



Date of Notice: May 20, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Stage Ranch Farm Management, LLC. License Agreement

COMMUNITY PLAN AREA: San Pasqual

COUNCIL DISTRICT: 5

LOCATION: 2185 Cloverdale Rd, Escondido, CA 92027 (see Exhibit A)

PROJECT DESCRIPTION: Issuance of a short term license Agreement for harvesting citrus. The licensee may perform activities on the License Area to keep the License Area in and/or improve the condition of, its current state in reference to:

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, including 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. **Storage** of agricultural product / organic fertilizer (e.g. snail bait and ant bait) and implements, such as irrigation supplies, basic farm tools such as shovels, rakes, a weed eater, and chainsaw used in the cultivation of crops. Licensee may also park utility vehicles for movement through the grove and enclosed trailers to move equipment or supplies to and through the grove.

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 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, 15302 (Replacement or Reconstruction) which consists of 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 consists of 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

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 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: May 20, 2025

REMOVED: _____

POSTED: Z. Marquez

**EXHIBIT A
TO
LICENSE AGREEMENT
(Stage Ranch Farm Management, LLC / 2185 Cloverdale Road, Escondido, CA)**

PROPERTY DESCRIPTION AND DEPICTION

The Property is located along San Pasqual Valley Road to the south, beginning roughly 450 feet west of the corner of San Pasqual Valley Road and Cloverdale Road. The Premises boundary extends for roughly 750 feet to the west along San Pasqual Valley Road. The site is also located along Cloverdale Road, beginning roughly 2,300 feet north of the corner of San Pasqual Valley Road and Cloverdale Road and extending for roughly 480 feet to the north. The Property wraps around another City-owned parcel in an irregular fashion along the 2,500-foot border of the west side of the Property

