



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED

Sep 15, 2023 09:00 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000742
State Receipt # 37091520230869
Document # 2023-NOD-111

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

BELLA MAR

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☒ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** September 15, 2023

Posted September 15, 2023 **Removed** OCT 15 2023

Returned to agency on OCT 23 2023

DEPUTY Maia Gomez

M. Gomez

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF DETERMINATION

(Choose one)

To: ☒ Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: 631240

State Clearinghouse Number: 202204642

Project Title: Bella Mar

Project Location: The undeveloped approximately 14.62-acre project site is located at 408 Hollister Street within the City and County of San Diego.

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 4,350-square-foot clubhouse and leasing office, and a 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 driveway 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).

Project Applicant: RTA Phair/Hollister, LLC, 2082 Michelson Drive, 4th Floor, Irvine, CA 92612. Contact: Tim Kihm, (714) 624-7539.

This is to advise that the City Council of the City of San Diego on July 25, 2023, approved the above described project and made the following determinations: R-315070

1. The project in its approved form ☐ will, ☒ will not, have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☐ An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

3. Mitigation measures ☒ were, ☐ were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program ☒ was, ☐ was not, adopted for the project.
4. (EIR only) Findings ☐ were, ☐ were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations ☐ was, ☐ was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: E. Shearer-Nguyen

Telephone: 619-236-6186

Filed by:

Connie Patterson
Signature

Legislative Recorder II
Title



State of California - Department of Fish and Wildlife

2023 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:

37-09/15/2023-0669

STATE CLEARING HOUSE NUMBER(If applicable)

202204642

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

LEAD AGENCY EMAIL

DATE

09/15/2023

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

2023-NOD-0111

PROJECT TITLE

BELLA MAR

PROJECT APPLICANT NAME

RTA PHAIR/HOLLISTER, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

714-624-7539

PROJECT APPLICANT ADDRESS

2082 MICHELSON DRIVE, 4TH FLOOR

CITY

IRVINE

STATE

CA

ZIP CODE

92612

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	2,764.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee(State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE

X *Maria Gomez*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, MARIA GOMEZ, Deputy

Payment Reference #: 21909



State of California - Department of Fish and Wildlife
**2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

37 —

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of San Diego	LEAD AGENCY EMAIL	DATE 07/26/2023
COUNTY/STATE AGENCY OF FILING San Diego	DOCUMENT NUMBER PTS 631240	
PROJECT TITLE		

Bella Mar - PTS 631240

PROJECT APPLICANT NAME RedTail Acquisitions	PROJECT APPLICANT EMAIL kberry@tkcteam.com	PHONE NUMBER (949) 433-5610
PROJECT APPLICANT ADDRESS 2082 Michelson Dr. 4th Floor	CITY Irvine	STATE CA
	ZIP CODE 92612	

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

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<input type="checkbox"/> County documentary handling fee		\$
<input checked="" type="checkbox"/> Other filing fee		\$ 50.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE

X Kim Berry

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County



Transaction #: 7375277
Receipt #: 2023325650

JORDAN Z. MARKS

Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 09/15/2023
Cashier Location: SD

Print Date: 09/15/2023 9:00 am

Payment Summary

Total Fees	\$2,814.00
Total Payments	\$2,814.00
Balance:	\$0.00

Payment

CHECK PAYMENT #21909	\$2,814.00
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Total Payments	\$2,814.00
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Filing**CEQA - NOD****FILE #: 2023-000742 Date: 09/15/2023 9:00AM Pages: 4****State Receipt # 37-09/15/2023-0669**

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Mitigated/Negative Declaration	\$2,764.00
Total Fees Due:		\$2,814.00

Grand Total - All Documents:	\$2,814.00
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