



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: 37-12/18/2023-0927
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ESCONDIDO	LEAD AGENCY EMAIL	DATE 12/18/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0160	

PROJECT TITLE  
 829 SOUTH ESCONDIDO BOULEVARD PROJECT-SPECIFIC PLAN AMENDMENT MAJOR PLOT PLAN AND DENSITY BONUS FOR  
 A 21-UNIT MULTI-FAMILY RESIDENTIAL/MIXED - USE PROJECT - PHG20-0036

PROJECT APPLICANT NAME 9TH AVENUE ESCONDIDO LLC/ (JAMES WHALEN, REPRESENTATIVE - J. WHALEN ASSOCIATES, INC.)	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-527-2593
PROJECT APPLICANT ADDRESS 2851 CAMINO DEL RIO S. SUITE 200, DEPARTMENT A	CITY CITY OF SAN DIEGO	STATE STATE OF
		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)	\$3,839.25	\$	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
<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    \$    2,814.00

SIGNATURE <i>X Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: CHECK # 749 FOR \$2,814



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

**FILED**  
Dec 18, 2023 11:19 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-001017  
State Receipt # 37121820230927  
Document # 2023-NQD-160

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**

829 SOUTH ESCONDIDO BOULEVARD PROJECT - SPECIFIC PLAN AMENDMENT, MAJOR PLOT PLAN AND DENSITY BONUS FOR A 21-UNIT, MULTI-FAMILY RESIDENTIAL/MIXED - USE PROJECT - PHG20-0036

**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):

<b>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON</b> <u>December 18, 2023</u>
<b>Posted</b> <u>December 18, 2023</u> <b>Removed</b> _____
<b>Returned to agency on</b> _____
<b>DEPUTY</b> _____

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.



CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
(760) 839-4671

### NOTICE OF DETERMINATION

DATE: December 14, 2023

TO: X Office of Planning Research State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044

FROM: City of Escondido 201 North Broadway Escondido, CA 92025 (Lead Agency)

X San Diego County Recorder's Office Attn: Deputy County Recorder P. O. Box 121750 San Diego, CA 92112-1750

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

829 South Escondido Boulevard Project – Specific Plan Amendment, Major Plot Plan and Density Bonus for a 21-unit, multi-family residential/mixed-use project – PHG20-0036

Project Title/Case Nos.

N/A City of Escondido  
State Clearinghouse Number (if submitted to State Clearinghouse) Lead Agency

Jay Paul, Senior Planner, City of Escondido (760) 839-4537 jpaul@escondido.org  
Contact Person Telephone Number Email

9th Avenue Escondido LLC / (James Whalen, representative – J. Whalen Associates, Inc.) 2851 Camino Del Rio S. Suite 200, Department A (858) 527-2593 ~~2023~~ CITY OF SAN DIEGO 92108  
Project Applicant, Address and Phone Number STATE OF CA.

The 0.46-acre Project site is comprised of 2 parcels located on the northwest corner of S. Escondido Boulevard and W. Ninth Avenue, addressed at 892-849 S. Escondido Boulevard and 332 W. Ninth Avenue, County of San Diego (APNs 336-371-14-00 and 336-371-15-00).

Project Location (include County)

Project Description: The Project includes an Amendment to the South Centre City Specific Plan to apply the mixed-use overlay to the Project site to allow for residential and commercial development (mixed-use) up to 30 dwelling units per acre and building height up to 45 feet. The request also includes a Major Plot Plan and Density Bonus for the development of a four-story building, ground-floor parking garage, up to 4,200 square feet of ground-floor commercial/flex space, and 21 multi-family residential units (18 market rate units and 3 affordable units). The Density Bonus would allow for an increase in allowable density but requires 3 of the units be restricted for "very low-income" tenants, along with certain incentives/concessions and waivers from development standards. All existing structures on the site would be demolished.

This is to advise that on December 13, 2023 the City of Escondido City Council adopted an Addendum to the adopted Final Negative Declaration and approved the above-described Project by Ordinance No. 2023-20 and Resolution No. 2023-171 and has made the following determinations regarding the above-described Project:

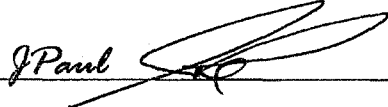
NOD  
PHG20-0036  
829 S. Escondido Boulevard Project

1. On March 21, 2018, the Escondido City Council adopted a Final Initial Study/Negative Declaration (City File No. ENV17-0005) for the South Centre City Specific Plan (City File No. PHG15-0003).
2. The project will not have a significant effect on the environment.
3. Mitigation measures were not adopted as part of the project conditions of approval and environmental review.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that a copy of the Addendum (City File No. PHG20-0036) and adopted Final Negative Declaration (City File No. ENV17-0005) and record of project approval(s) are available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number (760) 839-4671. The City of Escondido has complied with CEQA in preparation of the Addendum to the Final Negative Declaration.

Name of Official Filing Notice: Jay Paul, Senior Planner

City of Escondido  
Lead Agency

Signature: 

Date: December 14, 2023

Date Received for Filing \_\_\_\_\_

Filing Fee Transmitted to County Clerk \$2,814.00

San Diego County



Transaction #: 7533756  
Receipt #: 2023440704

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: 12/18/2023  
Cashier Location: SD

Print Date: 12/18/2023 11:20 am

Payment Summary

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

Payment	
CHECK PAYMENT #742	\$2,814.00
<b>Total Payments</b>	<b>\$2,814.00</b>

Filing	
CEQA - NOD	FILE #: 2023-001017 Date: 12/18/2023 11:19AM Pages: 3
	State Receipt # 37-12/18/2023-0927
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Mitigated/Negative Declaration	\$2,764.00
<b>Total Fees Due:</b>	<b>\$2,814.00</b>

<b>Grand Total - All Documents:</b>	<b>\$2,814.00</b>
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