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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 #: _____

Project Title: College View Apartment SDP/NDP/PDP

Lead Agency: City of San Diego

Contact Name: Rhonda Benally

Email: RBenally@sandiego.gov Phone Number: 619-446-5468

Project Location: San Diego, San Diego
City *County*

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

A SITE DEVELOPMENT PERMIT (SDP) for ENVIRONMENTALLY SENSITIVE LANDS (ESL), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for deviations, PLANNED DEVELOPMENT PERMIT (PDP), and MSCP MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT (BLA) to allow for the demolition of an existing building, pool and surface parking, and the construction of a 6-story, 90 unit, 175,667 square-feet apartment building with subterranean parking garage, on a 2.39-acre site. The project also proposes deviations for building height, front setback and private open space regulations. The project is addressed at 5420 55th Street in the RS-1-1 (Residential-Single Unit) and RM-3-9 (Residential-Multiple Unit) Zones within the College Area Community Plan, Parking Standards Transit Priority Area/Transit Priority Area, Parking Impact Overlay Zone (Campus Impact), Brush Management, Very High Fire Hazard Severity Zone, Airport Land Use Compatibility Overlay Zone (Montgomery Field), and the Airport Influence Area (Montgomery Field-Review Area 2).

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

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): Biological Resources and Land Use. Biological resource and land use impacts would occur for the development of the project. The project would be required to mitigate for 0.25 acres of Tier IIIA habitat. Impacts to a total of 0.25 acre of sensitive vegetation would be mitigated by the onsite preservation of 0.78 acre of sensitive vegetation, as summarized by habitat type in Table 4 of the Biological Survey Report. The project will require a MSCP Multi-Habitat Boundary Line Adjustment (BLA), prior to issuance of any permits. The preserved habitat areas on the site would be all within the boundaries of the adjusted MHPA. A biological monitor shall monitor construction as needed. Construction would avoid the nesting season or, a pre-construction survey would be conducted for nesting birds.

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

None known

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

None