



**Date of Notice:** March 24, 2025

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

## **CITY PLANNING DEPARTMENT**

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**PROJECT NAME/NUMBER:** Carmel Valley Maintenance Assessment District Landscape Maintenance Agreement

**COMMUNITY PLAN AREA:** Carmel Valley

**COUNCIL DISTRICT:** 1

**LOCATION:** The Carmel Valley Landscape Maintenance Assessment District is northeast of the intersection of Interstate 5, and Carmel Valley Road (Highway 56), within the Carmel Valley Community Planning Area (Figure 1).

**PROJECT DESCRIPTION:** Agreement between the City of San Diego (City) and the successful proposer (Contractor) for Request for Proposal #10090256-25-G to perform complete landscape maintenance and improvements of all contract areas identified in the Scope of Work within the Carmel Valley Maintenance Assessment District (MAD; Figure 1), including, but not limited to: 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; installation of mulch/and or decomposed granite; graffiti removal; and all other as-needed maintenance required to maintain the contract areas in a safe, attractive, and useable condition and to maintain the plant material in good condition with horticulturally acceptable growth and color. Contractor shall also install, routinely inspect, and maintain picnic and playground equipment, comfort stations, community signs, and other park amenities as-needed. Upon written approval from the City, the Contractor may also perform additional as-needed miscellaneous projects including, but not limited to: planting and replanting areas; installing and repairing irrigation systems; providing a Registered Consulting Arborist (RCA) for various tree needs for revenue cost recovery (e.g., vehicle accidents, etc.) and testifying as an expert in a Court of Law; bee nest removal; locating and repairing damaged irrigation lines; locating and repairing damaged electrical service lines; clean-up of illegal dumps; and replacing irrigation controllers and irrigation cabinets. Contractor shall be responsible for the repair or in-kind replacement for any damage or alteration to existing facilities, including irrigation systems, that result from Contractor's performance of this Agreement.

The Carmel Valley MAD contract areas include landscaped medians, hardscaped medians, landscaped rights-of-way (ROW), access roads/easements, landscaped slopes, dedicated open space areas (natural and enhanced), parks/joint-use sites, greenbelts/mini-parks, gutters, concrete brow ditches, horse trails, and asphalt paths. There are no designated historical trees included in the maintenance area. The proposed MAD contains some areas adjacent to (less than approximately 150 feet) and within the City's

Multi-Habitat Planning Area (MHPA), however, all proposed landscaping maintenance activities will occur within the ROW and will not encroach onto the MHPA. Additionally, any proposed maintenance work that occurs adjacent to the MHPA will only use hand tools and will not impact any native vegetation or sensitive species or habitats.

**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), 15303 (New Construction or Conversion of Small Structures), and 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 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, 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); Section 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 15303 (New Construction or Conversion of Small Structures) which exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; and 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. 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; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**CITY CONTACT:** Monica Honoré, District Manager, Parks & Recreation Department

**MAILING ADDRESS:** 9485 Aero Dr., San Diego, CA 92123

**PHONE NUMBER/E-MAIL:** 619-685-1325/ [MHonore@sandiego.gov](mailto:MHonore@sandiego.gov)

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On March 24, 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 City Clerk within 5 business days from the date of the posting of this Notice (**April 1, 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](mailto: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.

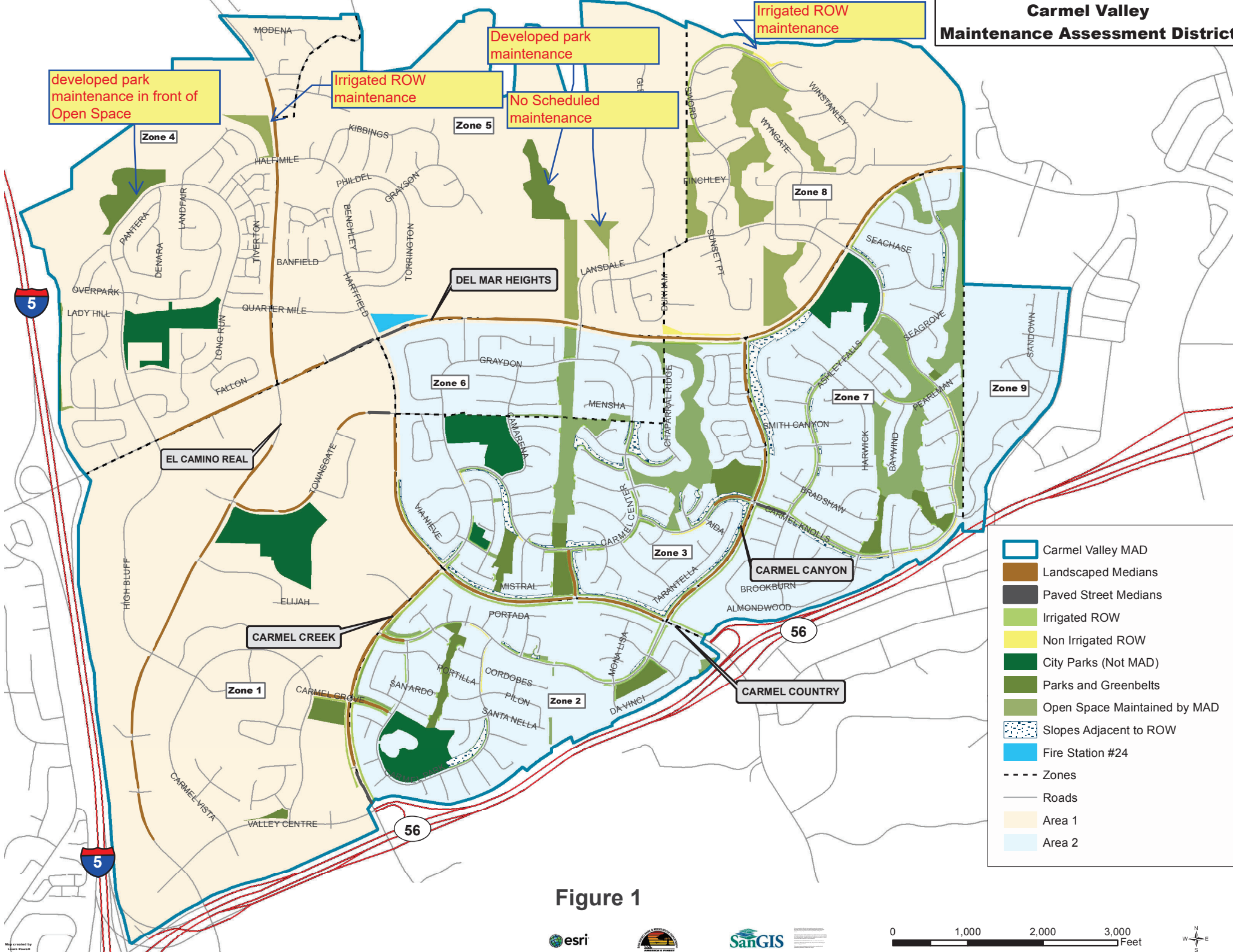
**POSTED ON THE CITY'S CEQA WEBSITE**

**POSTED: 3/24/2025**

**REMOVED:**

**POSTED: E. Ramirez Manríquez**

# Carmel Valley Maintenance Assessment District



- Carmel Valley MAD
- Landscaped Medians
- Paved Street Medians
- Irrigated ROW
- Non Irrigated ROW
- City Parks (Not MAD)
- Parks and Greenbelts
- Open Space Maintained by MAD
- Slopes Adjacent to ROW
- Fire Station #24
- Zones
- Roads
- Area 1
- Area 2

Figure 1



Map created by  
Lizette Hernandez  
February 7, 2014