (City) and the successful proposer (Contractor) for Request for Proposal #10090286-25-G to perform complete landscape maintenance and improvements of all contract areas identified in the Scope of Work within the Carmel Valley Neighborhood 10 Maintenance Assessment District (MAD) including, but not limited to: maintenance of approximately 1.80 acres of landscaped medians, 0.74 acres of paved medians, 4.10 acres of landscaped right-of-way, 5.01 acres of paved right-of-way, 5.00 acres of landscaped slope, 280.80 acres of natural open space, 28,800 lineal feet of gutters, and additional activities performed at certain population-based parks in the District. The proposed MAD contains some areas adjacent to the City's Multi-Habitat Planning Area (MHPA), however, all proposed maintenance activities will occur within the ROW and will not encroach onto the MHPA. The approximate locations of the improvements to be maintained by the District are depicted in Figure 1.

Maintenance activities include, but are not limited to: turf mowing and edging; collection and disposal of fallen branches and trees; revegetation and replacement of damaged plant material; litter control and removal of debris; mulching and replanting; fertilizing; irrigation and maintenance of irrigation system components; weed control; pest control; pruning; edging and tree maintenance as necessary for the health and appearance of the plant material; gutter, sidewalk, and hardscape cleaning; and all other as-needed maintenance required to maintain the contract areas in a safe, attractive, and useable condition and to maintain the plant material in good condition with horticulturally acceptable growth and color.

Upon written approval from the City, the Contractor may also perform additional as-needed miscellaneous projects within the MAD, including, but not limited to: planting and replanting areas; spreading of wood chips and mulch; installing and repairing irrigation systems; replacing irrigation

controllers and irrigation cabinets; locating and repairing damaged electrical service lines; bee nest removal; clean-up of illegal dumps; and providing a Registered Consulting Arborist (RCA) for various tree needs for revenue cost recovery (e.g., vehicle accidents, etc.) and testifying as an expert in a Court of Law.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), and 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 State CEQA Guidelines Sections 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; Section 15302 (Replacement and Reconstruction), which exempts 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; Section 15303 (New Construction or Conversion of Small Structures) which exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; 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 removal of healthy, mature, scenic trees except for forestry or agricultural purposes. 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.

**CITY CONTACT:** Monica Honoré

**MAILING ADDRESS:** 202 C Street MS 5D, San Diego, CA 92101

**PHONE NUMBER/E-MAIL:** 619-685-1325/ [MHonore@sandiego.gov](mailto:MHonore@sandiego.gov)

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On April 29, 2025, 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 City Clerk within five (5) business days from the date of the posting of this Notice (**May 6, 2025**). 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: April 29, 2025**

**REMOVED: \_\_\_\_\_**

**POSTED: J. Moore**

# **Carmel Valley Neighborhood #10 Maintenance Assessment District**

-  Carmel Valley Neighborhood #10 MAD
-  Slopes Adjacent to ROW
-  Landscaped Street Medians
-  Paved Street Medians
-  Landscaped ROW
-  Open Space - MAD

