

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019039138

Project Title: 10325 ROSELLE STREET

Lead Agency: CITY OF SAN DIEGO

Contact Name: MYRA HERRMANN, SENIOR PLANNER

Email: MHERRMANN@SANDIEGO.GOV

Phone Number: 619-446-5372

Project Location: SAN DIEGO, SAN DIEGO

City

County

Project Description (Proposed actions, location, and/or consequences).

Site Development Permit and Coastal Development Permit 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 on the project site. 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 re-contour 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project could have a significant environmental effect in the following areas(s): Biological Resources and Historical Resources (Archaeology and Tribal Cultural Resources).

Impacts to archaeological resources will be mitigated through implementation of an Archaeological Data Recovery Program and Monitoring with Native American participation to reduce impacts. This program was also accepted as mitigation for Tribal Cultural Resources during consultation pursuant to AB 52. The project will also incorporate native plant species into the on-site wetland restoration that would have been traditionally utilized by the Native American tribes culturally affiliated with the project area. These measures will reduce impacts to archaeological and tribal resources from previous unauthorized grading/filling and to facilitate site development.

Impacts to biological resources requires mitigation in the form of on-site conservation of 5.32 acres of land to be placed into the City's Multi-Habitat Planning Area (MHPA), enhancement of 0.42-acre of southern willow scrub, maintenance and seeding of the wetland buffer zone (approximately 1.54 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. These measures will reduce impacts from previous unauthorized grading/filling and to facilitate site development.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The project includes mitigation for impacts to biological resources (wetlands and upland) which occurred as a result of unauthorized grading and placement of fill on a site within a previous FEMA Regulatory Floodway, in 2001. Preparation and distribution of this document was delayed due to circumstances surrounding the local code violation, private litigation, and processing of the Conditional Letter of Map Revision (CLOMR) for a LOMR by FEMA. Biology and Cultural resources surveys were updated to reflect the gap in time and reflect the most recent site conditions. All impacts will be mitigated to below a level of significance with implementation of measures identified in the draft MND.

Provide a list of the responsible or trustee agencies for the project.

Caltrans District 11
California Department of Fish and Wildlife
CAL EPA
Department of Toxic Substance Control
California State Parks-Southern Service Center
Resources Agency
Regional Water Quality Control Board
Department of Water Resources
Coastal Commission
Department of Transportation Aviation Environmental Specialist
Native American Heritage Commission