



**Date of Notice:** December 9, 2025

# **NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION**

## **CITY PLANNING DEPARTMENT**

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**PROJECT NAME/NUMBER:** Carmel Mountain Ranch Maintenance Assessment District (MAD) RFP 10090427-26-G  
**COMMUNITY PLAN AREA:** Carmel Mountain Ranch  
**COUNCIL DISTRICT:** 5  
**LOCATION:** Carmel Mountain Ranch MAD specific contract site area

**PROJECT DESCRIPTION:** Agreement between the City of San Diego (City) and the successful proposer (Contractor) for Request for Proposal # 10090427-26-G to perform complete landscape maintenance and improvements of all contract areas identified in the Scope of Work within the Carmel Mountain Ranch Maintenance Assessment District (MAD).

Contractor shall perform complete landscape maintenance and improvements of all contract areas including, but not limited to, the following: irrigation, pruning, shaping and training of trees, shrubs, turf, and groundcover plants; fertilization; litter control; weed control; control of all plant diseases and pests; mowing; edging; renovation and aeration; sweeping; and all other maintenance required to maintain the Contract Sites included in this Exhibit B in a safe, attractive and useable condition and to maintain the plant material in good condition with horticulturally acceptable growth and color. Contractor shall install, routinely inspect, and maintain certain improvements including, but not limited to the following: irrigation; plant material; planting areas; and other City facilities, such as picnic and playground equipment, comfort stations, and community signs. Contractor services related to Improvements and Activities, shall be consistent with Improvements and Activities as authorized pursuant to the Assessment Engineer's Report for the MAD (AER).

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 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 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of use; Section 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 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; as to the exception for hazardous materials, there are locations listed on GeoTracker and EnviroStor within 1,000 feet of the project area. While these locations are listed, there are no environmental cases of known hazardous material contamination that would be disturbed which would otherwise preclude use of a CEQA exemption pursuant to Section 65962.5 of the Government Code.

**CITY CONTACT:** Jerry Gibbs, Procurement Contracting Officer, Purchasing and Contracting Department

**MAILING ADDRESS:** 1200 Third Avenue, Suite 200, San Diego, CA 92101

**PHONE NUMBER/E-MAIL:** (619) 236-5510 / [jggibbs@san Diego.gov](mailto:jggibbs@san Diego.gov)

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On December 9, 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 business days from the date of the posting of this Notice (**December 16, 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@san Diego.gov](mailto:Hearings1@san Diego.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: 12/9/2025**

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

**POSTED: v. Sandoval**