

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 # 2022060468

Project Title: Palm Hollister Apartments

Lead Agency: City of San Diego

Contact Person: Dawna Marshall

Mailing Address: 1222 First Avenue, MS 501

Phone: 619-687-5904

City: San Diego

Zip: 92101

County: San Diego

Project Location: County: San Diego

City/Nearest Community: Olay Mesa - Nestor

Cross Streets: Hollister Street and Palm Avenue

Zip Code: 92154

Longitude/Latitude (degrees, minutes and seconds): 32 ° 58 ' 684 " N / -117 ° 08 ' 191 " W Total Acres: 5.92

Assessor's Parcel No.: 319-020-0400

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-5, SR-905

Waterways: Olay River, San Diego Bay

Airports: _____

Railways: MTS Trolley

Schools: Olay Elementary, Sweetwater Community Day

Harborside Elementary, Southwest Junior High, Emory Academy, Central Elementary, Bayside Elementary

Document Type:

- CEQA: NOP
 Early Cons
 Neg Dec
 Mit Neg Dec

- ^{Final} Draft EIR
 Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

- NEPA: NOI
 EA
 Draft EIS
 FONSI

- Other: Joint Document
 Final Document
 Other: _____

Local Action Type:

- General Plan Update
 General Plan Amendment
 General Plan Element
 Community Plan
 Specific Plan
 Master Plan
 Planned Unit Development
 Site Plan

- Rezone
 Prezone
 Use Permit
 Land Division (Subdivision, etc.)

- Annexation
 Redevelopment
 Coastal Permit
 Other: Vesting Tentative Map, EV

Neighborhood Development Permit

Development Type:

- Residential: Units 198 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____

- Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

- Aesthetic/Visual
 Agricultural Land
 Air Quality
 Archeological/Historical
 Biological Resources
 Coastal Zone
 Drainage/Absorption
 Economic/Jobs
 Fiscal
 Flood Plain/Flooding
 Forest Land/Fire Hazard
 Geologic/Seismic
 Minerals
 Noise
 Population/Housing Balance
 Public Services/Facilities

- Recreation/Parks
 Schools/Universities
 Septic Systems
 Sewer Capacity
 Soil Erosion/Compaction/Grading
 Solid Waste
 Toxic/Hazardous
 Traffic/Circulation

- Vegetation
 Water Quality
 Water Supply/Groundwater
 Wetland/Riparian
 Growth Inducement
 Land Use
 Cumulative Effects
 Other: Energy, GHG

Present Land Use/Zoning/General Plan Designation:

Open Space, Mixed Use, Low Density Residential/ RM-1-1, RS-1-7 and AR-1-2

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

Demolish a 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 Olay 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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 # _____
<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 _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Duncan Budinger, Palm Hollister, LLC
Address: _____ Address: 179 Calle Magdalena Suite 201
City/State/Zip: _____ City/State/Zip: Encinitas, California 92024
Contact: _____ Phone: (619) 417-4193
Phone: _____

Signature of Lead Agency Representative: _____

Date: 8-17-2024

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

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).

