



THE CITY OF SAN DIEGO

Date of Notice: December 15, 2022

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

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009264

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 December 15, 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 December 15, 2022 through January 16, 2023.

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 December 15, 2022 at 12:00AM through January 16, 2023 at 12:00AM.

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 January 16, 2023**. When submitting comments, please reference the project name and number (AVA Pacific Beach / 1059329). 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:

Courtney Holowach
Development Services Department
1222 First Avenue, MS-501
San Diego, CA 92101

GENERAL PROJECT INFORMATION:

- **Project Name / Number:** AVA Pacific Beach / 1059329
- **Community Area:** Pacific Beach
- **Council District:** 2

PROJECT DESCRIPTION: A COMMUNITY PLAN AMENDMENT (CPA), REZONE from RM-3-7 to RM-3-8, a COASTAL DEVELOPMENT PERMIT (CDP), and a NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for deviations to base zone to construct an additional 138 residential units, including six affordable units; a surface parking lot; and two new parking structures within an existing multi-family development. The project would require an amendment to the Pacific Beach Community Plan to change the existing land use from Multifamily 29-43 dwelling units per net residential acre (du/rna) to Residential 15-54 (du/rna) and a Rezone to change the existing zone from RM-3-7 to RM-3-8. The 4.3-acre site is within Coastal Overlay Zone; Coastal Height Limitation Overlay Zone; Parking Impact Overlay Zone; Parking Standards Transit Priority Area; and Transit Priority Area within the Pacific Beach Community Plan Area. (LEGAL DESCRIPTION: Lots 1, 2, 3, and 4 of Crown Point Country Club Condominiums, 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: AvalonBay 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 Effects and Neighborhood Character, Air Quality, Greenhouse Gas Emissions, Energy, Noise, Historical Resources, Hydrology, Water Quality, Public Services and Facilities, Public Utilities, Paleontological Resources and Tribal Cultural Resources.

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 Courtney Holowach at (619) 446-5187. For information regarding public meetings/hearings on this project, contact Development Project

Manager, Xavier Del Valle, at (619) 557-7941. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on December 15, 2022.

Raynard Abalos
Deputy Director
Development Services Department

- ATTACHMENTS:** Distribution List
Figure 1: Vicinity Map
Figure 2: Project Location Map
Figure 3: Site Plan

NOP Distribution:

Federal

U.S. Fish and Wildlife Service (23)

State of California

CALTRANS District 11 (31)

California Department of Fish and Wildlife (32)

Department of Toxic Substance Control (39)

State Clearinghouse (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)

Central Library (81A)

Pacific Beach/Taylor Branch Library (81X)

Historical Resources Board (87)

Other Interested Organizations, Groups, and Individuals

SANDAG (108)

San Diego Metropolitan Transit System (115)

University of California, San Diego Library – Government Document Unit (134)

Beach Bay Press (137)

Sierra Club (165)

San Diego Natural History Museum (166)

San Diego Audubon Society (167)

Mr. Jim Peugh (167A)

California Native Plant Society (170)

Other Interested Organizations, Groups, and Individuals (cont.)

Endangered Habitats League (182)
Endangered Habitats League (182A)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego History Center (211)
San Diego Archaeological Center (212)
Save Out Heritage Organization (214)
Ron Chirstman (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)
Debby Knight (373)
Pacific Beach Town Council (374)
Crown Point Assn (376)
Pacific Beach Historical Society (377)
Lisa Cumper – Jamul Indian Village
Clint Linton – lipay Nation of Santa Ysabel
Angelina Gutierrez – San Pasqual Tribe
Pacific Beach Planning Group
Mark Janda, AvalonBay
Sofia Zamora, AvalonBay
Karen Ruggels, KLR Planning
Richard Drury
Molly Greene
John Stump
Kevin Johnston

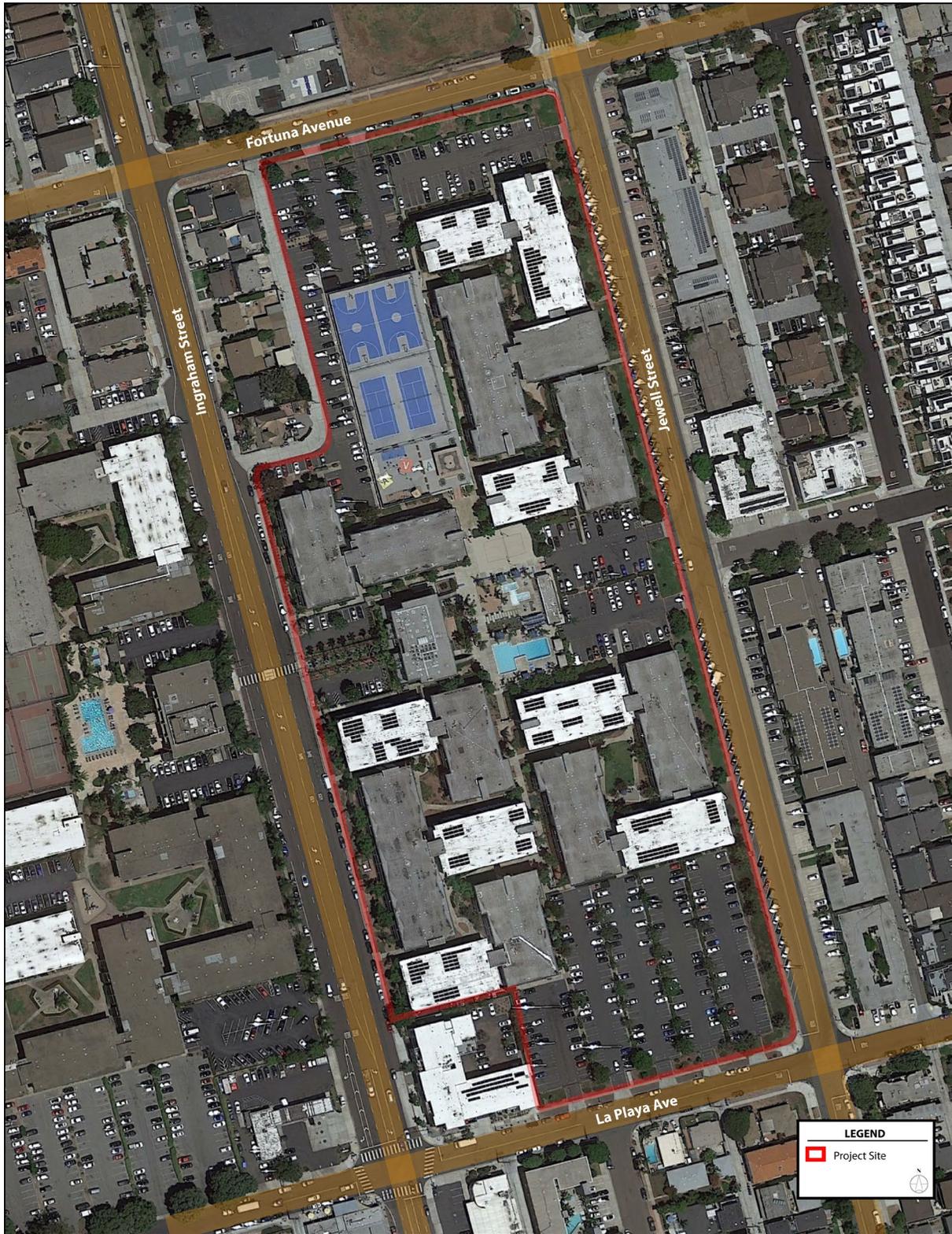


Vicinity Map

AVA Pacific Beach / Project No. 1059329

City of San Diego – Development Services Department

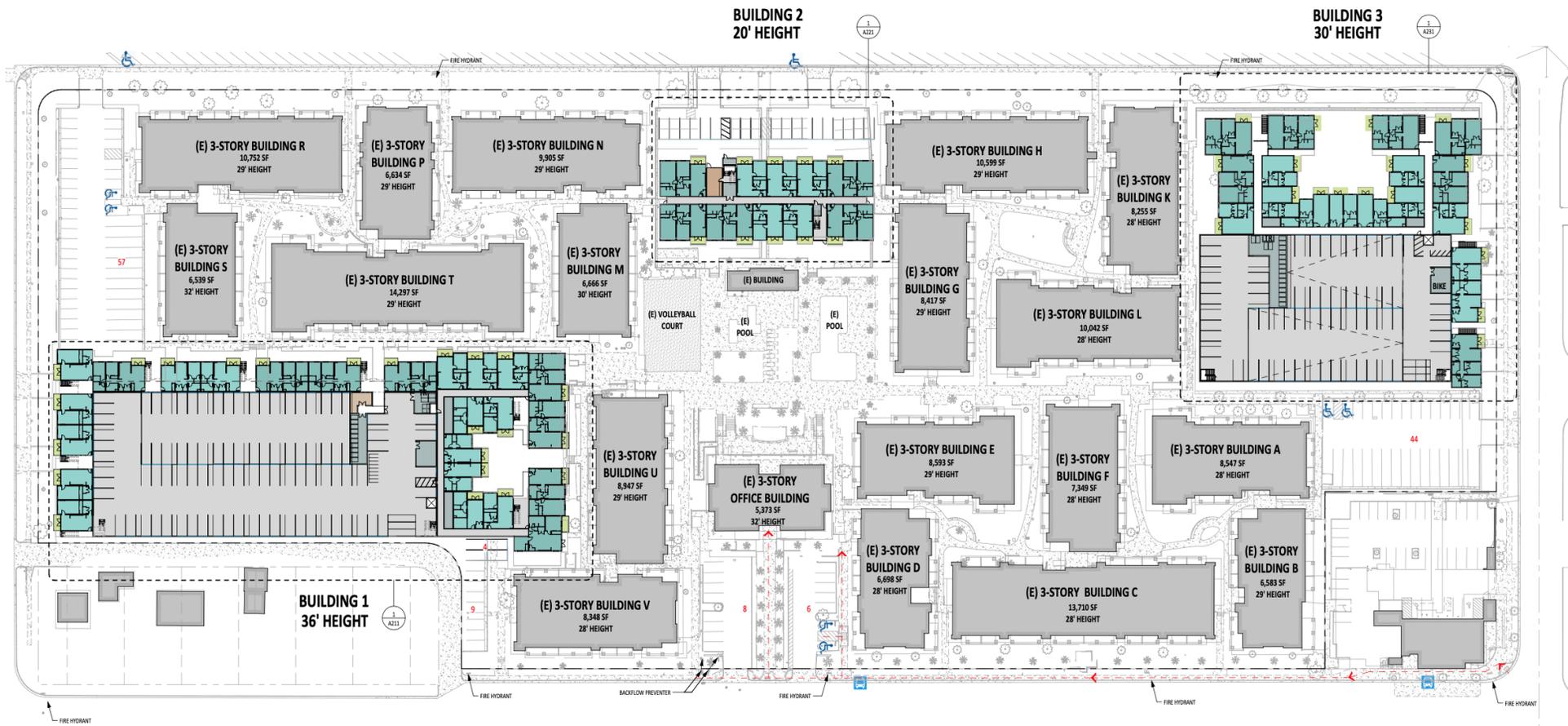
FIGURE
No. 1



Project Location Map
AVA Pacific Beach / Project No. 1059329
City of San Diego – Development Services
Department

FIGURE
No. 2





Site Plan

AVA Pacific Beach / Project No. 1059329

City of San Diego – Development Services Department

FIGURE
No. 3