



THE CITY OF SAN DIEGO

Date of Notice: June 22, 2022

NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC NOTICE OF A SCOPING MEETING

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009082

NOTICE OF PREPARATION: The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA), which requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code [PRC] Section 21000 et. seq.). According to California Code of Regulations (CCR) Title 14, Section 15064(f)(1), preparation of an EIR is required whenever a project may result in a significant adverse environmental effect. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

Thereby, this Notice of Preparation of an EIR and Scoping Meeting is publicly noticed and distributed on June 22, 2022. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego CEQA website at: <https://www.sandiego.gov/ceqa> under "Notice of Preparation and Scoping Meetings" tab.

PUBLIC NOTICE OF SCOPING MEETING: Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. During the current State of Emergency and in the interest of public health and safety, and in accordance with the Office of Planning and Research guidance, the City is not currently conducting in-person scoping meetings. Instead, a pre-recorded presentation is being provided.

Therefore, in lieu of a public scoping meeting to be held in person, a pre-recorded presentation has been made accessible to the public and available for viewing from June 22, 2022 through July 22, 2022.

HOW TO REVIEW THE PRESENTATION: Members of the public will be able to access the link to watch a pre-recorded presentation via livestream at <https://www.sandiego.gov/ceqa/meetings>. The link and pre-recorded presentation will remain available for viewing between June 22, 2022 at 12:00AM through July 22, 2022 at 12:00PM.

HOW TO SUBMIT COMMENTS: Comments on this Notice of Preparation document will be accepted for 30 days following the issuance of this notice and **must be received no later than July 22, 2022**. When submitting comments, please reference the project name and number (Palm Hollister Apartments / 698277). Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. Upon completion of the scoping process, all public comments will be organized and considered in the preparation of the draft environmental document.

Comment letters may be submitted electronically via e-mail at: DSDEAS@sandiego.gov. Due to the COVID-19 pandemic and State orders, non-essential City staff are working remotely. The City requests that all comments be provided electronically, however if a hard copy submittal is necessary, it may be submitted to:

Morgan Dresser
Development Services Department
1222 First Avenue, MS-501
San Diego, CA 92101

GENERAL PROJECT INFORMATION:

- **Project Name / Number:** Palm Hollister Apartments / 698277
- **Community Area:** Otay Mesa-Nestor
- **Council District:** 8

PROJECT DESCRIPTION: A COMMUNITY PLAN AMENDMENT (CPA), REZONE from AR-1-2, RM-1-1, and RS-1-7 to RM-2-6, a NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for deviations to base zone regulations, and a VESTING TENTATIVE MAP (VTM) to demolish a vacant residential structure and out-buildings to construct a total of 198 residential units, including eight affordable units, in 13 buildings. The project would require an amendment to the Otay Mesa-Nestor Community Plan to change the existing land use from Open Space to Medium-High Density (30 - 44 du/ac) and a Rezone to change the existing zone from AR-1-2, RM-1-1, and RS-1-5 to RM-2-6. The project is also requesting a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment. Residential amenities would be provided in a separate stand-alone building in the western portion of the project site and would feature a pool, spa, fire pit, patio/bar-b-que areas, fitness center, co-working spaces, and the leasing office. An additional resident amenity area would be provided in the central portion of the project site, incorporated as an open courtyard in the center of the largest building to take advantage of views into the Otay Valley Regional Park located north of the project site. A pedestrian landscaped walkway along the top of the northern slope provides views of the River Valley and a continuous connection from the residential buildings to the project amenity areas. The 5.92-acre site is located at 555 Hollister Street. Additionally, the site is within Multiple Habitat Planning Area; Airport Influence Area (Brown Field, Imperial Beach NOLF, and NAS North Island/Review Area 2); Airport Land Use Compatibility Overlay Zone; FAA Part 77 Review Area (NOLF Imperial Beach); Parking Standards Transit Priority Area; Transit Area Overlay Zone; and Transit Priority Area within the Otay Mesa-Nestor Community Plan Area. (LEGAL DESCRIPTION: The north quarter of the west half of the southwest quarter and the north 5 acres of the east half of the southwest quarter of Section 22, Township 18 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California). **The site is not included on any Government Code listing of hazardous waste sites.**

APPLICANT: Ambient Communities

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears the proposed project could result in significant environmental effects in the following areas: Land Use, Transportation/Circulation, Visual

Quality/Neighborhood Character, Biological Resources, Historical Resources, Tribal Cultural Resources, Air Quality, Greenhouse Gas Emissions, Energy, Geologic Conditions, Noise, Hydrology, Water Quality, Public Services and Facilities, Public Utilities, and Health and Safety.

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice or any additional information in an 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 Morgan Dresser at (619) 446-5404. For information regarding public meetings/hearings on this project, contact Development Project Manager, Oscar Galvez III, at (619) 446-5237. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on June 22, 2022.

Raynard Abalos
Deputy Director
Development Services Department

ATTACHMENTS: Distribution List
Figure 1: Project Location
Figure 2: Site Plan

NOP Distribution:

Federal

U.S. Fish and Wildlife Service (23)

State of California

California Department of Fish and Wildlife (32)

State Clearing House (46)

California Transportation Commission (51)

California Department of Transportation (51A)

California Department of Transportation (51B)

California Native American Heritage Commission (56)

City of San Diego

Mayor's Office (91)

Councilmember LaCava, District 1

Councilmember Campbell, District 2

Councilmember Whitburn, District 3

Council President Pro Tem Montgomery Steppe, District 4

Councilmember von Wilpert, District 5

Councilmember Cate, District 6

Councilmember Campillo, District 7

Councilmember Moreno, District 8

Council President Elo-Rivera, District 9

Development Services Department

 EAS Analyst

 EAS Senior

Transportation Development (78)

Fire and Life Safety (79)

San Diego Fire - Rescue Department Logistics (80)

Library Department - Gov. Documents (81)

Otay Mesa Nestor Branch Library (81W)

Historical Resources Board (87)

City Attorney (93C)

Other Interested Organizations, Groups, and Individuals

SANDAG (108)

San Diego Metropolitan Transit System (112)

Metropolitan Transit Systems (115)

Rancho Santa Ana Botanic Garden at Claremont (161)

Sierra Club (165)

San Diego Natural History Museum (166)

San Diego Audubon Society (167)

Mr. Jim Peugh (167A)

California Native Plant Society (170)

Endangered Habitats League (182)

Endangered Habitats League (182A)

Carmen Lucas (206)

Other Interested Organizations, Groups, and Individuals (continued)

South Coastal Information Center (210)

San Diego History Center (211)

San Diego Archaeological Center (212)

Save Our Heritage Organisation (214)

Ron Christman (215)

Clint Linton (215B)

Frank Brown – Inter-Tribal Cultural Resources Council (216)

Campo Band of Mission Indians (217)

San Diego County Archaeological Society, Inc. (218)

Native American Heritage Commission (222)

Kumeyaay Cultural Heritage Preservation (223)

Kumeyaay Cultural Repatriation Committee (225)

Native American Distribution (225A-S)

Lisa Cumper - Jamul Indian Village (lcumper@jiv-nsn.gov)

Clint Linton - Lipay Nation of Santa Ysabel (cjlinton73@aol.com)

Angelina Gutierrez - San Pasqual Tribe (angelinag@sanpasqualtribe.org)

Otay Mesa Nestor (Nestor.comm@aol.com)

California Department of Parks and Rec., Tijuana River (229)

Otay Mesa Chamber of Commerce (231A)

Otay Mesa Planning Committee (235)

Richard Drury (richard@lozandrury.com)

Molly Greene (molly@lozandrury.com)

John Stump (mrjohnstump@cox.net)

Jeff Modrzejewski, SEED SD (sdseed@sdseed.net)

Max Argoud (emargoud@cox.net)

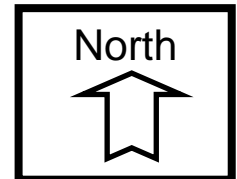
Consultant, Karen Ruggels (karen@klrplanning.com)



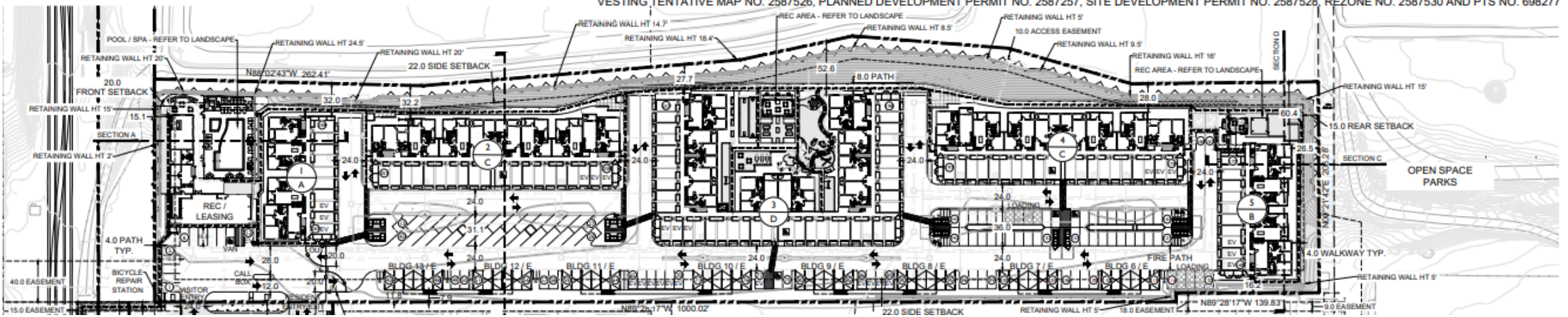
Project Location Map

Palm Hollister Apartments - 555 Hollister Street

PROJECT NO. 698277



VESTING TENTATIVE MAP NO. 2587526, PLANNED DEVELOPMENT PERMIT NO. 2587257, SITE DEVELOPMENT PERMIT NO. 2587528, REZONE NO. 2587530 AND PTS NO. 698277



Site Plan

Palm Hollister Apartments - 555 Hollister Street
PROJECT NO. 698277

