



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 28, 2025

NOTICE OF FUTURE DECISION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that the Development Services Department staff will make a decision to approve, conditionally approve, modify or deny an application for a Process CIP/Public Project-Two, Substantial Conformance Review to determine conformance of the proposed project with the approved Facility Maintenance Plan associated with the Municipal Waterways Maintenance Plan (MWMP). Work includes routine maintenance to remove accumulated sediment, vegetation, and debris within the Pilot Channel 1 (Facility No. 6-01-020) and Smuggler's Gulch 1 (Facility No. 6-01-100) channel segments; and the repair of an existing berm within a portion of Smuggler's Gulch 1 channel. The project site is located and is generally bounded by Sunset Avenue to the south; Hollister Street to the west; Monument Road to the north; and Saturn Boulevard to the east, in the Open Space-Floodplain (OF-1-1) and Agricultural-Residential (AR-1-1) Base Zones, Coastal (Deferred-Certification) Overlay Zone, Multiple-Habitat Planning Area, Special Flood Hazard Area within the Tijuana River Valley Community Plan area. Council District 8. This development is within Coastal (Deferred-Certification) Overlay zone and the application was filed on March 11, 2024.

PROJECT NO:	PRJ-1111938
PROJECT NAME:	<u>Pilot 1 & Smuggler's Gulch 1</u>
PROJECT TYPE:	Substantial Conformance Review, Process CIP/Public Project-Two
APPLICANT:	County of San Diego, Department of Parks & Recreation
COMMUNITY PLAN AREA:	Tijuana River Valley
COUNCIL DISTRICT:	8
CITY PROJECT MANAGER:	Mark Lopez, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 533-4701 / LopezMA@sandiego.gov

The decision by City staff will be made **without** a public hearing no less than thirty (30) calendar days after the date of mailing the Notice of Future Decision. If you want to receive a "Notice of Decision", you must submit a written request to the Development Project Manager listed above no later than ten (10) business days from the mailing date of this Notice. This project is undergoing environmental review.

The decision of the Development Services Department Staff can be appealed to the **City Council**. An appeal must be made within *ten (10)* business days after the decision date, except that *fifteen (15)* calendar days is the minimum

time period afforded per state law for an applicant to appeal the denial of their permit application for an Extension of Time of a Map Waiver or Tentative Map in accordance with Subdivision Map Act section 66452.6(e). See Information Bulletin 505 "Appeal Procedure", available at [Information Bulletin 505 - Appeal Procedure](https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505) (<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505>) or in person at the Office of the City Clerk, 202 C Street, 2nd Floor, San Diego, CA 92101.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. **Please note there is no recognized community planning group for the Tijuana River Valley.**

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above. This information will be made available in alternative formats upon request.

Internal Order No.: 11004543



Development Services Department

Mark Lopez / Project No. PRJ-1111938

1222 First Avenue, MS 501

San Diego, CA 92101-4101

RETURN SERVICE REQUESTED