

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 9039138

Project Title: 10325 ROSELLE STREET

Lead Agency: City of San Diego Contact Person: Myra Herrmann
 Mailing Address: 9485 Aero Drive, MS 413 Phone: 619-446-5372
 City: San Diego Zip: 92123 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Diego/Torrey Pines/ University
 Cross Streets: Torrey Pines Scenic Drive Zip Code: _____
 Lat. / Long.: 32° 53' 48" N/ 117° 12' 97" W Total Acres: 6.81
 Assessor's Parcel No.: 340-080-40 Section: 25 Twp.: 15S Range: 03W Base: San Bernardino, Del Mar Quad
 Within 2 Miles: State Hwy #: Interstate 5/ I-805 Waterways: Pacific Ocean (west)
 Airports: N/A Railways: Atchison Topeka & Santa Fe Schools: UCSD

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.)
 Other: Site development Permit/Coastal development Permit

Governor's Office of Planning & Research

MAR 25 2019

STATE CLEARINGHOUSE

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres 1.32 Employees 2-3 Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other _____

Present Land Use/Zoning/General Plan Designation:

IL-3-1 (Industrial)

Project Description: (please use a separate page if necessary)

SEE NEXT SHEET

State Clearinghouse Contact: (916) 445-0613 *df*

State Review Began: 3-25 - 2019

SCH COMPLIANCE 5-03 - 2019

Project Sent to the following State Agencies

Resources
 Boating & Waterways
 Central Valley Flood Prot.
 Coastal Comm
 Colorado Rvr Bd
 Conservation
 CDFW # 5
 Cal Fire
 Historic Preservation
 Parks & Rec
 Bay Cons & Dev Comm.
 DWR

Cal EPA
 ARB: Airport & Freight
 ARB: Transportation Projects
 ARB: Major Industrial/Energy Resources, Recycl. & Recovery
 SWRCB: Div. of Drinking Water
 SWRCB: Div. Drinking Wtr # _____
 SWRCB: Div. Financial Assist.
 SWRCB: Wtr Quality
 SWRCB: Wtr Rights
 Reg. WQCB # 9
 Toxic Sub Ctrl-CTC _____

Yth/Adlt Corrections

Corrections

Independent Comm

Delta Protection Comm
 Delta Stewardship Council
 Energy Commission
 NAHC
 Public Utilities Comm
 Santa Monica Bay Restoration
 State Lands Comm
 Tahoe Rgl Plan Agency

CalSTA

Aeronautics
 CHP
 Caltrans# 11
 Trans Planning

Other

Education
 Food & Agriculture
 HCD
 OES

State/Consumer Svcs

General Services

Conservancy

Other: _____

Note: Review Per Lead

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: **2019039138**

Please forward late comments directly to the Lead Agency

AQMD/APCD 27

(Resources: 3 / 30)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> CalFire	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> Caltrans District #11	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/> Regional WQCB # 9
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other <u>CAL EPA</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input type="checkbox"/> Integrated Waste Management Board	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 25, 2019 Ending Date May 3, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Stevens-Cresto Engineering, Inc.</u>	Applicant: <u>CLL-Roselle, LLC</u>
Address: <u>9665 Chesapeake Drive, Suite 320</u>	Address: <u>3565 Riviera Drive</u>
City/State/Zip: <u>San Diego, Ca 92123</u>	City/State/Zip: <u>San Diego, CA 92109</u>
Contact: <u>Bryan Hill</u>	
Phone: <u>858.694.5660</u>	

Signature of Lead Agency Representative:  Date: 03/22/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Site Development Permit (SDP) and Coastal Development Permit (CDP) to allow for the remediation of impacts associated with a grading violation that occurred on the site by a former tenant which resulted in the placement of unauthorized fill material impacting biological, archaeological and tribal cultural resources. The project site contains sensitive biological resources, a designated important archaeological/tribal cultural resource (HRB Site #924), and steep hillsides. As part of the site remediation, the project will recontour the fill material to create a 100-foot native landscaping buffer to protect the wetlands, and build a pad that would be suitable for an equipment, materials, or vehicle storage yard, consistent with the community plan land use (Industrial) and zoning (IL-3-1) designations. A mobile office trailer will be placed close to the existing water and sewer facilities to minimize ground disturbance. Minor and routine vehicle maintenance would be allowed within a small area of the project site; however, the storage of inoperable vehicles or hazardous/toxic materials will not be allowed on this site. The pad area and access driveway will be surfaced with decomposed granite and all storm water runoff will be treated onsite and conveyed through a newly constructed storm drain, and into the existing storm drain system along the northwest property line on Roselle Street. The approximately 1.5-acre pad area would be fenced, and an open space easement placed over the balance of the site to protect the sensitive biological/wetland resources. A landscape plan, designed and prepared in consultation with the project biologist, archaeologist and Native American Kumeyaay consultant is proposed along the Roselle Street frontage to provide a native plant palette with minimal ground-disturbing impacts.

The unauthorized grading and fill placement resulted in impacts to 0.02 acre of southern willow scrub and an important archaeological/tribal cultural resource site. To mitigate this impact, the project requires onsite enhancement of 0.42-acre of southern willow scrub, maintenance and seeding of the wetland buffer zone (approximately 1.53 acres), weed and exotic species removal adjacent to the wetlands enhancement area, and implementation of a five-year maintenance and monitoring program to meet performance standards. Although the unauthorized fill material that was placed on the site will remain in place, acting as a cap to protect the important archaeological and tribal cultural resources, pursuant to the City's Land Development Code (LDC) Historical Resources Regulation and associated Land Development Manual (LDM) Historical Resources Guidelines, some recontouring will be required to create the wetland buffer and pad area, and fencing to provide additional security to the site to protect the resources. Site grading/recontouring of the fill material will require implementation of an Archaeological Data Recovery Program and subsequent monitoring of all ground-disturbing activities by a qualified archaeologist and Native American Kumeyaay cultural consultant. The site grading/recontouring has been designed to avoid further impacts to sensitive biological, archaeological and tribal cultural resources, and to avoid encroachment into the steep hillsides.