THE CITY OF SAN DIEGO

Date of Notice: November 23, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

ENGINEERING & CAPITAL PROJECTS DEPARTMENT

WBS No. B-17030.02.06

PROJECT NAME / NUMBER: Bay Terrace & Skyline South Storm Drain Replacement / PRJ-1165642

STATE CLEARINGHOUSE NO.: N/A

COMMUNITY PLAN AREA: Skyline-Paradise Hills

COUNCIL DISTRICT: 4

LOCATION: The proposed project is located within the City's public right-of-way and City easements on various streets, including Alta View Drive, Appian Drive, Broadrick Way, Dusk Drive, Freed Manor Lane, Garber Avenue, Gayneswood Way, Gilmartin Drive, Glencrest Drive, Jouglard Street, Lockford Avenue, Paradise Valley Road, Parkland Way, Parkside Avenue, Plaza Crest Ridge Road, Plaza Ridge Road, Shorewood Drive, Timberwood Place, and Utica Place.

PROJECT DESCRIPTION: Site Development Permit (SDP) to allow implementation of the Bay Terrace and Skyline Storm Drain Replacement project. The proposed project would replace approximately 1,835 linear feet of existing corrugated metal pipe (CMP) storm drain with reinforced concrete pipe (RCP) storm drain; rehabilitate approximately 525 linear feet of existing storm drain with a cast-in-place liner; install approximately 35 linear feet of reinforced concrete pipe (RCP) storm drain; and install and replace all associated storm drain inlets and cleanouts. The project would also construct new and replace existing Americans with Disabilities Act (ADA) compliant curb ramps and sidewalks and include street resurfacing.

A portion of the proposed project is adjacent to the City's Multi-Habitat Planning Area (MHPA) and would be required to comply with the MHPA Land Use Adjacency Guidelines (LUAG) as specified in Section 1.4.3 of the Multiple Species Conservation Program's (MSCP) Subarea Plan. Implementation of the MHPA LUAGs would be included in the project contract specifications and included as conditions of project approval. Additionally, Biological Resource Protection Measures would be required as conditions of project approval and incorporated into the project specifications for implementation during construction.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: This activity is categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities), Section 15302 (Replacement or Reconstruction), 15303 (New Construction), and 15304 (Minor Alterations to Land).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Engineering & Capital Projects Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review which determined that the project meets the categorical exemption criteria set forth in CEQA State Guidelines, Section 15301 (Existing Facilities), that allows for the operation, repair, maintenance, and minor alteration of existing public structures involving negligible or no expansion of existing or former use, such as rehabilitation of existing storm drains; Section 15302 (Replacement or Reconstruction), which allows for the replacement of existing structures 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, such as replacement of existing storm drains, inlets, cleanouts, curb ramps, and sidewalks; Section 15303 (New Construction), which allows for the construction and location of limited numbers of new, small facilities or structures, such as construction of new inlets, cleanouts, curb ramps, and sidewalks; Section 15304 (Minor Alterations to Land), which allows for minor public 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, such as storm drain excavation and street resurfacing; and where none of the exceptions listed in Section 15300.2 would apply.

CITY PROJECT MANAGER:	Nirvana Walder, Senior Planner
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On November 23, 2026, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Project Manager listed above.

Applications to appeal CEQA determinations made by staff to the City Council must be filed in the Office of the City Clerk within ten (10) business days from the date of the posting of this Notice, December 8, 2026. Appeal procedures are described in Information Bulletin 505 (https://www.sandiego.gov/sites/default/files/dsdib505.pdf). Appeals to the City Clerk must be filed by email or in person as follows:

1) Appeals filed via E-mail: 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 application form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00 p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 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 within five (5) business days of the date the appeal is filed.

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. Deposit the fully completed appeal application (including

grounds for appeal and supporting documentation) to the City Administration Building – Public Information Counter (Open 8:00 a.m. to 5:00 p.m. Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00 p.m. 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. Please include the project name on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 11/23/2026

REMOVED: _____

POSTED: N. Walder