



Date of Notice: May 20, 2025

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Foodshed Cooperative, Inc. License Agreement

COMMUNITY PLAN AREA: San Pasqual Valley

COUNCIL DISTRICT: District 5

LOCATION: 21250 San Pasqual Road, Escondido CA 92027 (APN 241-100-31-00 [Parcel C Only]) (Exhibit A)

PROJECT DESCRIPTION: Approval of a License Agreement with Foodshed Cooperative, Inc. (Licensee) to perform the following activities in the License Area to keep the License Area in, and/or improve the condition of, its current state in reference to the well(s), fruit tree orchard, and other onsite facilities.

1. **Groundwater well(s)** - Maintain, upgrade, and/or further improve current groundwater well conditions, water quality testing, pump installation, groundwater well specialist consultations, and other recommendations or corrective actions from consultants.
2. **Irrigation** - Install, maintain, repair, and/or renovate current irrigation system in regards to low volume polytubing and drip irrigation systems, automatic timers and/or AC or DC powered solenoids, miscellaneous valves, digging and/or trenching in ground, laying new PVC pipe, miscellaneous PVC repairs or capping, fertigation system set-up, third party flow measurements, irrigation system audit(s), and consultations.
3. **Fruit trees** - Harvest, maintain, diagnosis and perform corrective action/care including but not limited to harvesting, pruning, fertilizing, weeding, mulching, invertebrate and vertebrate pest control, data collection, mitigation, Pest Control Advisor consultation(s), removal of dead and/or dying fruit trees, on-site chipping (mulch), participating in county efforts for citrus psyllid monitoring.
4. **General site maintenance** - Mowing, weed whacking, tarping, cover cropping, miscellaneous repairs and improvements, removal of dead, dying, and/or other non-fruiting trees, shrubs, and/or other plants, on-site chipping (mulch), planting and/or propagating native shrubs, trees, or other vegetation, installation of temporary sanitation facilities for staff, operating and/or maintaining work vehicles or other machinery necessary for site maintenance.
5. **Structural** - Structural appraisals, improvements, and defensible fire space of the structures on the License Area (with exception to the mobile home located at the west corner of the License Area until the City confirms that the mobile home is staying on the Property), meeting with contractors.

6. **Program Development** – Hold meetings, conduct tours, and inspect the License Area with potential subtenants, program partners, and program participants.

The Licensee shall not perform any construction on or related to the License Area that is not restoration, repair, or maintenance required to be performed under the License Agreement. The City of San Diego may, at any time, for any reason or no reason, without any obligation to do so, enter the License Area for the purposes of inspecting the License Area and the Permitted Use conducted on the License Area for compliance with the License Agreement. The Licensee may only make material modifications to the existing wells or construct new wells with the prior written approval of the City.

The Licensee shall comply with the City's Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The Permitted Use is not expected to result in or create a significant increase in the existing ambient noise levels. Further, the Licensee will comply with the noise level limits and construction time restrictions identified in San Diego Municipal Code (SDMC) 59.5.0404 of the City's Noise Abatement and Control Ordinance. The Licensee will provide the City written reports about all activities conducted on the Premises detailing the usage of pesticides, herbicides, fertilizers, and soil amendments. The required reports will be specified in a Water Quality Protection Plan ("WQPP") and Monitoring Program Plan ("MPP") in accordance with Order No. R9-2016-0004, General Waste Discharge Requirements for Discharges from Commercial Agricultural Operations for Dischargers that are Members of a Third-Party Group in the San Diego Region ("Third-Party General Order") issued by the San Diego Regional Water Quality Control Board.

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), 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; 15302 (Replacement or 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; and 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; and where 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.

PROJECT MANAGER: Nick Baldwin, Program Coordinator, Economic Development

MAILING ADDRESS: 1200 3rd Ave, Suite 1700, San Diego CA, 92101

PHONE NUMBER/E-MAIL: (619) 977-6234 / nbaldwin@sandiego.gov

On May 20, 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 28, 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: 5/20/2025

REMOVED: _____

POSTED: E. Ramirez Manriquez

**EXHIBIT A
TO
LICENSE AGREEMENT
(Foodshed / 21250 San Pasqual Road / APN 241-100-31-00)**

LICENSE AREA DESCRIPTION AND DEPICTION

That certain parcel of land depicted below as “Parcel C” ONLY, also known as 21250 San Pasqual Road Escondido, CA 92027, 33°05’31”N, 117°01’14”W, APN 241-100-31-00, an approximately fourteen (14) acre mature fruit tree orchard (citrus, avocado, cherimoya and pomegranate) with a main entrance on the east side of the property along San Pasqual Road. At the north side of the property is an approximately 1,200 sq ft single-family dwelling and detached garage, with four (4) wells of varying functionality, several dirt roads, and one (1) main road that runs through the center of the parcel. At the northwest side of the parcel is a mobile home and attached garage with no further information available.

