THE CITY OF SAN DIEGO

DATE OF NOTICE: November 17, 2026

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING:	**DECEMBER 2, 2026**
TIME OF HEARING:	**9:00 AM**
LOCATION OF HEARING:	**DEVELOPMENT SERVICES DEPARTMENT, 7650 MISSION VALLEY ROAD, SAN DIEGO, CA 92108**
PROJECT NUMBER:	**PRJ-1055017**
PROJECT NAME:	**SMUGGLER'S GULCH CULVERT – MONUMENT ROAD IMPROVEMENTS**
PROJECT TYPE:	**Site Development Permit, Coastal Development Permit, Addendum Mitigated Negative Declaration, Process Three**
APPLICANT:	**Annette Saul, County of San Diego Department of Parks and Recreation**
COMMUNITY PLAN AREA:	**Tijuana River Valley**
COUNCIL DISTRICT:	**8**
CITY PROJECT MANAGER:	**Catherine Rom, Development Project Manager**
PHONE NUMBER/E-MAIL:	**(619) 446-5277 | CRom@sandiego.gov**

As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Hearing Officer to consider an application for a Coastal Development Permit and a Site Development Permit to increase the size of an existing culvert and install a sedimentation basin within an approximately 4.7-acre site located at 2291 Monument Road within the Tijuana River Regional Park, on APNs 663-010-5200 and 663-010-5400 in the AR-1-1 (Agricultural-Residential) zone, the Coastal (Appealable) Overlay Zone, the Multi-Habitat Planning Area (MHPA), within the Tijuana River Valley Local Coastal Program Land Use Plan area.

This development is within the Coastal Overlay Zone, and the application was filed on May 24, 2022.

The County of San Diego, as Lead Agency, determined that the proposed project could have a potentially significant effect on biological resources, wetlands and riparian habitat, cultural resources, hydrology and water quality, noise, air quality, hazards, geology and soils, transportation, and utilities. Subsequent project revisions and specific mitigation measures have been identified in the project's Addendum Mitigated Negative Declaration (AMND)/State Clearinghouse (SCH) No. 1998061097, to reduce the potential adverse effect to below a level of significant environmental effects. On April 23, 2021, the County of San Diego adopted the AMND/SCH No. 1998061097 and adopted the Mitigation, Monitoring and Reporting Program (MMRP).

APPEAL OF THE HEARING OFFICER DECISION: The decision of the Hearing Officer is final unless appealed to the Planning Commission. The decision made by the Planning Commission is the final decision by the City. In order to appeal the decision, you must be registered as a speaker at the public hearing concerning the application or have expressed interest by writing to the Hearing Officer, HearingOfficer@sandiego.gov before the close of the public hearing. Appeal procedures are described in Information Bulletin 505 (https://www.sandiego.gov/development-services/forms-publications/information-bulletins/505). Appeals to the Planning Commission can be filed by email/mail or in person:

1. **Appeals filed via email**
   Send the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation in pdf format) to PlanningCommission@sandiego.gov by 4 p.m. on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required appeal fee. Timely payment of this invoice is required to complete the processing of the appeal. Failure to pay the invoice within five business days of invoice issuance will invalidate the appeal application.

2. **Appeals filed in person**
   Place the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) in the drop box in the first-floor lobby of the Development Services Center, located at 7650 Mission Valley Road, San Diego, CA 92108-4423 by 4 p.m. on the last day of the appeal period.
   - The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This drop box is checked daily, and payments are processed the following business day.
   - On the memo line of the check, write the project number and the appellant's name exactly as it is stated on the associated form DS-3031.
   - Cash payments are only accepted by appointment.

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within ten (10) business days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego Development Services Department. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

COMMUNICATIONS:
To join using the Zoom platform use this link:
https://sandiego.zoomgov.com/j/1611914200

To join by using Telephone:
Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864. When prompted, input Webinar ID: 161 191 4200

In lieu of in-person attendance, members of the public may submit their comments on agenda items using the public comment webform found on the Hearing Officer webpage: (https://www.sandiego.gov/development-services/hearing-officer/agenda-comment-form). If you have an attachment to your comment, you may send it to HearingOfficer@sandiego.gov and it will be distributed to the Hearing Officer.

The public is encouraged to subscribe to receive meeting agendas.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the Development Project Manager listed above.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS:

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above. This information will be made available in alternative formats upon request. To request an agenda in an alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 or via e-mail to hearingofficer@sandiego.gov at least five (5) business days prior to the meeting to ensure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 24009197

The City of SAN DIEGO
Development Services Department
Catherine Rom / Project No. 1055017
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108-4423

RETURN SERVICE REQUESTED