



Date of Notice: March 21, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Scripps Miramar Ranch Maintenance Assessment District

COMMUNITY PLAN AREA: Scripps Miramar Ranch

COUNCIL DISTRICT: 5 and 6

LOCATION: The Scripps Miramar Ranch Maintenance Assessment District (MAD) includes all the Scripps Miramar Ranch Community Planning Area. The MAD is bounded by Interstate 15 to the west, Pomerado Road to the east, Scripps Poway Parkway to the north, and Pomerado Road to the south (Figure 1).

PROJECT DESCRIPTION: Agreement between the City of San Diego (City) and (Contractor) to perform complete landscape maintenance and improvements of all contract areas identified in the Scope of Work within the Scripps Miramar Ranch MAD (Figure 1), 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; irrigation; repairs of picnic and playground equipment; and all other maintenance required to maintain the Contract Sites in a safe, attractive, and useable condition and to maintain the plant material in good condition with horticulturally acceptable growth and color. During the entire term of the agreement, the Contractor shall ensure that all plant material will be in a healthy, growing condition. The Contractor shall supply, at its own expense, the labor and all materials to replace any tree, shrub, groundcover, or other plant which is damaged or lost as a result of Contractor's faulty maintenance or negligence. The size and species of replacement plant materials shall be as directed by the City's Parks & Recreation Department. The Contractor may also perform additional as-needed miscellaneous projects within the MAD, including, but not limited to: planting and replanting areas; installing and repairing irrigation systems; bee nest removal; locating and repairing damaged irrigation lines; locating and repairing damaged electrical service lines; clean-up of illegal dumps; spreading wood chips/mulch; concrete work for sidewalk and median repairs; trail grading; brush management; and assisting with special event preparation, including set-up and/or clean-up.

The Scripps Miramar Ranch MAD contract areas include landscaped street medians; hardscaped street medians; landscaped rights-of-ways (ROW); landscaped slopes; Scripps Ranch Library/Evans Pond; Open Space Developed – Hendix Pond; Open Space Undeveloped; Open Space Trails; Hoyt Park; Jerabek Park; Lakeview Park; Cypress Canyon Park; Mini Pocket Parks; Joint Use Fields/Jerabel Elementary Joint Use; Lakecrest Point; concrete brow ditches; comfort stations; the seven ballfields located within the MAD; and gutters and curbs.

The proposed MAD contains areas adjacent to (less than approximately 50 feet) and within the City's

Multi-Habitat Planning Area (MHPA). All proposed maintenance activities adjacent to the MHPA will only occur within the ROW. Any proposed maintenance work that occurs within the MHPA will only use hand tools and will not impact any native vegetation or sensitive species or habitats. No nighttime work is proposed as part of this agreement. There are no designated historical trees included in the maintenance area.

In the event that work would require temporary blockage of streets, sidewalks, alleys, or bikeways, the Contractor will provide required written notices to the impacted residences and file such notices at the City's Development Services Department's (DSD's) Traffic Engineering Division, Plan Check Counter; and comply with the traffic control plans prescribed in Chapter 5 of the Caltrans Traffic Manual: Traffic Control for Construction and Maintenance Work Zones. As-needed stormwater construction Best Management Practices (BMPs) to prevent non-stormwater discharges from entering the City's stormwater conveyance system will be implemented pursuant to San Diego Municipal Code Section 43.0307. As-needed sidewalk and median repairs will be conducted in accordance with the City's Land Development Code, Land Development Manual, and other standards and guidelines including, but not limited to, the Standard Specifications for Public Works Construction (i.e., The "GREENBOOK") 2021 Edition, the City's Standard Specifications for Public Works Construction (i.e., "The WHITEBOOK") 2021 Edition, and any applicable technical or informational bulletins published by the City's DSD.

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), 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 (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 use; 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; 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 the 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: Loren Boerboom, District Manager, Parks & Recreation Department

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

PHONE NUMBER/E-MAIL: (619) 685-1356 / LBoerboom@sandiego.gov

On March 21, 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 (5) business days from the date of the posting of this Notice (**March 28, 2025**). Appeals to the City Clerk must be filed via e-mail or in-person as follows:

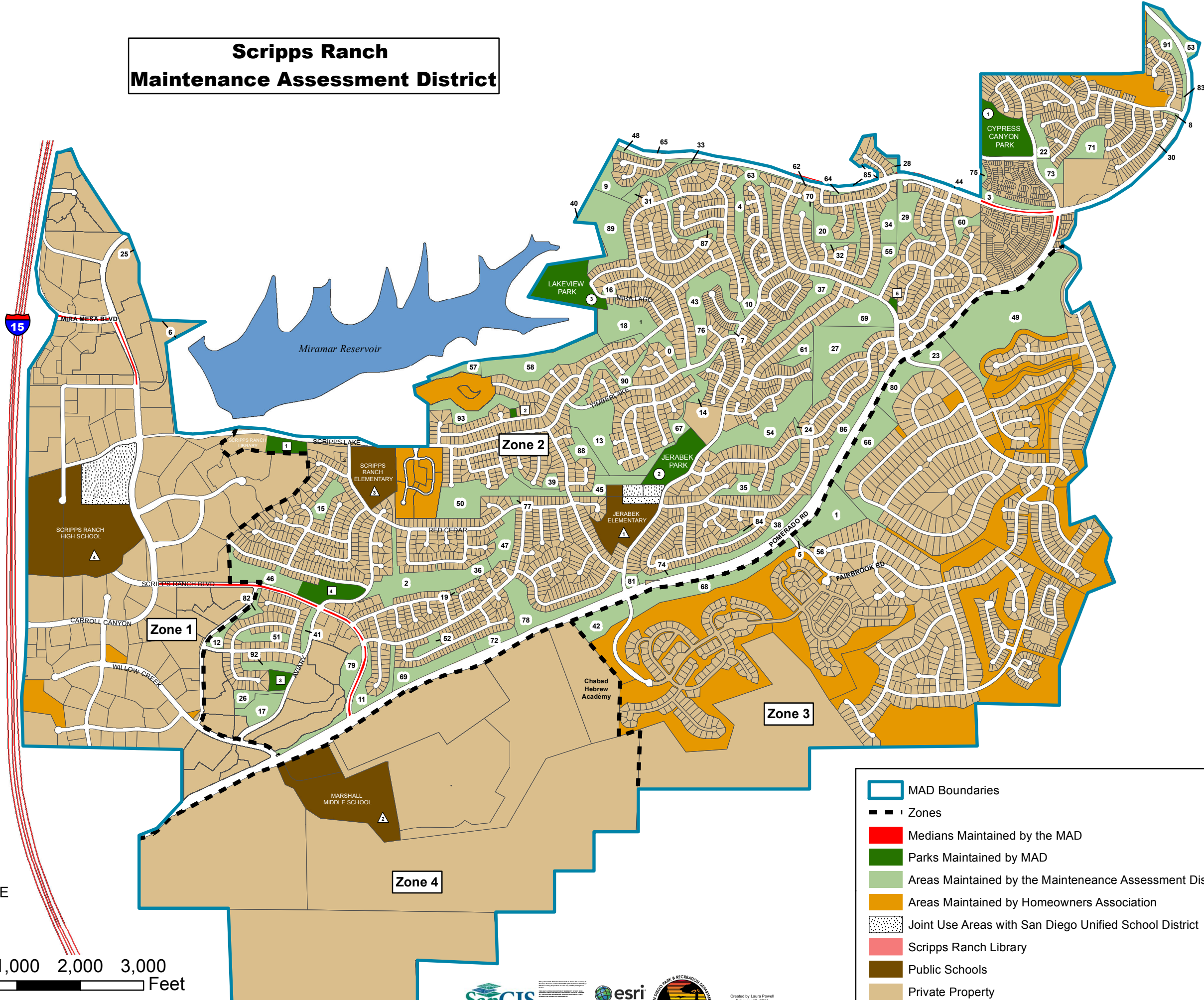
1. Appeals filed via Email: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov 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.

<p>POSTED ON THE CITY'S CEQA WEBSITE</p> <p>POSTED: <u>March 21, 2025</u></p> <p>REMOVED: _____</p> <p>POSTED: <u>Z. Marquez</u></p>

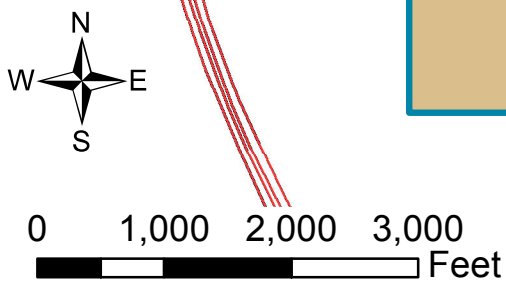
Scripps Ranch Maintenance Assessment District



Symbol	Category	Item	Acreage
○	Parks (General Fund)	1 Cypress Canyon N.P.	12.62
		2 Jerabek N.P.	9.72
		3 Lakeview N.P.	12.774
□	Parks (MAD Maintained)	1 Library/Evans Pond	5.6
		2 Forrestview Mini-Park	0.36
		3 Hendrix Pond	2.25
		4 Hoyt Park	
		5 Semillon Mini-Park	0.41
△	Schools	1 Jerabek Elementary	4.7
		2 Marshall Middle School	
		3 Scripps Ranch Elementary	
		4 Scripps Ranch High School	4.92

#	Open Space	Parcel ID	Acreage
0		31940251	2.291698
1		32011041	11.124298
2		36318521	14.975795
3		32015347	2.881103
4		31942443	0.009108
5		36410208	0.26434
6		31943104	16.940708
7		31939242	0.312076
8		32016062	0.507988
9		31944040	6.334331
10		31942346	0.088159
11		36337026	5.257132
12		36329004	2.004436
13		31927140	13.85508
14		31904047	3.428247
15		36330051	3.44802
16		31940168	0.470415
17		36328016	5.147393
18		31903117	9.993773
19		36319107	0.229177
20		31936234	5.269525
21		31936121	0.02897
22		32016275	3.053984
23		32006106	3.751201
24		31932240	0.41322
25		31933965	3.973965
26		36328005	2.464796
27		31904020	14.102631
28		31936123	0.56779
29		31921260	6.222783
30		32016160	0.066629
31		31941327	1.878802
32		31937248	1.110444
33		31941136	0.711703
34		31936339	3.854533
35		31932239	6.541756
36		36319138	0.065127
37		31938157	5.651371
38		31910032	6.719283
39		31925136	2.375646
40		31966203	36.756367
41		36317052	1.727462
42		36410201	6.773295
43		31939243	10.928488
44		31902017	11.596188
45		31903053	4.148631
46		36323001	13.601634
47		31905018	5.334546
48		31944041	0.814614
49		32019301	40.221054
50		31903052	13.600993
51		36317053	2.818814
52		36315524	1.959357
53		32002036	3.771542
54		31904055	16.852758
55		31933131	4.083507
56		32011042	0.165719
57		31935004	3.057001
58		31903062	14.482465
59		31933108	8.152555
60		31921134	2.495833
61		31933329	2.235476
62		31937153	0.125928
63		31942444	10.315876
64		31936122	0.52758
65		31956116	4.543757
66		32008062	11.95199
67		31929028	2.066476
68		36410209	12.94873
69		36315627	6.441612
70		31937152	1.846409
71		32016274	5.16622
72		36319231	2.941033
73		32015251	2.967491
74		31907042	2.391941
75		32015162	0.546131
76		31939256	0.011891
77		31906116	0.382124
78		36326301	10.860436
79		36328004	5.959113
80		31904044	6.046796
81		31907043	0.955179
82		36317051	1.461738
83		32017141	0.758708
84		31910033	0.942458
85		31936124	7.49112
86		31904021	7.516462
87		31941647	2.227634
88		31925249	4.064515
89		31903118	13.663414
90		31928350	4.359162
91		32002035	4.124675
92		36335036	2.901187
93		31935005	5.840296

Total 434.97523 ac.



- MAD Boundaries
- Zones
- Medians Maintained by the MAD
- Parks Maintained by MAD
- Areas Maintained by the Maintenance Assessment District
- Areas Maintained by Homeowners Association
- Joint Use Areas with San Diego Unified School District
- Scripps Ranch Library
- Public Schools
- Private Property