



**Date of Notice:** January 18th, 2023

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

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**PROJECT NAME/NUMBER:** Request for Proposals (RFP) 10089857-23-L for Complete Landscape Maintenance for Torrey Hills Maintenance Assessment District (MAD)

**COMMUNITY PLAN AREA:** Torrey Hills

**COUNCIL DISTRICT:** District 1

**LOCATION:** Torrey Hills Maintenance Assessment District. The boundaries of the Torrey Hills MAD are shown in Attachment A below.

**PROJECT DESCRIPTION:** The proposed action is a Request for Proposals (RFP) for a contractor to conduct Complete Landscape Maintenance for Torrey Hills Maintenance Assessment District (MAD) pursuant to a contract with the City of San Diego. The scope of work for this contract includes the following activities: 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 detailed in Attachment B below) in the Torrey Hills Maintenance Assessment District in a safe, attractive and useable condition and to maintain the plant material in good condition with horticulturally acceptable growth and color.

**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 State 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 use, 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:** Peter Flores

**MAILING ADDRESS:** 202 C Street, MS 5D, San Diego, CA 92101

**PHONE NUMBER/E-MAIL:** (619) 525-8202 / Pflores@sandiego.gov

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On January 18<sup>th</sup>, 2023, 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 10 business days from the date of the posting of this Notice (**February 1<sup>st</sup>, 2023**). 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: Zaira Marquez, 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: Zaira Marquez, 9485 Aero Drive, MS 413, San Diego, CA 92123**.

If you have any questions regarding the procedures to file the appeal, please contact **Zaira Marquez** at [zmarquez@sandiego.gov](mailto:zmarquez@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.

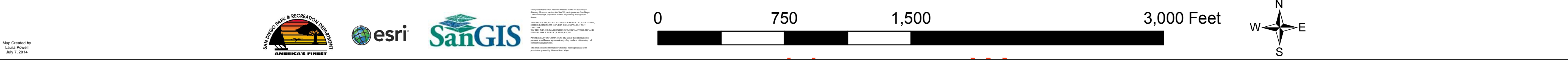
**POSTED ON THE CITY'S CEQA WEBSITE**

**POSTED: 1/18/2023**

**REMOVED: 2/1/2023**

**POSTED: Z. Marquez**





## **Attachment B: Landscaping Locations**

### **CATEGORY II: Street Medians, Landscaped with Trees, Shrubs and Groundcover**

1. On El Camino Real south of Highway 56 to Carmel Mountain Road.
2. On Carmel Mountain Road east of I-5 Freeway, south of El Camino Real to 150 feet east of Vereda Mar Del Corazon.
3. Torrey View Court.
4. On Vista Sorrento Parkway south of Carmel Mountain Road to 150 feet south of Calle Mar de Mariposa.
5. On East Ocean Air Drive north of Carmel Mountain Road.
6. On West Ocean Air Drive north and south of Calle Mar De Mariposa.
7. Ocean Bluff Avenue.

### **CATEGORY III: Stamped Concrete Medians**

1. On El Camino Real south of Highway 56 to Carmel Mountain Road.
2. On Carmel Mountain Road east of I-5 Freeway, south of El Camino Real to 150 feet east of Vereda Mar Del Corazon.
3. Torrey View Court.
4. On Vista Sorrento Parkway south of Carmel Mountain Road to 150 feet south of Calle Mar de Mariposa.
5. On East Ocean Air Drive north of Carmel Mountain Road.
6. On West Ocean Air Drive north and south of Calle Mar De Mariposa.
7. Ocean Bluff Avenue.

### **CATEGORY V: Rights-of-Way Landscaped with Trees, Shrubs, Groundcover and Hardscape**

1. El Camino Real, east and west side, south of Highway 56 to Carmel Mountain Road.
2. Arroyo Sorrento Road, south side, 150 feet east of El Camino Real.
3. Carmel Mountain Rd.
  - a) On Carmel Mountain Road south side, east of I-5 Freeway off ramp to El Camino Real.
  - b) On Carmel Mountain Road, north side, 300 feet east of I-5 Freeway on ramp to El Camino Real.
  - c) On Carmel Mountain Road north side, east of El Camino Real to 150 feet past Vereda Mar De Corazon.
  - d) On Carmel Mountain Road south side, east of El Camino Real to Torrey Corner driveway.
4. Carmel Creek, north and south side, from Carmel Mountain Road to Trilogy driveway.
5. Via Mar de Ballenas, east and west side, from Carmel Mountain Road to Calle Isabelino.
6. Senda Mar De Ponderosa, east and west side.
7. Vereda Mar del Corazon, east side, to Corte Mar del Corazon.
8. East Ocean Air Drive, west side, from Fairport Way to Carmel Mountain Road on East Ocean Air, east side, from 150 feet north of Calle Mar de Armonia to Carmel Mountain Road.
9. Fairport Way, south side, 100 feet west from East Ocean Air Drive.
10. Longshore Way
  - a) Longshore Way, north and south side, from East Ocean Air Drive to Longshore Court.
  - b) North side, 75 feet from Shorepointe Way to Fairwind Court.
  - c) West side, 200 feet from Shorepointe Way.
11. Shorepointe Way
  - a) Shorepointe Way, north side, 200 feet west from Longshore Way.
  - b) South side, from Shore Pointe Court to 100 feet past Longshore Way.
12. Ocean Air Drive
  - a) Calle Mar de Armonia, north side, from East Ocean Air Drive to Corte Belleza.
  - b) South side from Vereda Mar de Ponderosa to Corte Belleza.
13. East and West Ocean Air Drive, east and west side, from Carmel Mountain Road to Via Cangrejo.



14. Inlet at Sand Crab Point, east side.
15. Inlet at Senda Acuario, east and west side, south of West Ocean Air Drive.
16. Inlet at Via Mar de Delfinas, north and south side, from West Ocean Air to Corte Mar de Delfinas.
17. Via Cangrejo, south side, from West Ocean Air Drive to Corte Pleno Verano.
18. Ocean Bluff Avenue, north and south side.
19. Mar de Mariposa, north and south side, from Vista Sorrento Parkway to Calle Mejillones.
20. Calle Mejillones
  - a) Calle Mejillones, north side, from Calle Mar de Mariposa to brow ditch.
  - b) South side from Calle Mar de Mariposa to Corte Mejillones.
21. Vista Sorrento Parkway, east and west side, from Carmel Mountain Road to Los Penasquitos Park Preserve driveway.
22. Torrey View Court, north and south side.

**CATEGORY VI(A): Slope Areas Adjacent to Rights-of-Way Landscaped with Trees, Shrubs and Groundcover**

1. El Camino Real
  - a) On El Camino Real, west side, 300 feet north of Carmel Mountain Road.
  - b) East side at San Raphael from Carmel Mountain to second access driveway.
  - c) East side, 400 feet north of Arroyo Sorrento to end of median.
2. Carmel Creek, north and south side, from Carmel Mountain Road to Trilogy driveway.
3. Carmel Mountain Rd.
  - a) Carmel Mountain Road, north side, 300 feet from I-5 Freeway on ramp to Torrey View Court.
  - b) Carmel Mountain Road north side, east of El Camino Real, 100 feet from Carmel Creek to 150 feet passed Vereda Mar de Corazon.
  - c) South side, 50 feet passed Senda Luna Llena to Torrey Corner driveway.
4. Via Mar de Ballenas, east and west side, from Carmel Mountain Road to Calle Isabelino.
5. Senda Mar de Ponderosa, east and west side.
6. Vereda Mar del Corazon, east side, to Corte Mar del Corazon.
7. East Ocean Air Drive, west side, from Fairport Way to 50 feet north of Calle Mar de Armonia.
8. East Ocean Air Drive
  - a) Longshore Way, north side, from East Ocean Air Drive to Longshore Court.
  - b) North side, 75 feet from Shorepointe Way to Fairwind Court.
  - c) On East Ocean Air, north of Corte Mar Asombrosa to SDG&E substation entrance.
9. West Ocean Air Drive
  - a) Calle Mar De Mariposa, north side, from West Ocean Air Drive to elementary school driveway.
  - b) North side 50 feet from Corte Langostino.
  - c) North side 50 feet from Calle Mejillones.
10. Inlet at Via Mar de Delfinas, north and south side, from West Ocean Air to Corte Mar de Delfinas.

**CATEGORY VI(B): Irrigated Slopes Landscaped with Trees, Shrubs and Groundcover**

1. Carmel Mountain Rd. from 5 Freeway
  - a) Carmel Mountain Road, north side, 75 feet from Torrey View Court to El Camino Real.
  - b) South side from Vista Sorrento Parkway to El Camino Real.
2. Carmel Mountain Road, south side, to Senda Luna Llena.
3. North of Calle Mar de Ballenas and south of Shorepointe Way, behind homes.
4. North of Calle Mare De Armonia, south of Shorepointe Way, to East Ocean Air Drive.
5. Vista Sorrento Parkway, east side, to Ocean Bluff Avenue.
6. Ocean Bluff Avenue, north side, to West Ocean Air Drive.
7. On West Ocean Air Drive from Via Cangrejo to Senda Acuario.
8. East Ocean Air Dr.

- a) East of West Ocean Air Drive, north of Via Mar de Delfinas and area north side of elementary school.
- b) Area between Senda Acuario and Calle Mar de Mariposa behind homes.
- 9. Vista Sorrento Parkway, 50 feet north of Pacific Plaza Drive to Calle Mar de Mariposa.
- 10. Calle Mar de Mariposa
  - a) Calle Mar de Mariposa, north side, 150 feet east of Vista Sorrento Parkway.
  - b) South side from Vista Sorrento Parkway to West Ocean Air Drive.
- 11. Vista Sorrento Parkway, east side, from Calle Mar de Mariposa to Los Penasquitos Park Preserve access road.
- 12. Slopes surrounding Torrey Hills Neighborhood Park.
- 13. West Ocean Air Drive, south side, Senda Acuario inlet and slopes between homes on Abalone Landing Terrace and office building.
- 14. East Ocean Air Drive, west side, from SDG&E substation entrance to marker adjacent to Torrey Corner Shopping Center property.

**CATEGORY X: Green-belt Mini Parks Landscaped with Turf, Trees, Shrubs, Groundcover and Hardscape**

- 1. Carmel Mountain Road and Vista Sorrento Parkway, southeast corner.
- 2. El Camino Real and Carmel Mountain Road intersection, four (4) corners.
- 3. Carmel Mountain Road Green-belt, Carmel Mountain Road to Senda Luna Llena.
- 4. Luna Park at Senda Luna Llena and Calle Mar de Ballenas.
- 5. "H" Mini Park on Calle Mar de Ballenas, west cul-de-sac.
- 6. Carmel Mountain Road and East Ocean Air Drive, northwest corner.
- 7. Vista Sorrento Parkway and Ocean Bluff Avenue, northeast corner.
- 8. Vista Sorrento Parkway and Calle Mar de Mariposa, northeast and southeast corners.
- 9. Vista Sorrento Parkway Green-belt begins at Pacific Plaza Drive south on Vista Sorrento Parkway.
- 10. West Ocean Air Dr.
  - a) West Ocean Air Drive, corner of Mar de Delfinas.
  - b) Mariposa Green-belt begins at Calle Mar de Mariposa south on West Ocean Air Drive.
  - c) Acuario Green-belt begins at Senda Acuario west on West Ocean Air Drive.

**CATEGORY XI: Gutters and Curbs**

All gutters located within the Torrey Hills Maintenance Assessment District adjacent to areas identified in the contract site locations.

**CATEGORY XII: Concrete Brow Ditches**

- 1. El Camino Real
  - a) On El Camino Real, east side, 75 feet from end of median.
  - b) West side of Arroyo Sorrento.
- 2. On Carmel Mountain Road, begin at Carmel Mountain Mini Park to Torrey Corner driveway.
- 3. Calle Mar de Ballenas, north behind homes, north to Shorepointe Way and east to East Ocean Air Drive.
- 4. Vista Sorrento Parkway, east side, from Carmel Mountain Road to Ocean Bluff Avenue from Calle Mar de Mariposa to Los Penasquitos Park Preserve access road.
- 5. West Ocean Air Drive, east side, begin Ocean Bluff to Via Mar de Delfinas.
- 6. Via Mar de Delfinas, north side behind homes, easterly direction to Torrey Hills Park.
- 7. Corte Mar de Delfinas, end of cul-de-sac at base of slope.
- 8. Senda Acuario, north side behind homes, easterly direction at base of slope.
- 9. Torrey Hills Neighbourhood Park, east side and along path between SDG&E and park.
- 10. West Ocean Air Drive follow southerly direction behind office building and along slope above Vista Sorrento Parkway.
- 11. Calle Mar de Mariposa, base of slope adjacent to town homes.
- 12. Calle Mejillones, east side, at property line of first home.

13. East Ocean Air Drive, at SDG&E substation entrance.

**CATEGORY XIV(A): Decomposed Granite Pathway**

Carmel Mountain Green-belt, Carmel Mountain Road to Senda Luna Llena.

**CATEGORY XIV(B): SDGE Easement Native Landscaping Site**

SDG&E Electrical Tower Area at East Ocean Air Drive X Corte Mar Asombrosa