



**Date of Notice:** December 15, 2022

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

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**PROJECT NAME:** Request for Proposals (RFP) 10089759-23-L, Complete Landscape Maintenance for the Miramar North Maintenance Assessment District (MAD)

**COMMUNITY PLAN AREA:** Miramar Ranch North

**COUNCIL DISTRICT:** District 5

**LOCATION:** Miramar Ranch North Community Maintenance Assessment District (MAD). The boundaries of the Miramar Ranch North Community MAD are shown in Exhibit A, MAD Boundary Location.

**PROJECT DESCRIPTION:** The proposed action is a Request for Proposals (RFP) for a contractor to conduct complete landscape maintenance for the Miramar North Maintenance Assessment District (MAD) pursuant to a contract with the City of San Diego. The scope of work for this contract would include: 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; irrigation; and all other maintenance required to maintain the designated sites (as listed in Exhibit B) in a safe, attractive and useable condition and to maintain the plant material in good condition with horticulturally acceptable growth and color. See Exhibit B for more details regarding where specific maintenance activities are proposed to occur.

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

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301(h) (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 CEQA Guidelines Section 15301(h) (Existing Facilities), which consists of 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, including maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code); and 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. The project meets the criteria for an exemption pursuant to CEQA Guidelines

Section 15301 (Existing Facilities) as the project involves the maintenance of and improvements to landscaping along existing public rights-of-way and in existing public parks, and the execution of this work will not result in an expansion of the existing or former use of these public facilities. The project also meets the criteria for an exemption pursuant to CEQA Guidelines Section 15304 (Minor Alterations to Land) as the project will involve the minor alteration of land and/or vegetation as a result of landscaping maintenance activities, and the contract does not involve the removal of trees unless the tree is lost due to the Contractor's faulty maintenance or negligence as determined by the City's Parks & Recreation Department. If this were to occur, the Contractor is responsible for the replacement of the trees lost, and the kind and size of the tree replacements shall be determined by the City's Parks & Recreation Department. Trees and shrubs that are uprooted and/or broken due to storms, regardless of size, shall be up righted immediately if possible. If this is not possible, they shall be removed immediately (including roots) and the holes will be filled.

**CITY CONTACT:** Lisa Hoffmann, Senior Procurement Contracting Officer

**MAILING ADDRESS:** Purchasing & Contracting Dept, 1200 Third Avenue, Suite 200, San Diego, CA 92101

**PHONE NUMBER/EMAIL:** 619-236-6096/ [lhoffmann@sandiego.gov](mailto:lhoffmann@sandiego.gov)

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On December 15, 2022, 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 Contact listed above.

Applications to appeal the CEQA determination to the City Council must be filed with the Office of the Clerk within 5 business days from the date of the posting of this Notice (**December 22, 2022**). Per the revised Public Notice issued by the Office of the City Clerk on September 28, 2021, appeals to the City Clerk must be filed via e-mail or in-person as follows:

1. Appeals filed via Email: Send the appeal by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov); your email appeal will be acknowledged within 24 hours. You must separately mail the required appeal fee by check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Tara Ash-Reynolds, 9485 Aero Drive, MS 413, San Diego, CA 92123**. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.
2. Appeals filed In-Person: The appeal application can be obtained in the Lobby of the City Administration Building located at 202 'C' Street, San Diego, CA 92101. The completed appeal package must include the required appeal fee in the form of a check payable to the City Treasurer to: **City of San Diego Planning Department, Attn: Tara Ash-Reynolds, 9485 Aero Drive, MS 413, San Diego, CA 92123**.

If you have any questions regarding the procedures to file the appeal, please contact **Tara Ash-Reynolds** at [tashreynolds@sandiego.gov](mailto:tashreynolds@sandiego.gov). The revised Public Notice can be found here: [https://www.sandiego.gov/sites/default/files/office\\_of\\_the\\_city\\_clerk\\_public\\_notice\\_rev09252020\\_v2.pdf](https://www.sandiego.gov/sites/default/files/office_of_the_city_clerk_public_notice_rev09252020_v2.pdf).

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

**POSTED ON THE CITY'S CEQA WEBSITE**

**POSTED:** 12/15/2022

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

**POSTED:** T.Ash-Reynolds

**Miramar Ranch North  
Maintenance Assessment District**

Legend:

- Area Maintained by the MAD
- Area Maintained by Homeowners Association
- General Fund Parks
- Parks Maintained by the MAD
- Open Space
- Schools
- Fire Station
- Private Property
- Planted Medians Maintained by the MAD
- Hardscape Medians Maintained by the MAD
- Right-of-Ways Maintained by the MAD

Map Labels:

- Zone 1
- Zone 2
- Zone 3
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Scale: 1" = 100'

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Prepared by Northern Parks Division based on SanGIS data 5/24/2015

## Exhibit B Landscaping Locations

General Location	Specific Location
<b>Category II(A): Street Medians Landscaped with Trees, Shrubs, and Ground Cover</b>	
Scripps Poway Parkway	Just east of Interstate 15 to Poway border
<b>Category II(B): Street Medians Landscaped with Trees, Shrubs, and Ground Cover</b>	
Scripps Ranch Boulevard	Affinity Court to Spring Canyon Road
<b>Category III(A): Street Medians, Hardscaped/Paved</b>	
Scripps Poway Parkway	Just east of Interstate 15 to Poway border
Ivy Hill Drive/Spring Canyon Road	<ul style="list-style-type: none"> <li>Two (2) medians on Spring Canyon Road: one (1) located just north and</li> <li>One (1) just south of Scripps Poway Parkway</li> </ul>
<b>Category III(B): Street Medians, Hardscaped/Paved</b>	
Scripps Ranch Boulevard	Affinity Court to Spring Canyon Road
<b>Category IV: Rights-of-Way or Adjacent Areas Landscaped with Turf, Trees, Shrubs, Groundcover</b>	
Scripps Poway Parkway (8,564 sq. ft.)	<ul style="list-style-type: none"> <li>Turf area located between sidewalk and street in front of Spring Canyon</li> <li>Community Park – on south side of parkway, in front of Spring Canyon</li> <li>Community Park – between Spring Canyon Road and Scripps Creek Drive</li> </ul>
Cypress Valley Tot-Lot (37,821 sq. ft.)	11871 Stonedale Court
<b>Category V: Rights-of-Way or Adjacent Areas Landscaped with Trees, shrubs, and groundcover.</b>	
Scripps Poway Parkway	<ul style="list-style-type: none"> <li>North and south sides of parkway from: just east of Interstate 15 to the Poway border</li> <li>Four (4) areas on Scripps Poway Parkway not included in the MAD: <ul style="list-style-type: none"> <li>Southeast corner of Scripps Highland Drive.</li> <li>Landscaped area in front of Hotel/center development- -north side, west and east corner of Scripps Highland Drive</li> <li>Landscaped area (only) in front of Arco Station development, northeast corner of intersection with Scripps Summit Drive; and</li> <li>Area in front of Scripps Ranch Marketplace shopping center (south side) from approximately 323 feet west of Scripps Summit Drive (monument area) to Spring Canyon Road. Other certain corners are privately maintained. Some corners where Homeowner Association (HOA) and Contract Sites abut each other - most Contract Sites are delineated by mow curbs</li> </ul> </li> </ul>
Ivy Hill Drive	East and west of drive from Scripps Poway Parkway to end of landscaped right-of-way planter beds
Village Ridge Road	East and west sides of road from Scripps Poway Parkway to mow curbs
Scripps Ranch Boulevard	North and south sides of boulevard from east of Affinity Court (monument areas) to Spring Canyon Road (south side starts at brow ditch)
Spring Canyon Road	<ul style="list-style-type: none"> <li>West side of road from North Brookville Drive to end of developed landscaped area south of Gatemoore Way</li> <li>East side of road from Scripps Poway Parkway to first driveway/ entrance at Innovations Academy; and from Caminito Arcada to start of the fence behind sidewalk across street from access/service road to Water Tower (approximately 220' west and across street from Caminito Arboles)</li> </ul>
Blue Cypress Drive	<ul style="list-style-type: none"> <li>North side of drive from end of Fire Station limits (just east of Spring Canyon Road) to mow curb located by south side of driveway to Scripps Ranch Recreation Center.</li> <li>South side of drive from: Spring Canyon Road to Cypress Canyon Road</li> </ul>
Cypress Canyon Road	<ul style="list-style-type: none"> <li>West side of road from Scripps Poway Parkway to end of condos; and Blue Cypress Drive to approximately 136' east of Cypress Valley Drive</li> <li>East side of road from Pocket Park limit to approximately 105' east of Cypress Valley Drive</li> </ul>
Alderhill Terrace	North side of street from Cypress Canyon Road to just before first residence at top

	of hill (rock mow curb delineation, approximately 25' west of 11622's electric meter)
<b>Category VI: Slopes Landscaped with Trees, Shrubs and Groundcover</b>	
Scripps Poway Parkway	North and south sides of parkway from just east of Interstate 15 to the Poway Border
Scripps Ranch Boulevard	North and south side of boulevard from east of Affinity Court (monument areas) to Spring Canyon Road (south side starts at brow ditch).
Spring Canyon Road	<ul style="list-style-type: none"> <li>West side of road from North Brookville Drive to end of developed landscaped area south of Gatemoore Drive</li> <li>East side of road Scripps Poway Parkway to first driveway/entrance at Innovations Academy; and from Caminito Arcada to start of fence behind sidewalk across street from access/ service road to Water Tower (approximately 220' west and across street from Caminito Arboles)</li> </ul>
Blue Cypress Drive	<ul style="list-style-type: none"> <li>West side of road from end of fire station limits (just east of Spring Canyon Road) to mow curb located by south side of driveway to Scripps Ranch Recreation Center.</li> <li>East side of drive from Spring Canyon Road to Cypress Canyon Road</li> </ul>
Cypress Canyon Road	<ul style="list-style-type: none"> <li>West side of road from Scripps Poway Parkway to end of condos; and, Blue Cypress Drive to approximately 136' east of Cypress Valley Drive</li> <li>East side of road from: Pocket Park limit to approximately 105' east of Cypress Valley Drive</li> </ul>
Alderhill Terrace	North side of street from Cypress Canyon Road to just before first residence at top of hill (rock mow curb delineation, approximately 25' west of 11622 electric meter)
<b>Category VII: Area surrounding Fire Station #37 Landscaped with Trees, Shrubs and Groundcover</b>	
Located at the northeast corner at the intersection of Spring Canyon Road and Blue Cypress Drive. All perimeter areas include sidewalks, curbs and gutters but no other hardscape	
<b>Category X(A): Parks, Greenbelts/Mini-Parks</b>	
Oak Glen Nature/ Pocket Park	10827 Spring Canyon Road. Linear Park located on west side of Spring Canyon Road, south of South Brookville drive.
<b>Category X(B): Parks, Greenbelts/Mini-Parks</b>	
Dry Creek Nature/ Pocket Park	11204 Spring Canyon Road; located on east side of Spring Canyon Road at intersection with Scripps Creek Drive
Canyon View Nature/ Pocket Park	11724 Spring Canyon Road; located on east side of Spring Canyon Road adjacent to Fire Station (Blue Cypress Drive)
Butterfly Nature/Pocket Park (Scripps Ranch Community Center)	11885 Cypress Canyon Road; located on the east side of Cypress Canyon Road just south of Scripps Poway Parkway.
<b>Category X(C): Parks, Greenbelts/Mini-Parks</b>	
Cypress Valley Tot-Lot	11871 Stonedale Court; located on Stonedale Court
<b>Category XI: Gutters</b>	
All gutters located throughout the Miramar Ranch North MAD (adjacent to streets, medians, parkways, drives, roads, terraces, parks, etc.), where maintenance is performed. Locations identified in the above Contract Site Locations and in Category X – Pocket Parks.	
<b>Category XII: Concrete Brow Ditches</b>	
Approximately 25,000 linear feet adjacent to slopes, in parkways, behind parks, behind rights-of-way, etc.	
<b>Category XIII: One (1) Comfort Station</b>	
Miramar Overlook Park	11417 Scripps Ranch Boulevard San Diego CA 92131 Facility #010367 Located on the south side of Scripps Ranch Boulevard (top of hill, overlooking Miramar Reservoir) between Miro Circle and Spencerport Way.
<b>Category XIV: Sidewalks and Curbs</b>	
All sidewalks and curbs located throughout the Miramar Ranch North MAD (adjacent to streets, medians, parkways, drives, roads, terraces, parks, etc.), where maintenance is performed. Areas identified in the above Contract Site Locations and in Category X – Pocket Parks.	

