



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-10/17/2024-0845
STATE CLEARING HOUSE NUMBER (if applicable) 2022060468

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 10/17/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2024-NOD-0116	

PROJECT TITLE  
PALM & HOLLISTER APARTMENTS

PROJECT APPLICANT NAME AMBIENT COMMUNITIES, DUNCAN BUDINGER	PROJECT APPLICANT EMAIL	PHONE NUMBER 760-230-1000
PROJECT APPLICANT ADDRESS 179 CALLE MAGDALENA	CITY ENCINITAS	STATE CA
		ZIP CODE 92024

PROJECT APPLICANT (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	4,051.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	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 \$ 4,101.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, ELVA STOPKE, Deputy
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Payment Reference #: CHECK #0025C-00000246



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

**FILED**  
Oct 17, 2024 08:43 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000919  
State Receipt # 37101720240845  
Document # 2024-NOD-116

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

**PALM & HOLLISTER APARTMENTS**

**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** October 17, 2024  
**Posted** October 17, 2024 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

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

**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 Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Number:** PRJ-0698277

**State Clearinghouse Number:** 2022060468

**Project Title:** Palm & Hollister Apartments

**Project Location:** 555 Hollister Street, San Diego, CA 92154 (APN 628-050-2500)

**City/County:** San Diego/San Diego

**Project Description:** A COMMUNITY PLAN AMENDMENT (CPA), REZONE, NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for deviations to base zone regulations, SITE DEVELOPMENT PERMIT due to floodplains and Multi-Habitat Planning Area (MHPA) on the premise, San Diego Gas and Electric EASEMENT VACATION, and 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 (OMNCP) to change the existing land use from Open Space, Mixed Use, and Residential Low Density (5-<10 dwelling units per acre [du/ac]), Mixed-Use, and Open Space to Residential Medium-High Density (20 - 35 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-1-7 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 MHPA Boundary Line Adjustment. The 5.92-acre site located at 555 Hollister Street San Diego, CA 92154 (APN: 628-050-2500) 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)

**Project Applicant:** Ambient Communities, Duncan Budinger, 179 Calle Magdalena, Encinitas, CA 92024, (760) 230-1000

**Determination:** This is to advise that the Council of the City of San Diego on October 15, 2024 approved the above-described project and made the following determinations: R-315802

- 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.

Record of project approval may be examined at the City of San Diego Development Services Department, located at 1222 First Avenue, San Diego, CA 92101.

- 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 document including comments and responses, if any, is available to the public on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

Analyst: D. Marshall

Telephone: (619) 687-5904

Filed by:

Signature

**LEAD AGENCY CONTACT:** City of San Diego -  
Office of the City Clerk, Gilberto Sanchez,  
Legislative Analyst, [GSanchez@sandiego.gov](mailto:GSanchez@sandiego.gov),  
(619) 533-4044, 202 C St., San Diego, CA  
92101 (MS 2A)

Legislative Analyst

Title

#330A of 10/01/2024

San Diego County



Transaction #: 8050135  
Receipt #: 2024375249

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](http://www.sdarcc.gov)

Cashier Date: 10/17/2024  
Cashier Location: SD

Print Date: 10/17/2024 8:44 am

Payment Summary

Total Fees:	\$4,101.25
Total Payments:	\$4,101.25
Balance:	\$0.00

Payment	
CHECK PAYMENT #0025C-00000246	\$4,101.25
<b>Total Payments</b>	<b>\$4,101.25</b>
Filing	
CEQA - NOD	FILE #: 2024-000919 Date: 10/17/2024 8:43AM Pages: 3
	State Receipt # 37-10/17/2024-0845
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Environmental Impact Report	\$4,051.25
<b>Total Fees Due:</b>	<b>\$4,101.25</b>
<b>Grand Total - All Documents:</b>	<b>\$4,101.25</b>