



Date of Notice: April 30, 2025

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Landscape Maintenance within Genesee North Torrey Pines Maintenance Assessment District (MAD)

COMMUNITY PLAN AREA: University

COUNCIL DISTRICT: 1

LOCATION: The district is generally bounded by Torrey Pines State Reserve to the north and west, the University of California at San Diego (UCSD) to the south, and Interstate 5 to the east. The district includes commercial and industrial properties in the Torrey Pines Mesa area along Genesee Avenue and North Torrey Pines Road, including the following collector streets: Callan Road, Science Park Road, John Jay Hopkins Drive, Science Center Drive, and Torrey Pines Scenic Drive. Please see Figure 1 for greater detail.

PROJECT DESCRIPTION: Agreement between the City of San Diego (City) and the successful proposer (Contractor) for Request for Proposal #10090272-25-G to perform complete landscape maintenance and improvements of all contract areas identified in the Scope of Work within the Genesee North Torrey Pines Maintenance Assessment District including, but not limited to: maintenance and servicing of three improvement areas, generally described as follows within the boundaries of the District:

- Genesee Avenue – Median and right-of-way improvements along Genesee Avenue from Interstate 5 to North Torrey Pines Road.
- North Torrey Pines Road – Median and right-of-way improvements along North Torrey Pines Road from Torrey Pines Scenic Drive to the northern boundary of the District, including the Callan Road interchange near the entrance to Torrey Pines Golf Course.
- Campus Rights-of-Way – Right-of-way improvements along Genesee Avenue and North Torrey Pines Road fronting the University of California, San Diego (UCSD) campus.

The maintenance areas are generally shown in Figure 1. Maintenance activities include, but are not limited to: litter control and removal of debris; mulching and replanting; fertilizing; irrigation and installation, repair, 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; 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; 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.

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 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; 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 as to the exception for hazardous materials, there are locations listed on EnviroStor and GeoTracker within 1,000 feet of the project area. While these locations are listed, the proposed projects would not involve ground disturbance which would expose potential hazardous materials, and as such would not preclude the use of a CEQA exemption 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

On April 30, 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 7, 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 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 30, 2025

REMOVED: _____

POSTED: J. Moore

Genesee/N. Torrey Pines Rd. Maintenance Assessment District

