



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Dec 30, 2021 10:20 AM  
Ernest J. Dronenburg, Jr.  
SAN DIEGO COUNTY CLERK  
File # 2021-001093  
State Receipt # 37123020210962  
Document # 2021-NOD-211

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

929 WEST GRAPE

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** December 30, 2021

**Posted** December 30, 2021 **Removed** JAN 29 2022

**Returned to agency on** JAN 31 2022

**DEPUTY** M. Morales

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 SUBSEQUENT ACTION  
SUBSEQUENT ACTION**

(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:** 661279

**State Clearinghouse Number:** (2003041001)

**Project Title:** 929 West Grape

**Project location:** The Project is located at 1943 Pacific Highway San Diego CA 92119

**Description of Previous Action/Project:**

The DCP, CCPDO, Redevelopment Plan for the Centre City Redevelopment Project and related activities have been addressed by the following environmental documents, all referred to as the "Downtown FEIR":

Final Environmental Impact Report (FEIR) for the DCP, CCPDO, and 10<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the San Diego City Council (City Council) (Resolution No. R-301265), with date of final passage on March 14, 2006.

Addendum to the Downtown FEIR for the 11<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the DCP, CCPDO, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the Downtown FEIR for the DCP, CCPDO, and the Redevelopment Plan for the Centre City Redevelopment Project certified by the Redevelopment Agency (Resolution No. R-04193) and by the City Council (Resolution No. R-302932), with date of final passage on July 31, 2007.

Second Addendum to the Downtown FEIR for the proposed amendments to the DCP, CCPDO, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program (MMRP) certified by the Redevelopment Agency (Resolution No. R-04508), with date of final passage on April 21, 2010.

Third Addendum to the Downtown FEIR for the RE District Amendments to the CCPDO certified by the Redevelopment Agency (Resolution No. R-04510), with date of final passage on April 21, 2010.

Fourth Addendum to the Downtown FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution No. R-04544) with date of final passage on August 3, 2010.

Fifth Addendum to the Downtown FEIR for the Industrial Buffer Overlay Zone Amendments to the CCPDO certified by the City Council (Resolution No. R-308724) with a date of final passage on February 12, 2014.

Sixth Addendum to the Downtown FEIR for the India and Date Project certified by the City Council (Resolution No. R-309115) with a date of final passage on July 14, 2014.

The Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561).

The City of San Diego FEIR for the Climate Action Plan ("CAP FEIR") certified by the City Council on December 15, 2015, (City Council Resolution R-310175) which includes the Addendum to the CAP FEIR certified by the City Council on July 12, 2016.

FEIR for the Complete Communities: Housing Solutions and Mobility Choices (SCH No. 2019060003) certified by the San Diego City Council on November 9, 2020 (Resolution R313279).

**Project Description :** Coastal Development Permit (CDP) for the construction of a 12-story, 129-foot tall residential development with 49 dwelling units (DU), including five affordable DU, and 49 parking spaces and a Tentative Map (TM) for the creation of 49 residential condominium units ("Project") on the 13,001 square-foot (SF) site located at 929 West Grape Street at the southeast corner of Pacific Highway and West Grape Street in the Little Italy neighborhood of the Downtown Community Plan (DCP) area ("Downtown").

**Project Applicant:** De Bartolo + Rimanic Design- Ivan Rimanic - 363 5TH Avenue # 203, San Diego CA 92101. (619) 278-1524

This is to advise that the Planning Commission of the City of San Diego on December 9, 2021 approved the above described project and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
- (2) No Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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: Jeffrey Szymanski Telephone: (619) 446-5324

Filed by:   
Signature

Senior Planner  
Title



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.wildlife.ca.gov

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



## **CEQA Filing Fee No Effect Determination**

**Applicant Name and Address:**

Matt Hamilton  
2147 Iris Place  
Costa Mesa, CA 92627  
matt@hamiltonldi.com

**CEQA Lead Agency:** City of San Diego

**Project Title:** 929 West Grape

**CEQA Document Type:** Negative Declaration

**State Clearinghouse Number/local agency ID number:** 2003041001

**Project Location:** 929 West Grape Street San Diego, CA 92101. Property is located at the southeast corner of West Grape Street and Pacific Coast Highway.

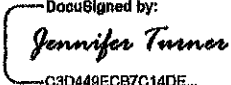
**Brief Project Description:** (SF), comprised of 49 total residential dwelling units (DU), including five DU affordable to persons qualifying as very low-income residents, or those earning less than or equal to 50% of the area median income (AMI), and two levels of below-grade parking containing 49 parking spaces. The two-story motel building located on the property was demolished last year.

**Determination:** Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Matt Hamilton  
December 2, 2021  
Page 2 of 2

Approved by: \_\_\_\_\_ Date: 12/2/2021  
  
Signature  
Jennifer Turner, Senior Environmental Scientist  
(Supervisory)  
Name, Title

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FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box  
to indicate acceptance of this  
signed No Effect Determination  
in lieu of a CEQA Document  
Filing Fee.

County Clerk Stamp or Initial



San Diego County



Transaction #: 6160860  
Receipt #: 2021785298

Ernest J. Dronenburg, Jr.  
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.com](http://www.sdarcc.com)

Cashier Date: 12/30/2021  
Cashier Location: SD

Print Date: 12/30/2021 10:20 am

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment	
VITALCHEK PAYMENT	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOD	FILE #: 2021-001093 Date: 12/30/2021 10:20AM Pages: 6
	State Receipt # 37-12/30/2021-0962
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00



State of California - Department of Fish and Wildlife

**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (Rev. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER: 37-12/30/2021-0962
STATE CLEARING HOUSE NUMBER (if applicable) 2003041001

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 12/30/2021
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2021-NOD-0211	
PROJECT TITLE 929 WEST GRAPE		

PROJECT APPLICANT NAME DE BARTOLO + RIMANIC DESIGN - IVAN RIMANIC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-278-1524
PROJECT APPLICANT ADDRESS 363 5TH AVENUE #203	CITY SAN DIEGO	STATE CA
		ZIP CODE 92101

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)	\$3,445.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,480.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	0.00

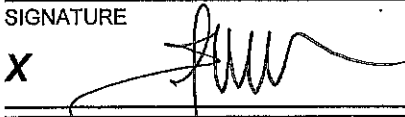
- Exempt from fee
- Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<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    \$    50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, KARINA ORTIZ, Deputy
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Payment Reference #: CHECK NO. 1570