

Attachment B – Appeal Forms



County of San Diego, Planning & Development Services
APPEAL APPLICATION
 ZONING DIVISION

APPEAL TO:

- Board of Supervisors
- Planning Commission
- Administrative Appeal
 (Requires Deposit & [PDS-346](#))

FOR OFFICIAL USE ONLY		
Thomas Guide Map	Code _____ Fee _____	Record ID PDS 2024-AA-24-001
Community Plan Area SAN DIEGUISTO		
General Plan Designation	Zone	

APPELLANT FILL IN BELOW THIS LINE, THIS SIDE ONLY – PLEASE PRINT OR TYPE

Site Address	7633 Road to Singapore San Diego 92127	267-210-22	Assessor's Parcel Number
	<i>Number Street City Zip</i>		
Appellant's Name	Blasi Peter	Owner's Name	Henkel Mark and Tiffany
	<i>Last First Middle</i>		<i>Last First Middle</i>
Mailing Address	7640 Top O The Morning Way San Diego 92127	Mailing Address	7633 Road to Singapore San Diego 92127
	<i>Number Street City Zip</i>		<i>Number Street City Zip</i>
Telephone	619-405-0281	Telephone	

REQUEST: Clearly define all items requested in the appeal. Submit plans if necessary, to illustrate request. Appeal of the above Notice of Exemption (NOE) to CEQA per State CEQA Guidelines 15304 Minor Alterations to Land. See attached appeal basis and our Civil Engineer's calculations.

JUSTIFICATION: Attach additional sheets if necessary. Please see attached for the CEQA Exemption Appeal basis, with Exhibit (Civil Engineer, Son Nguyen's Calculations)

 Signature of Appellant

 If Company Officer – indicate Company Name and function
 (Please print)



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[HTTP://WWW.SDCPDS.ORG](http://www.sdcpds.org)



RE: Appeal of County of San Diego approval of Notice of CEQA Exemption for PDS2021-STP-14-016M1, 7633 Road to Singapore, San Diego, CA 92127

This attachment to my appeal of the above Notice of Exemption (NOE) to CEQA per State CEQA Guidelines 15304 Minor Alterations to Land.

Specifically, the Applicant's calculation of additional landscaping is faulty and incomplete. Our Civil Engineer, Son Nguyen created an exhibit (attached), that clearly shows the deviation to the approved landscape plan is approximately 30% which is much greater than the allowed 10% deviation. Further, the applicable Special Area Designator Ordinance Criterion 11 requires landscaping to be of "indigenous and drought tolerant plants" and it must be "natural, meandering and informal in layout rather than planting in formal rows or straight lines." The landscaping at issue fails this criterion because it is a hedge wall made of tropical lush honey-suckles native to South Africa that are planted *in a formal straight line* at my rear property line; basically the opposite of Criterion 11. No Exceptions exist for this Criterion including for "vantage points".

Per County Zoning Ordinance 7609, the Minor Deviation shall not adversely affect adjacent property or adjacent property owners. As my consistent correspondence has emphasized, the changes to the landscaping adversely affects my adjacent property.

That said, since the County approval of the Minor Deviation is not appealable, this appeal will focus on the CEQA NOE.

1. The changes to the grading on the slope is in a scenic area as defined by the County through the designation as a "Special Area Designator D1 for visually sensitive hillsides and ridgelines." CEQA Guidelines Section 15304(a) specifically states, "Grading on land with a slope of less than 10percent, except that grading shall not be exempt in ... an officially designated scenic area,..." Section 15304 is not an appropriate exemption for this reason.
2. The added landscape is not described as fire resistant in the NOE, just drought tolerant. CEQA Guidelines Section 15304(i) exempts fuel management activities within 30 feet of structures. This change in landscaping is within 30-feet of both the subject property's residence and my residence in a very high fire sensitivity area.

For these reasons, the County's CEQA Exemption based on Section 15304 is *not* appropriate and accordingly *we are respectfully requesting a hearing in front of the Legislative Body, Board of Supervisors.*



TOTAL PERCENTAGE OF DEVIATION CALCULATIONS:
 TOTAL AREA OF THE SLOPE = 23,650 SF
 TOTAL AREA OF SLOPE MODIFIED AND REMOVED =
 14,440 SF (1,890 + 1,300 + 2,290) + 7,120 SF
 % OF DEVIATION = (7120/23650) * 100% = 30%

- AREAS USED TO CALCULATE % OF DEVIATION
- AREAS EXISTING SLOPE AREA SHOWN ON THE APPROVED PLANS
 - AREAS EXISTING SLOPE AREA REMOVED FOR THE DEVIATION SHOWN ON THE APPROVED PLANS
 - AREAS EXISTING SLOPE AS SHOWN ON THE APPROVED PLANS
 - AREAS EXISTING SLOPE MODIFIED AND REMOVED FOR THE DEVIATION SHOWN ON THE APPROVED PLANS
 - AREAS EXISTING SLOPE MODIFIED AND REMOVED FOR THE DEVIATION SHOWN ON THE APPROVED PLANS
 - AREAS EXISTING SLOPE MODIFIED AND REMOVED FOR THE DEVIATION SHOWN ON THE APPROVED PLANS
 - AREAS EXISTING SLOPE MODIFIED AND REMOVED FOR THE DEVIATION SHOWN ON THE APPROVED PLANS

SEE SHEETS L-1 THRU L-6 FOR ADDITIONAL PLAN DETAILS & NOTES.
 NORTH
 SCALE: 1" = 10'-0"
 20 FT

LANDSCAPE PLANNING PLAN
 L-6
 SHEET

SDC PDS RCVD 09-18-24
 AA24-001

7833 Road to Singapore, San Diego, CA
 APN: 22022710-21
 LOT 316

THE CROSBY ESTIMATES
 LANDSCAPE PLANS FOR:
 HENKEL RESIDENCE

AHLS LANDSCAPE ARCHITECTURE INC.
 6500 LA JOLLA VILLAGE CENTER DRIVE, SUITE 100
 SAN DIEGO, CA 92121
 (619) 521-1111
 www.ahls.com

DATE: 09/18/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]



Legend

Untitled Map
Write a description for your map.



50 ft

Google Earth
Image Landsat / Copernicus