



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 26, 2024

NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009082

The City of San Diego (City), as the Lead Agency, has prepared a draft Environmental Impact Report (EIR) for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft EIR and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) website at <http://www.sandiego.gov/ceqa/draft>.

HOW TO SUBMIT COMMENTS: Comments on this draft EIR must be received by close of business on May 9, 2024, to be included in the final document considered by the decision-making body. When submitting comments, please reference the project name and number, Palm & Hollister Apartments/ PRJ-0698277, in the subject line. 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: **Dawna Marshall, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: Palm & Hollister Apartments
- Project No.: PRJ-0698277
- SCH No.: 2022060468
- Community Plan Area: Otay Nestor
- Council District: 8

PROJECT DESCRIPTION: A COMMUNITY PLAN AMENDMENT (CPA), REZONE, NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for deviations to base zone regulations, San Diego Gas and Electric EASEMENT VACATIONS, and 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 (OMNCP) to change the existing land use from Open Space to Medium-High Density (30 – 44 du/ac) and remove View and Access Points A and B from OMNCP Appendix C, as well as a Rezone to change the existing zone from AR-1-2, RM-1-1, and RS-1-5 to RM-2-6. The proposed CPA and Rezone would allow for the site to be developed with up to 206 residential units. The project would include supporting recreational amenities and infrastructure. The project is also requesting a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment. The 5.92-acre site

located at Assessor's Parcel Number 319-020-0400 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. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

APPLICANT: Palm Hollister, LLC

RECOMMENDED FINDING: The draft EIR determined the proposed project would result in significant environmental effects in the following areas: **Land Use, Transportation/Circulation, Air Quality, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Population and Housing, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effects and Neighborhood Character, Water Quality, Wildfire, and Cumulative Effects.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft EIR, and/or supporting documents 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 Dawna Marshall at (619) 687-5904. 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 March 26, 2024.

Raynard Abalos
Deputy Director
Development Services Department