



Date of Notice: August 5, 2025

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Special Use Permit with the La Jolla Coastal Conservancy

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: City-owned real property collectively referred to as Coast Walk Trail, Scripps Park, Children's Pool, Whale View Point & Cuvier Park, and South Casa Beach & Wipeout Beach (Attachment 1)

PROJECT DESCRIPTION: Approval of a non-exclusive Special Use Permit (SUP) with the La Jolla Coastal Conservancy, a nonprofit 501(c)(3) corporation (Permittee), to support the City of San Diego (City) Parks and Recreation Department with preserving, maintaining, and enhancing existing shoreline parks, beach access, undeveloped paper street, and trails above the City's current level of service, including minor fundraising activities and Special Events, at Coast Walk Trail, Scripps Park, Children's Pool, Whale View Point & Cuvier Park, and South Casa Beach & Wipeout Beach (Premises; Attachment 1). The Permit Use includes the following maintenance activities:

- General nonnative and native vegetation management (non-irrigated) (i.e., weeding)
- Native plant management (irrigated) (i.e., planting native plants as identified in the SUP)
- Lawn/grass general maintenance (i.e., mowing, edging, aerating, adding nutrients)
- Tree trimming
- Bluff management – general nonnative management (coast scapes) and erosion control (i.e., weeding and installing erosion control Best Management Practices (BMPs))
- Trail surface cleanup and minor resurfacing (i.e., replacing small sections of decomposed granite)
- Staining/painting existing benches, post and chain fence, white painted fences, Belvederes, and similar structures/improvements
- Minor fence and barrier repairs (i.e., minor repairs to existing fence and barriers, such as replacing damaged or missing cable or sections of fence post) including repairs to damaged post and chain fence, white painted fences, and similar barriers located between public right-of-way and coastal bluff

The SUP also authorizes the Permittee to repair or replace amenities, improvements, and infrastructure on the Premises (Minor Projects):

Coast Walk Trail

- Repair or replace retaining wall across from 1535 Coast Walk.
- Repair or replace failing bridge gabion.
- Repair or replace retaining walls below 1449 Coast Walk.

- Repair, replace, or install new benches and concrete bench pads/footings.

Scripps Park

- Repair, replace, or install new safety fencing and barriers.
- Repair or relocate Belvedere.
- Repair or replace La Jolla Cove east and west stairs.
- Repair or replace Boomer/Point La Jolla sea wall.
- Scripps lawn landscape and development design.
- Repair or replace Shell beach stairs.
- Repair or widen/expand Coast Boulevard sidewalk.
- Repair, replace, or install new benches and concrete bench pads/footings.

Children's Pool

- Repair, replace, or install new safety fencing and barriers.
- Repair or replace sea wall.
- Repair or relocate Belvedere.
- Repair, replace, or install new benches and concrete bench pads/footings.

South Casa Beach & Wipeout Beach

- Repair, replace, or install new safety fencing and barriers.
- Repair or replace cobble retaining wall.
- Repair or replace South Casa Beach bluff/stairs.
- Repair or replace Wipeout Beach stairs.
- Repair, replace, or install new benches and concrete bench pads/footings.

Whale View Point & Cuiver Park

- Repair or replace Whale View Point stairs.
- Repair, replace, or install new safety fencing and barriers.
- Repair, replace, or install new benches and concrete bench pads/footings.

Permittee may sublicense parts of the Premises for commercial activities or program, services, or activities consistent with the Permit Use with City's prior written consent.

All maintenance activities, projects, events, and programs will be conducted in coordination with City staff. Permittee must obtain all required permits and approvals related to the Permit Use from the City and applicable local, state, and federal authorities, including right-of-entry permits and/or other necessary permits required for the performance of work by the Permittee or third-party contractors. Permittee shall contact the City a minimum of five working days prior to the commencement of a Minor Project and invite the City to a pre-construction meeting to establish points of contact, define means and methods of the Minor Project, and coordinate Permittee's work schedule with scheduled activities and Parks and Recreation Department operations in and adjacent to the Premises. Permittee will request and receive written authorization from the City prior to undertaking any maintenance activities to historically designated structures listed in Table 3 of the SUP; and for the removal of any trees or shrubs at Scripps Park which are identified as contributing resources to the La Jolla Park Coastal Historic District. Permittee shall conduct a final walkthrough with the City Contact, including City Historical Resources staff for work performed on historically designated structures listed in Table 3 of the SUP, to review and inspect the Minor Project for compliance with this SUP and with Parks and Recreation Department standards. Permittee shall not change the surface grade or construct any permanent barriers within the Premises without prior written approval from the City. Permittee shall not use any portion of the Premises or any

other City-owned property for staging or overnight storage unless Permittee has received prior written approval from the City. City may at all times enter and inspect the Premises, without prior notice to Permittee. A Premises inspection will be conducted by City at least once a year or as needed to verify City's maintenance standards are being met.

The Permittee is responsible, at Permittee's sole cost and expense, for the repair or replacement of any damage caused by the Permittee or by Permittee's use, maintenance, installations, or improvements of the Premises, including items that City staff determine to be damaged. Permittee shall comply with the direction of the City with respect to the method of any repairs or replacement arising under this SUP. Permittee shall not make or cause any improvements, installations, repairs, changes, or alterations to the Premises or to any improvements or installations other than those identified in the SUP, without prior written approval of the City. Under no circumstances will the Permittee place, store, or allow temporary or permanent structures of any kind on the Premises without the prior written approval of City and obtaining all permits required by the applicable governmental entities.

As-needed stormwater construction Best Management Practices (BMPs) to prevent non-stormwater discharges from entering the City's stormwater conveyance system will be implemented pursuant San Diego Municipal Code (SDMC) Section 43.0307. The Permittee will comply with the noise level limits and construction time restrictions identified in SDMC Section 59.5.0404. In the event that any historic sidewalk stamps, street signs, lampposts, street trees, and/or other hardscape and cultural landscape elements are identified prior to commencement of a Minor Project, the Permittee would be required to protect and preserve these historical resources per Policy HP-A.5 of the City's General Plan Historic Preservation Element and SDMC Section 142.0670(a)(1).

Activities undertaken by the Permittee within the Premises will be conducted in accordance with the City's Land Development Code, Land Development Manual, Historical Resources Guidelines, Stormwater Standards Manual; and other standards and guidelines including, but not limited to, the latest edition of the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings; Park and Recreation Department's Consultant's Guide to Park Design and Development; the Standard Specifications for Public Works Construction (i.e., The "GREENBOOK") 2021 Edition; the City's Standard Specifications for Public Works Construction (i.e., "The WHITEBOOK") 2021 Edition; and any applicable technical or informational bulletins published by the City's Development Services Department (DSD).

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), 15304 (Minor Alterations to Land), 15323 (Normal Operation of Facilities for Public Gathering), and 15331 (Historical Resource Restoration/Rehabilitation)

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; 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; 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; Section 15323 (Normal Operation of Facilities for Public Gathering) which exempts the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose; and Section 15331 (Historical Resource Restoration/Rehabilitation) which exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. 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; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

As to the exception for historical resources, the project is in the La Jolla Park Coastal Historic District, which is a designated historic district on the National Register of Historic Places, and activities permitted under the SUP could potentially impact designated historical resources within the Premises. City Historical Resources staff reviewed the proposed SUP and determined the proposed activities would not result in a significant impact to historical resources. Future Minor Projects and maintenance activities with the potential to impact historical resources identified in Table 3 of the SUP, or that involve the removal of any trees or shrubs within Scripps Park which are identified as contributing resources to the La Jolla Park Coastal Historic District, would be reviewed by City Staff for conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. The scope of work for this project has been reviewed by City Historic Staff who have determined that the proposed improvements would conform with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. As stated above, the Permittee is required to obtain all required permits and approvals related to the Permit Use from the City and applicable local, state, and federal authorities for the performance of work by the Permittee or third-party contractors. Therefore, the proposed project will not result in a significant impact to historical resources, and the exception to the exemption does not apply. Pursuant to CEQA Guidelines Section 15352(a), approval of this SUP does not constitute approval of any future project(s) or Special Events for which subsequent discretionary permits may be required. Future activities under this SUP which may require subsequent discretionary permits will be subject to environmental review at a future date in accordance with the City's Land Development Code, the City's special event permitting process, and CEQA Guidelines Section 15004, which provides direction to lead agencies on the appropriate timing for environmental review.

CITY CONTACT: Mayra Medel, Senior Planner, Parks & Recreation Department

MAILING ADDRESS: 2125 Park Blvd, MS 39, San Diego, CA 92101

PHONE NUMBER/E-MAIL: (619) 897-0203 / MMedel@sandiego.gov

On August 5, 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 (**August 12, 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: 8/5/2025

REMOVED: _____

POSTED: E. Ramirez Manríquez



Attachment 1

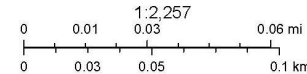
SPECIAL USE PERMIT Exhibit B - Premises

FIGURE 1. COAST WALK TRAIL



4/23/2025

-  Parcels
-  City of San Diego Boundary



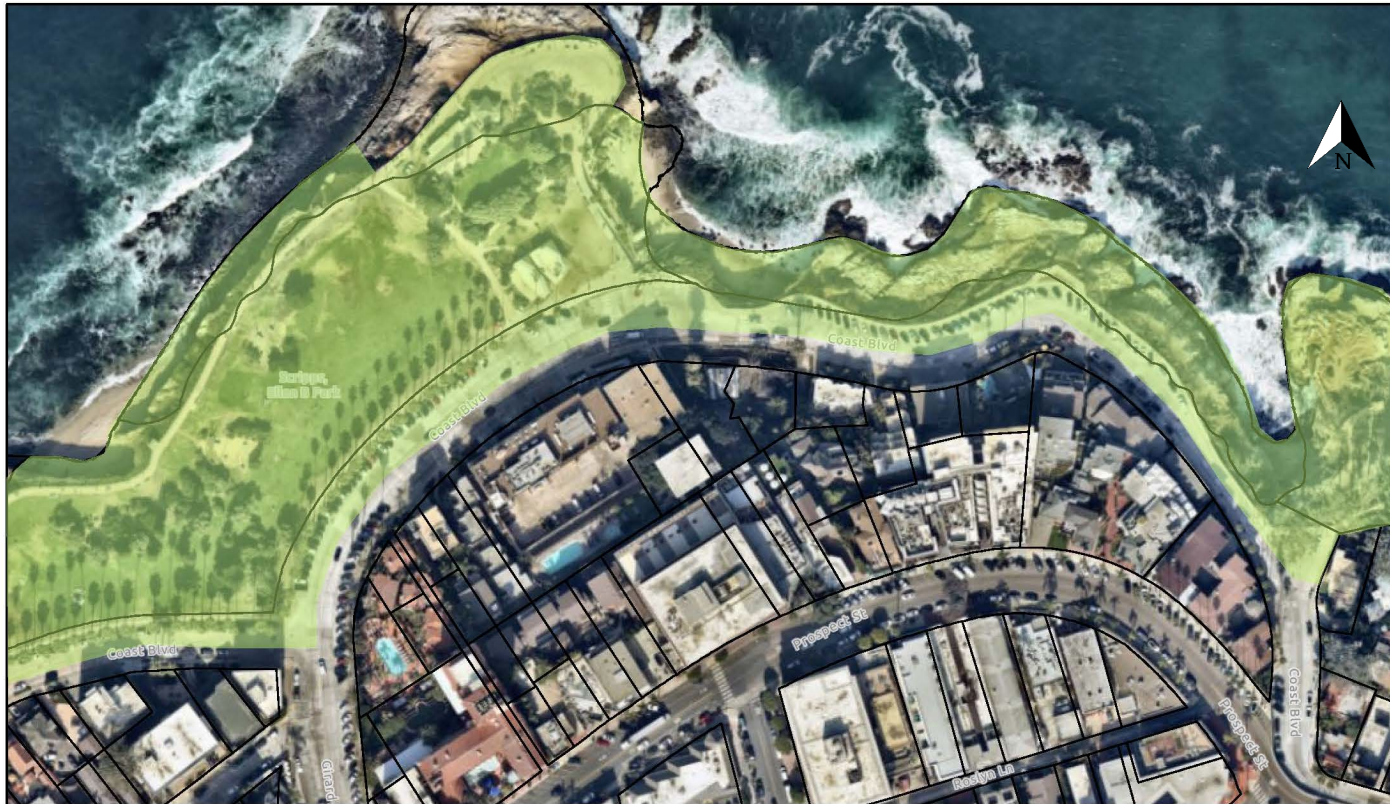
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Description: That certain CITY-owned real property spanning from the intersection of Coast Walk and Torrey Pines Road on the southeast to 1325 Coast Boulevard on the northwest, and from the centerline of Coast Boulevard to the western terminus of the Coast Walk Trail unimproved paper street; including, but not limited to, Coast Walk Trail, as depicted in yellow above (collectively, “Coast Walk Trail”).


Attachment 1

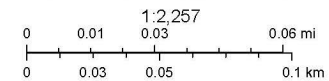
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FIGURE 2. SCRIPPS PARK



4/23/2025

-  Parcels
-  City of San Diego Boundary



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Description: That certain CITY-owned real property spanning from 1325 Coast Boulevard on the east to 1100 Coast Boulevard on the west, and from the centerline of Coast Boulevard to the western terminus of the unimproved Coast Boulevard paper street; including, but not limited to, La Jolla Cove and Ellen Browning Scripps Memorial Park, as depicted in yellow above (collectively, “Scripps Park”).

Attachment 1

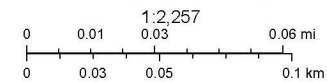
SPECIAL USE PERMIT Exhibit B - Premises

FIGURE 3. CHILDREN'S POOL



4/23/2025

- Parcels
- City of San Diego Boundary



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Description: That certain CITY-owned real property spanning from 1100 Coast Boulevard on the northeast to 850 Coast Boulevard on the southwest, and from the centerline of Coast Boulevard to the western terminus of the unimproved Coast Boulevard paper street; including, but not limited to, Ellen Browning Scripps Memorial Park, Shell Beach, La Jolla Children's Pool, and South Casa Beach, as depicted in yellow above (collectively, "Children's Pool").


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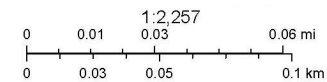
SPECIAL USE PERMIT Exhibit B - Premises

FIGURE 4. SOUTH CASA BEACH & WIPEOUT BEACH



4/23/2025

-  Parcels
-  City of San Diego Boundary



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Description: That certain CITY-owned real property spanning from 850 Coast Boulevard on the north to 600 Coast S Boulevard on south, and from the centerline of Coast Boulevard to the western terminus of the unimproved Coast Boulevard paper street; including, but not limited to, South Casa Beach and Wipeout Beach, as depicted in yellow above (collectively, “South Casa Beach & Wipeout Beach”).

Attachment 1

SPECIAL USE PERMIT Exhibit B - Premises

FIGURE 5. WHALE VIEW POINT & CUVIER PARK



4/23/2025

- Parcels
- City of San Diego Boundary

1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km
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Description: That certain CITY-owned real property spanning from 600 Coast S Boulevard on the northeast to 274 Coast Boulevard on the southwest, and from the centerline of Coast Boulevard to the western terminus of the unimproved Coast Boulevard paper street; including, but not limited to, Cuvier Park and Whale View Point, as depicted in yellow above (collectively, “Whale View Point & Cuvier Park”).