



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

**FILED**

Jan 14, 2022 09:20 AM  
Ernest J. Dronenburg, Jr.  
SAN DIEGO COUNTY CLERK  
File # 2022-000036  
State Receipt # 37011420220031  
Document # 2022-NOD-5

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

63RD AND MONTEZUMA PDP/RZ/AMENDMENT

**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** January 14, 2022

**Posted** January 14, 2022 **Removed** FEB 13 2022

**Returned to agency on** FEB 17 2022

**DEPUTY** M. Morales

**NOTICE OF DETERMINATION**

(Choose one)

To:  X  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:** 623199

**State Clearinghouse Number:** N/A

**Project Title:** 63<sup>RD</sup> and Montezuma PDP/RZ/Amendment

**Project Location:** 6253, 6263, and 6273 Montezuma Road, San Diego, California 92115

**Project Description:** The project proposes a **COMMUNITY PLAN AMENDMENT (CPA), REZONE (RZ), and PLANNED DEVELOPMENT PERMIT (PDP)** to demolish three buildings and to allow the construction of a five-story, 52,350 square-foot, 38-unit multi-family residential building with roof deck, on a 0.43-acre site. The project site is in the RM-1-1 (Residential—Multiple Unit) Zone of the College Area Community Plan. The proposed rezone would change the existing zone from RM-1-1 (Residential-Multiple Unit) to RM-3-9 (Residential-Multiple Unit). The Community Plan Amendment proposes changing the land use designation from Low-Medium Residential (10-15 dwelling units per acre (du/ac) to Residential High (45-75 du/ac)). The project requires a PDP to allow deviations from certain regulations of the RM-3-9 zone and requests deviations for private storage, private open space, minimum driveway dimensions, and the maximum Floor-Area Ratio (FAR). The project site is located at 6253, 6262, and 6273 Montezuma Road and is within the College Area Community Plan, College Community Redevelopment Project, Parking Standards Transit Priority Area, Transit Priority Area, Parking Impact Overlay Zone (Campus Impact), Very High Fire Hazard Severity Zone, Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport (MFA), and the Airport Influence Area (MFA-Review Area 2). (Legal Description: Portions of Lots 192, 193, & 194 of Collwood Park Unit No. 2, in the City of San Diego, State of California, according to Map thereof No. 2495, filed in the office of the County Recorder of San Diego County. APN 467-171-33, 467-171-34, and 467-171-35.)

**Project Applicant:** Joel Berman, 1455 Frazee Road, San Diego, California, 92108, (619) 757-6975

This is to advise that the City Council of the City of San Diego on December 8, 2021 approved the above described project and made the following determinations: R-313814

- 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 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.

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: Rhonda Benally

Telephone: (619) 446-5468

Filed by:

*Cennie Patterson*

Signature

*Legislative Recorder II*

Title



San Diego County



Transaction #: 6188239  
Receipt #: 2022022982

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: 01/14/2022  
Cashier Location: SD

Print Date: 01/14/2022 9:20 am

Payment Summary

Total Fees	\$2,598.00
Total Payments	\$2,598.00
Balance:	\$0.00

Payment

CHECK PAYMENT #61447 \$2,598.00

Total Payments \$2,598.00

Filing

CEQA - NOD FILE #: 2022-000036 Date: 01/14/2022 9:20AM Pages: 3

State Receipt # 37-01/14/2022-0031

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Mitigated/Negative Declaration	\$2,548.00
Total Fees Due:		\$2,598.00

Grand Total - All Documents: \$2,598.00



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-01/14/2022-0031
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 01/14/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0005	

PROJECT TITLE  
63RD AND MONTEZUMA PDP/RZ/AMENDMENT

PROJECT APPLICANT NAME JOEL BERMAN	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-757-6975
PROJECT APPLICANT ADDRESS 1455 FRAZEE ROAD	CITY SAN DIEGO	STATE CA
		ZIP CODE 92108

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)	\$3,539.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	2,548.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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     \$     2,598.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MONICA MORALESQ, Deputy
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Payment Reference #: CHECK NO. 61447