



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 19, 2021

# NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008382

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The City of San Diego Development Services Department, as Lead Agency, has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. The draft Mitigated Negative Declaration and associated technical appendices have been placed on the City of San Diego web-site at <http://www.sandiego.gov/ceqa/draft>.

**Comments on the draft environmental document must be received by March 22, 2021**, to be included in the final document considered by the decision-making authorities. Comments can be submitted to either of the following: **Rhonda Benally, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101**, or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov). Please ensure to include the project the project name and number in the subject line.

#### General Project Information:

- Project Name: College View Apartment SDP/NDP/PDP
- Project No. 646497
- SCH No. Pending
- Community Plan Area: College Area Community Plan
- Council District: 9

**Project Description: 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-foot 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 55<sup>th</sup> 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). (LEGAL DESCRIPTION: Real Property in the City of San Diego, County of San Diego, State of California, described as follows: Lots 108 and 109 of College View Estates Unit No. 3, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 3157, Filed in the Office of the County Recorder of San Diego County, November 19, 1954, APN 462-220-0400) The site is not included on any Government Code listing of hazardous waste sites.

**Applicant:** Pierce Education Properties

**Recommended Finding:** The draft Mitigated Negative Declaration concludes that the project would result in significant environmental impacts to the following areas: **BIOLOGICAL RESOURCES AND LAND USE**

**Availability in Alternative Format:** To request this Notice, the draft Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Rhonda Benally at (619) 446-5468. For information regarding public meetings/hearings on this project, contact Development Project Manager Travis Cleveland at (619) 446-5407. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on February 19, 2021.

Gary Geiler  
Deputy Director  
Development Services Department