



Date of Notice: May 7, 2025

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

CITY PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Right of Entry Permit for Groundwork San Diego - Chollas Creek to Perform Rolando Park Gateway Maintenance Activities

COMMUNITY PLAN AREA: Mid-City: Eastern Area

COUNCIL DISTRICT: 9

LOCATION: Triangular Parcel bordered by College Ave, College Grove Dr, and Racine Rd.

PROJECT DESCRIPTION: Right of Entry (ROE) Permit between the City of San Diego and Groundwork San Diego – Chollas Creek (Permittee) to perform landscaping services within the parcel bordered by College Ave, College Grove Dr, and Racine Rd. The scope of work includes the following: removal and replacement of the unhealthy Mulberry tree and existing Fan Palms with new Coast Live Oak and Evergreen Elm trees, maintenance of existing Carrotwood and Jacaranda trees, installation of mulch or decomposed granite, installation of cobble-lined swales and basing, and a 3 year plant establishment period. Please see Attachment A for further detail.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15304 (Minor Alterations to Land)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Mayor-Appointed Designee.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; and Section 15304 (Minor Alterations to Land), which consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

PROJECT MANAGER: Benjamin Foxhall, Senior Civil Engineer, Transportation
MAILING ADDRESS: 8525 Gibbs Dr, San Diego, CA 92123
PHONE NUMBER/E-MAIL: (619) 527-3490 / BFoxhall@sandiego.gov

On May 7, 2025, the City of San Diego made the above-referenced environmental determination pursuant to CEQA. This determination is appealable to the City Council. If you have any questions about this determination, contact the Project Manager listed above.

Applications to appeal the CEQA determination to the City Council must be filed with the Office of the Clerk within 5 business days from the date of the posting of this Notice (**May 14, 2025**). Appeals to the City Clerk must be filed via e-mail or in-person as follows:

1. Appeals filed via Email: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal.
2. Appeals filed In-Person: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at: <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building— Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: May 7, 2025

REMOVED: _____

POSTED: Z. Marquez

**Rolando Park Gateway
Maintenance Project
College Ave/College Grove Ave
San Diego, CA**

Project Location

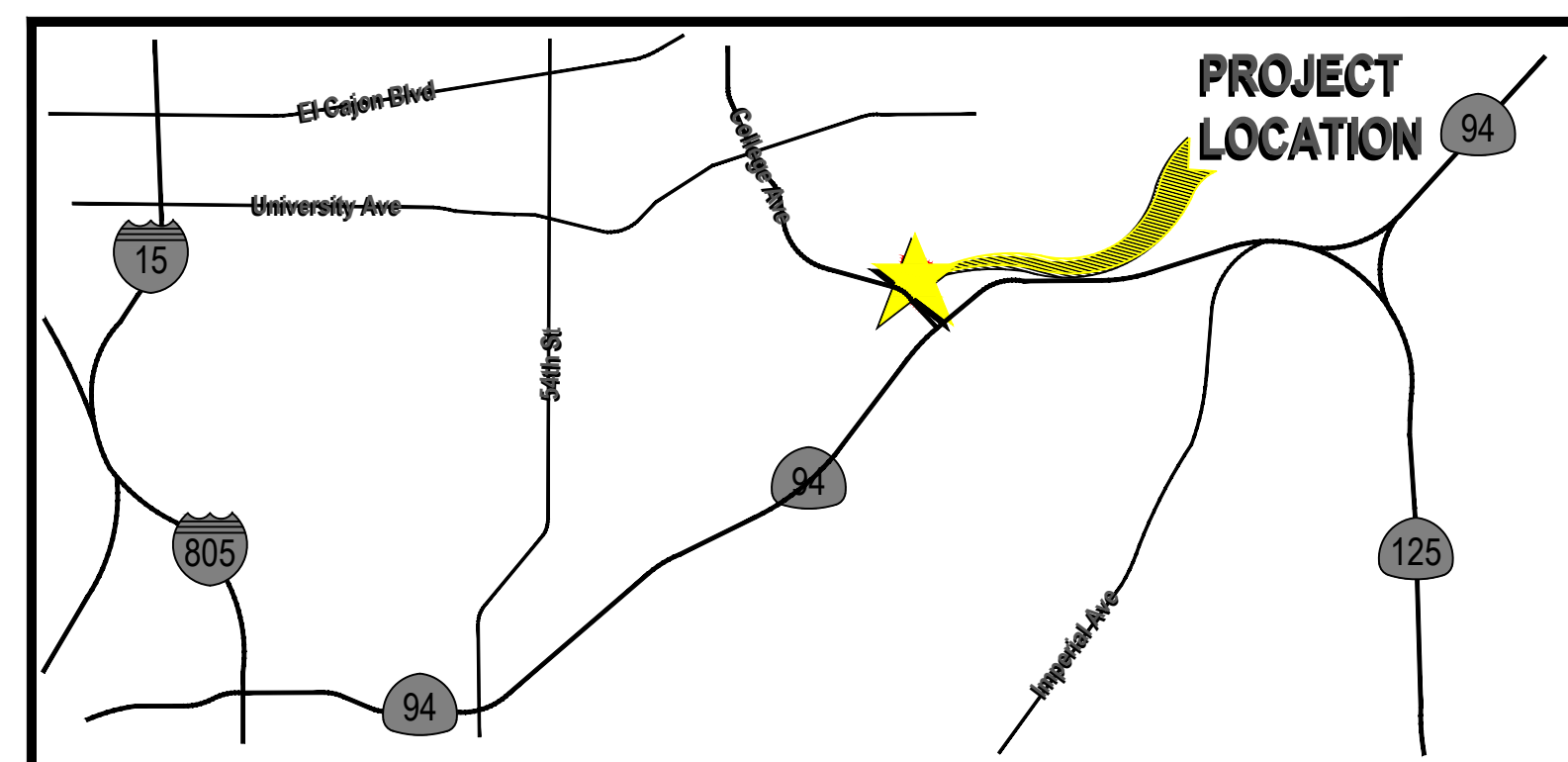
A City of San Diego triangular parcel bordered by College Ave, College Grove Dr., and Racine St.

Project Goals

- Provide Community identity and pride.
- Upgrade a natural space to be a community asset.
- Add trees to offset the Heat Island Effect in the Community.
- Utilize water capturing design elements to minimize stormwater runoff/pollutant transfer to Chollas Creek.

Project Design Element Highlights

- The Parcel will be framed by rock, cobble, DG, and new Evergreen Elm and Oak trees.
- Shallow cobble-lined swales along College Grove Dr and College Ave will capture/slow rain moving toward the street from higher points.
- A shallow cobble-lined basin placed at the base of a slope at the south end will capture/slow water traveling from the high point around the palms and heading to the concrete street turnaround area.
- Large boulders will bring interest to the trees onsite.
- The exposed soil will be covered with 3" of mulch for weed and moisture control.



Vicinity Map *(Not to Scale)*



Property Information:

Owner - City of San Diego
APN - None (within City right-of-way)
Address - None (within City right-of-way)

SIGN SCHEDULE

GROUND SIGN	ID	DESCRIPTION/SIGN COPY	QTY	AREA	ILLUM: Y/N
	C	"ROLANDO PARK COMMUNITY"	1	18 s.f.	N

Scope of Work

The Rolando Park Maintenance Project is something that the Community has desired for many years. Groundwork San Diego is assisting the Community by preparing these plan documents. The site is currently within City of San Diego right-of-way. It has been neglected for many years. The entry statement and community landmark created by this triangular open space within it will be a welcome element for the community. Much of the construction work will be provided by community residents and companies that live and work within the community. Plant material will be donated by local nurseries and there will be a 3-year Plant Establishment period for the trees.

Title Sheet



March 24, 2025 Sheet L-01

[illegible]

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STD
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STD
TURF		TENNIS CTS	SF	PARKING LOT	SF	TENNIS COURT LTS.	STD
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STD
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED		BACKSTOPS	E
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	E
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	E
		POOL WATER	CFS	BLEACHERS	EA.	TRASH RECEPTACLES	E
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

CONCEPT PLAN FOR THE:

ROLANDO PARK GATEWAY MAINTENANCE

PSD

LAMBERT COORDINATES: 200-1735 THOMAS BROTHERS PAGE: (PSD #)

