

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 # **TBD**

Project Title: Bella Mar Amendment

Lead Agency: City of San Diego Contact Person: E. Shearer-Nguyen
 Mailing Address: 1222 First Avenue, MS 501 Phone: (619) 446-5369
 City: San Diego Zip: 92101 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Diego/Otay-Nestor

Cross Streets: Main Street and Palm Avenue Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 32 ° 588 ' 575 " N / -117 ° 085 ' 799 " W Total Acres: approx. 14.62

Assessor's Parcel No.: 627-100-09-00 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: Otay River

Airports: _____ Railways: MTS Trolley Schools: Ocean View Christian Academy, Sunnyslope ES, Mendocino

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input checked="" type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>See Attached Sheet</u> |

Development Type:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>380</u> Acres <u>14.62</u> | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Open Space/Agriculture-Residential AR-1-1 and Open Space (OF-1-1)/Open Space

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

See attached Sheet.

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".

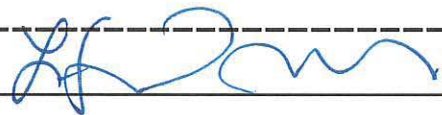
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # <u>11</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # <u>9</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & 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 Mtns. 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 type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 29, 2020 Ending Date May 30, 2022

Lead Agency (Complete if applicable):

Consulting Firm: RECON Environmental Applicant: _____
 Address: 3111 Camino Del Rio N., Suite 600 Address: _____
 City/State/Zip: San Diego, CA 92108 City/State/Zip: _____
 Contact: Lori Spar Phone: _____
 Phone: (619) 308-9333

Signature of Lead Agency Representative:  Date: April 28, 2022

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 29, 2022

NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24007769

The City of San Diego (City), as Lead Agency, has prepared a draft Mitigated Negative Declaration for the following proposed 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's California Environmental Quality Act (CEQA) web-site at <http://www.sandiego.gov/ceqa/draft>.

HOW TO SUBMIT COMMENTS: Comments on this draft Mitigated Negative Declaration must be received by close of business on May 30, 2022 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Bella Mar/No. 631240). The City requests that all comments be provided electronically via email at: DSDEAS@SanDiego.gov. However, if a hard copy submittal is necessary, it may be submitted to: **E Shearer-Nguyen, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: **Bella Mar Amendment**
- Project No. 631240
- SCH No. *To Be Determined*
- Community Plan Area: Otay-Nestor
- Council District: 8

PROJECT DESCRIPTION: A GENERAL PLAN AMENDMENT and COMMUNITY PLAN AMENDMENT to re-designate the land use from Open Space to Medium Density Residential (allowing up to 29 dwelling units per acre); a REZONE from Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) to Multiple-Unit Medium Density Residential (RM-2-5); a TENTATIVE MAP to divide one parcel into two; a SITE DEVELOPMENT PERMIT; a LOCAL COASTAL PROGRAM AMENDMENT to create consistency with the proposed Community Plan Amendment and COASTAL DEVELOPMENT PERMIT; NEIGHBORHOOD DEVELOPMENT PERMIT for proposed deviations to the San Diego Municipal Code Development Regulations; and a MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT to construct 380 multi-family units within two parcels (north and south neighborhood). The north neighborhood would consist of 14 three-story structures housing 280 multi-family market rate units, a 1,500-square-foot leasing building, and a 2,500-square-foot clubhouse/cabana area with a pool and spa. The south neighborhood would include a single four-story structure with 100 affordable multi-family units. The project would also provide various on-site amenities such as a grill and dine area, fire pit area, multi-purpose area (dog park, urban garden, bocce area), and a play area. Additionally, the project would construct various off-site improvements consisting of hardscape, driveway access, landscaping, bio-swale, and a bus stop on the project's frontage. Off-site improvements along adjacent roadways are also included to address access to transit and Otay Valley Regional Park. Deviations to standard development regulations are proposed relating to building height, side setbacks, parking encroachment in front yard, and fire lane width. The undeveloped approximately 14.62-acre project site is located at 408 Hollister Street. The site is currently designated Open Space and zoned Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) within the

Otay Mesa-Nestor Community Plan Area. The site is within the Coastal Overlay Zone, Coastal Overlay Zone (Deferred Certification), Parking Impact Overlay Zone, Parking Standards Transit Priority Area Overlay Zone, Transit Priority Area Overlay Zone, Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Brown Field-Review Area 2), Federal Aviation Administration (FAA) Part 77 Noticing Area, Federal Emergency Management Administration (FEMA) Floodways/Floodplains (Floodway 100, Floodplain 500, and Floodplain 100), Brush Zones with 300 Foot Buffer, Very High Fire Severity Zone (Very High), and Outdoor Lighting Zones (Lighting Zone 3-Medium). (LEGAL DESCRIPTION: The S ½ of the NE ¼ of the SE ¼, excepting the south 40.00 feet all being in Sec. 21, T. 18 S., R. 2. W., San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof. Also excepting therefrom that portion thereof lying westerly of a line described as follows: Beginning at a point on the northerly line of Coughlin Subdivision, according to map thereof No. 1806, filed in the Office of the County Recorder of San Diego County, October 23, 1924, distant along said northerly line north 81°29'22" west 21.20 feet from the northeasterly corner of lot 62 of said Coughlin Subdivision; Thence north 13°22'42" west 9.09 feet; thence north 14°53'19" west 276.24 feet; thence north 06°42'47" west 411.70 feet; thence north 07°51'19" west 487.97 feet; thence north 07°19'00" west 26.73 feet to a point on the north line of distant along said last north line 89°24'21" west 1059.90 feet from the northeast corner of said south half). The site is not included on any Government Code listing of hazardous waste sites.

APPLICANT: RTA/Phair Hollister, LLC

RECOMMENDED FINDING: The draft Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: Biological Resources, Historical Resources, and Tribal Cultural Resources.

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft Mitigated Negative Declaration, and/or supporting documents in alternative format, please email the Development Services Department at DSDEASNoticing@saniego.gov. Your request should include the suggested recommended format that will assist with the review of documents.

ADDITIONAL INFORMATION: For environmental review information, contact E. Shearer-Nguyen at (619) 446-5369. For information regarding public meetings/hearings on this project, contact Development Project Manager, Martin Mendez, at (619) 446-5309. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on April 29, 2022.

Raynard Abalos
Deputy Director
Development Services Department