



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@sandiego.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