



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Oct 02, 2023 02:20 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000781
State Receipt # 37100220230707
Document # 2023-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

301 SPRUCE STREET

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 <u>October 2, 2023</u>	
Posted <u>October 2, 2023</u>	Removed <u>NOV 02 2023</u>
Returned to agency on <u>NOV 02 2023</u>	
DEPUTY <u><i>C. Teran</i></u>	C. Teran

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
Consistency Determination Pursuant to CEQA Section 15162

(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: 1053621

State Clearinghouse Number: 2016061023

Project Title: 301 Spruce Street

Project location: 301 Spruce Street, San Diego CA 92103

Project description: The Quince Apartments Project (project) proposes demolition of five existing commercial buildings and surface parking lots and one underground parking garage and construction of an in-fill mixed-use project, together with off-site utility work and sidewalks. The project would include 262 multi-family units (in studio, one-bedroom, two-bedroom, and three-bedroom configurations) in an "L" shaped building configuration, with building heights stepping up from six stories to 17 stories. In accordance with the Complete Communities Housing Solutions Regulations (SDMC Section 143.1001 et seq.), 40 percent of the base density (22 units) would be provided as affordable units at a range of affordability. Commercial (retail and/or restaurant) space totaling approximately 5,631 square feet would be located on the ground level of the building. The project would include a backup generator, located in the southeast corner of the project, and a fire pump on the third level of the parking garage. Resident amenities would include indoor and outdoor amenity spaces on Level 2 (spa, co-working space, and gym), Level 10 (pool, pool deck, BBQ deck, community kitchen, and dining area), and Level 11 (pool, pool deck, and reception). The project would also include a large ground-floor plaza that offers opportunities for residents and neighbors to interact and allows views into Maple Canyon. Access to the project site would be from Third Avenue.

A Final Program Environmental Impact Report (PEIR) (SCH No. 2016061023) for the Uptown Community Plan Update (CPU; Project No. 380611) was previously certified by the City Council on September 15, 2016. The project analyzed in this PEIR was the Uptown Community Plan Update. The 2016 Uptown CPU incorporates relevant policies from the 2008 City of San Diego General Plan, as well as provides a long-range, comprehensive policy framework for growth and development in the Uptown community. The Uptown CPU provides detailed policy direction to implement the General Plan with respect to the distribution and arrangement of land uses (public and private), the local street and transit network, the prioritization and provision of public facilities, community and site specific urban design guidelines, and recommendations to preserve and enhance natural open space and historic and cultural resources within the Uptown community.

Final Environmental Impact Report (SCH No. 2019060003) for Complete Communities: Housing Solutions and Mobility Choices (Complete Communities) was previously certified by the City Council on November 17, 2020. This FEIR analyzed a program established by the City with a focus on four key areas: housing, mobility, parks, and infrastructure. Complete Communities includes planning strategies that work together to create incentives to build homes near transit, provide more mobility choices and enhance opportunities for places to walk, bike, relax and play. These efforts ensure that all residents have access to the resources and opportunities necessary to improve the quality of their lives.

Pursuant to Public Resources Code Section 21166 and CEQA guidelines 15162 the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent or supplemental EIR, and (2) the City will rely on the previous environmental documents, which adequately addresses this project.

The proposed project would, or would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in the EIRs.

Project applicant: Lawrence Howard, Quince Commercial LLC, 3170 4th Avenue, San Diego, CA 92103, (858) 822-9235.

This is to advise that the Planning Commission of the City of San Diego on September 28, 2023, uphold the approval of the above described project and the Development Services Department 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 EIRs were certified, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIRs;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIRs;
 - 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 EIRs 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 public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: J. Szymanski

Telephone: (619) 446-5324

Filed by:


Signature

Senior Planner
Title

[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]

Reference: California Public Resources Code, Section 15162/63.



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# SD2016 1210
STATE CLEARING HOUSE # (if applicable) 2016061023

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SAN DIEGO PLANNING DEPARTMENT	DATE 12/06/2016
COUNTY/STATE AGENCY OF FILING San Diego	DOCUMENT NUMBER *20160220*
PROJECT TITLE UPTOWN COMMUNITY PLAN UPDATE	

PROJECT APPLICANT NAME CITY OF SAN DIEGO PLANNING DEPARTMENT	PHONE NUMBER 619-533-4550
PROJECT APPLICANT ADDRESS 1010 2ND AVENUE, SUITE 1200, EAST TOWER MS 413	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

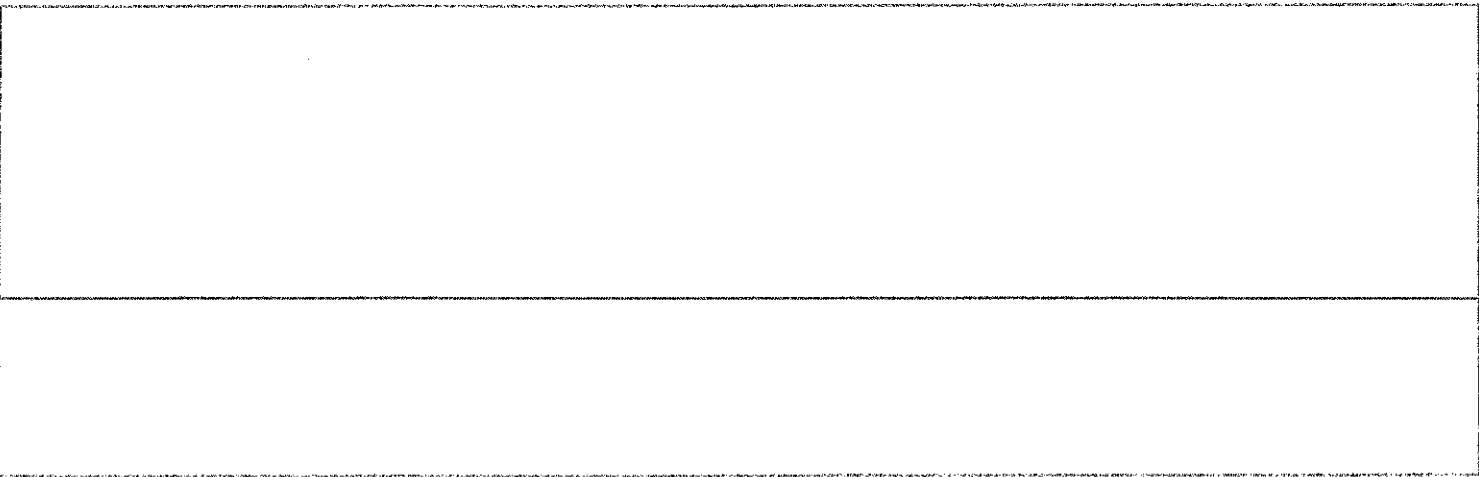
CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	160220	\$3,070.00	\$	\$3,070.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)		\$2,210.25	\$	
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)		\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)		\$1,043.75	\$	
<input checked="" type="checkbox"/> County Administrative Fee		\$50.00	\$	\$50.00
<input type="checkbox"/> Project that is exempt from fees				
<input type="checkbox"/> Notice of Exemption (attach)				
<input type="checkbox"/> CDFW No Effect Determination (attach)				
<input type="checkbox"/> Other			\$	

PAYMENT METHOD:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other 0001537984	TOTAL RECEIVED	\$	\$3,120.00
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SIGNATURE 	PRINTED NAME AND TITLE ANDREA C. TORRES Deputy
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160220

FILED
Ernest J. Dronenburg, Jr., Recorder County Clerk

DEC 06 2016

BY A.C. TORRES
DEPUTY

NOTICE OF DETERMINATION

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
PLANNING DEPARTMENT
1010 2ND AVENUE, SUITE 1200
EAST TOWER, MS 413
SAN DIEGO, CA 92101

X OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NUMBER: 380611 PERMIT NUMBER: NA STATE CLEARINGHOUSE NUMBER: 2016061023
PROJECT TITLE: UPTOWN COMMUNITY PLAN UPDATE

PROJECT LOCATION: **The Uptown Community Plan** area consists of approximately 2,700 acres and lies just north of Downtown San Diego. It is bounded on the north by Mission Valley, on the east by Park Boulevard, and on the west and south by Old Town San Diego and Interstate 5. The Uptown community is located on a level mesa that is divided by numerous canyons and bordered by two major parks, Presidio and Balboa. The CPU area includes the neighborhoods of Mission Hills, Middletown, Hillcrest, the Medical Complex, University Heights, and Bankers Hill/Park West.

DESCRIPTION OF ACTION: **CITY COUNCIL APPROVAL AND ADOPTION** of update of the Community Plan for Uptown. The proposed update for the Uptown Community Plan would be consistent with and incorporate relevant policies from the 2008 City of San Diego General Plan, as well as provide a long-range, comprehensive policy framework for growth and development in the Uptown community. The Uptown Community Plan was originally adopted in 1975 and subsequently updated in 1988. The Uptown Community Plan was last amended in 2008.

The proposed Uptown CPU provides detailed policy direction to implement the General Plan with respect to the distribution and arrangement of land uses (public and private), the local street and transit network, the prioritization and provision of public facilities, community and site specific urban design guidelines, and recommendations to preserve and enhance natural open space and historic and cultural resources within the Uptown community.

CPU implementation requires adoption of the Uptown Community Plan, amendments to the General Plan to incorporate the CPU as a component of the General Plan Land Use Element, adoption of a Land Development Code (LDC) ordinance that would rezone the Planned District Ordinance (PDO) areas within the CPU area with Citywide zones within the LDC and repeal the existing Mid-City Communities PDO, the West Lewis Street PDO, and Interim Height Ordinance. The project would also amend the mapped boundaries of the Uptown Community Plan Implementation Overlay Zone (CPIOZ) to include CPIOZ-Type A that identifies areas within the community where ministerial approval is granted for structures that do not exceed a specified height limit. A comprehensive update to the existing Impact Fee Study (IFS) (formerly known as the Public Facilities Financing Plan) is also proposed for adoption resulting in a new IFS for the Uptown community.

The proposed Uptown CPU includes an Introduction and Implementation chapter, and include the following elements: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Sustainability; Noise; and Historic Preservation.

PROJECT APPLICANT: City of San Diego Planning Department, 1010 2nd Avenue, Suite 1200, East Tower MS 413, San Diego, California 92101. Contact: Tait Galloway, (619) 533-4550

This is to advise that the City of San Diego CITY COUNCIL on December 6, 2016 approved the above described project and made the following determinations:

1. The project in its approved form X 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.
3. Mitigation measures were made a condition of the approval of the project; and a Mitigation, Monitoring and Reporting Program was adopted for the project.
4. Findings were made pursuant to CEQA Guidelines Section 15091.
5. A Statement of Overriding Considerations was adopted for this project.

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

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on DEC 06 2016
Filed DEC 06 2016 Removed JAN 18 2017
Returned to agency on JAN 18 2017
Deputy A. C. TORRES

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Planning Department, 1010 2nd Avenue, Suite 1200, East Tower, MS 413, San Diego, CA 92101.

Analyst: Kurtis Steinert

Telephone: (619) 235-5206

Filed by:  _____

Signature

Senior Planner

Title

Reference: *California Public Resources Code, Sections 21108 and 21152.



Ernest J. Dronenburg, Jr.

COUNTY OF SAN DIEGO
ASSESSOR/RECORDER/COUNTY CLERK



ASSESSOR'S OFFICE

1600 Pacific Highway, Suite 103
San Diego, CA 92101-2480 *
Tel. (619) 236-3771 * Fax (619) 557-4056

www.sdarec.com

RECORDER/COUNTY CLERK'S OFFICE

1600 Pacific Highway, Suite 260
P.O. Box 121750 * San Diego, CA 92112-1750
Tel. (619)237-0502 * Fax (619)557-4155

Transaction #: 375077420161206
Deputy: ATORRES8
Location: COUNTY ADMINISTRATION BUILDING
06-Dec-2016 11:21

FEES:

3,070.00	Qty of 1 Fish & Game Env Impact (2500) for Ref# 2016 0220
50.00	Qty of 1 Fish and Game Filing Fee for Ref# 2016 1210
<hr/>	
3,120.00	TOTAL DUE

PAYMENTS:

3,120.00	Check
<hr/>	
3,120.00	TENDERED

THE BACK OF THIS CHECK CONTAINS A SECURITY MARK - DO NOT ACCEPT WITHOUT HOLDING AT AN ANGLE TO VERIFY SECURITY MARK

	THE CITY OF SAN DIEGO	BANK OF AMERICA NORTHBROOK, ILLINOIS COMMERCIAL DISBURSEMENT ACCOUNT	WARRANT CHECK NO. 0001537984
	AMERICA'S FINEST CITY	GENERAL	AMOUNT
		782328 719	11/30/2016
			\$ 3,120.00

PAY ** THREE THOUSAND ONE HUNDRED TWENTY DOLLARS *****

TO THE ORDER OF COUNTY OF SAN DIEGO

VOID AFTER 180 DAYS
PAYMENT WARRANTED BY

Mary J. Lewis
Chief Financial Officer

Paul R. Shomech
City Treasurer

Security Feature included (E) Details on back

⑈0001537984⑈ ⑆071923284⑆ 7765201321⑈



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:
 37-07/13/2022-0482
 STATE CLEARING HOUSE NUMBER (If applicable)
 2019060003

SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO	LEAD AGENCY EMAIL	DATE 07/13/2022
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0075
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PROJECT TITLE
 ADOPTION OF THE CALIFORNIA COASTAL COMMISSION'S SUGGESTED MODIFICATIONS TO THE COMPLETE COMMUNITIES:
 MOBILITY CHOICES ORDINANCE

PROJECT APPLICANT NAME CITY OF SAN DIEGO PLANNING DEPARTMENT, MELISSA GARCIA, SENIOR PLANNER	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-236-6173
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PROJECT APPLICANT ADDRESS 9485 AERO DRIVE, MS 413	CITY SAN DIEGO	STATE CA	ZIP CODE 92123
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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)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<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 checked="" type="checkbox"/> 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 X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JESSADITH EDORA, Deputy
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Payment Reference #: CHECK NO. 0001898685 / REM: 12/09/2020 RECT: 37-2020-0891



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Jul 13, 2022 01:34 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000549
State Receipt # 37071320220482
Document # 2022-NOD-75

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

ADOPTION OF THE CALIFORNIA COASTAL COMMISSION'S SUGGESTED
MODIFICATIONS TO THE COMPLETE COMMUNITIES: MOBILITY CHOICES ORDINANCE

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	July 13, 2022
Posted	July 13, 2022
Removed	AUG 12 2022
Returned to agency on	AUG 12 2022
DEPUTY	J. San Juan

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)**

(Check one or both)

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

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

Project Number: N/A

State Clearinghouse Number: 2019060003

Project Title: Adoption of the California Coastal Commission's Suggested Modifications to the Complete Communities: Mobility Choices Ordinance

PROJECT LOCATION – SPECIFIC: Citywide

PROJECT LOCATION – CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF SUBSEQUENT ACTION: CITY COUNCIL adoption of an ordinance approving the California Coastal Commission's (CCC's) suggested modifications to the Complete Communities Mobility Choices amendment to the San Diego Municipal Code (SDMC) and Local Coastal Program (LCP).

The CCC modifications relate to the new Appendix R: Transportation Study Manual that was added to the Land Development Manual as part of the approvals for Complete Communities Mobility Choices. These modifications would apply only within the Coastal Zone. The proposed amendment by the CCC included changes to the Transportation Study Manual to include language to guide applicants as to when additional traffic analysis may be required for near-shore development in the Coastal Overlay Zone. As modified, the Transportation Study Manual clarifies where such additional analysis may be required, including near the shoreline, major coastal access routes, beaches, parks, and Mission Bay, and the hours of likely beach travel, which include peak weekend visitation hours, and qualitative or quantitative analysis of traffic impacts for pedestrians, bicyclists, and vehicles.

The CCC modifications also include adding a new section to the Transportation Study Manual Appendix D: Transportation Project Analysis Supplement Guidance. Appendix D provides a list of transportation projects that are presumed to have a less than significant impact and therefore would not be required to conduct VMT analysis. The new section addresses the Local Mobility Analysis in the Coastal Zone and states that, "Projects that result in changes to the planned or ultimate roadway classifications of major coastal access roadways in the Coastal Overlay Zone may be required to conduct analysis to assess the project's effects on public coastal access with regards to biking, walking, transit access and vehicle circulation. Where appropriate, this analysis should include quantitative assessments of levels of service on major coastal access roadways, and/or qualitative assessments of how travel times resulting from the project will affect the ability of the public to access the coast and other public recreational resources such as trails and parks".

PROJECT APPLICANT: City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA, 92123. Contact: Melissa Garcia, Senior Planner. Phone: (619) 236-6173. Email: MAGarcia@sandiego.gov.


This is to advise that the City of San Diego City Council on 07/11/2022 approved the above described project and the Planning Department made the following determinations: R-314212

1. The activity in its approved form will not have significant effects on the environment beyond those identified in the Final Program Environmental Impact Report (PEIR) for Complete Communities: Housing Solutions and Mobility Choices (SCH No. 2019060003) certified by the City of San Diego City Council on November 9, 2020 (Resolution No. R-313279).
2. The Final PEIR for Complete Communities: Housing Solutions and Mobility Choices was approved and certified by the City of San Diego City Council pursuant to the provisions of CEQA. Environmental staff from the Planning Department conducted an environmental review for the current action in accordance with CEQA Guidelines Section 15162 and determined that the proposed activity is covered by the environmental document listed above and is not subject to appeal pursuant to the City of San Diego Municipal Code.
3. Mitigation measures were not adopted in association with the Final EIR certification process by the City of San Diego City Council.
4. Pursuant to CEQA Guidelines Section 15091, Findings were made by the City of San Diego City Council in association with the Final PEIR certification process for the above-listed environmental document.
5. A Statement of Overriding Considerations was adopted by the City of San Diego City Council in association with the Final PEIR certification process for the above-listed environmental document.
6. Record of the project approvals may be examined at the address below.

It is hereby certified that the Final Environmental Impact Report, including comments and responses, are available to the general public at the office of the Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123.

Analyst: Elena Pascual, Senior Planner
City of San Diego Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

Telephone: (619) 533-5928

Filed by: 

Reference: California Public Resources Code, Sections 21108 and 21152.



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 12/10/19) Previously DFG 753.5a

RECEIPT
 87-2020-0891
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2019060003

SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY.

LEAD AGENCY: CITY OF SAN DIEGO PLANNING DEPARTMENT
 LEAD AGENCY EMAIL: _____
 DATE: 12/09/2020

COUNTY/STATE AGENCY OF FILING: San Diego County
 DOCUMENT NUMBER: 2020-NOD-0155

PROJECT TITLE: COMPLETE COMMUNITIES HOUSING SOLUTIONS AND MOBILITY CHOICES PROGRAM

PROJECT APPLICANT NAME: CITY OF SAN DIEGO PLANNING DEPARTMENT
 PROJECT APPLICANT EMAIL: _____
 PHONE NUMBER: 858-495-4764

PROJECT APPLICANT ADDRESS: 9485 AERO DRIVE
 CITY: SAN DIEGO STATE: CA ZIP CODE: 92123

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)	\$3,343.25	\$	3,343.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,408.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,138.60	\$	0.00
<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 \$ 3,393.25

SIGNATURE: X *Kimberly Barker*
 AGENCY OF FILING PRINTED NAME AND TITLE: San Diego County KIMBERLY BARKER Deputy

Payment Reference #: CHECK #0001787504



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Dec 09, 2020 04:04 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2020-000951
State Receipt # 37-20200891
Document # 2020-NOD-155

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

COMPLETE COMMUNITIES: HOUSING SOLUTIONS AND MOBILITY CHOICES
PROGRAM

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 <u>December 9, 2020</u>	
Posted <u>December 9, 2020</u>	Removed <u>JAN. 8, 2021</u>
Returned to agency on <u>JAN. 8, 2021</u>	
DEPUTY <u>K. Baker</u>	

K. BAKER

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: 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
Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

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

PROJECT NUMBER: N/A

STATE CLEARINGHOUSE NUMBER: 2019060003

PROJECT TITLE: Complete Communities: Housing Solutions and Mobility Choices Program

PROJECT LOCATION: The Complete Communities: Housing Solutions and Mobility Choices Program area is located within the jurisdictional boundaries of the City of San Diego (City), which is located within the southwestern corner of San Diego County. San Diego County is bordered by Riverside County to the north, Orange County at the northwest corner, Imperial County to the east, the Republic of Mexico to the south, and the Pacific Ocean on the west.

The applicable project areas for the Complete Communities: Housing Solutions Program include zones within Transit Priority Areas (TPAs) that allow for multi-family residential development. The location of TPAs are based on the adopted San Diego Association of Governments (SANDAG) 2050 Regional Transportation Plan. TPAs are defined in Senate Bill (SB) 743 and established in Section 21099 of the California Public Resources Code, which states: "Transit priority area" means "an area within one-half mile of a major transit stop that is existing or planned." "Major Transit Stop," is defined as, "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes each having a frequency of service of 15 minutes.

The proposed Complete Communities: Mobility Choices Program would apply to new development, citywide in all City Council Districts, subject to certain exceptions. Physical impacts associated with the construction of active transportation infrastructure and amenities resulting from implementation of the program would occur within the City's Mobility Zones 1, 2, and 3. These improvements would largely occur within existing road rights-of-way or within the development footprint of future development projects.

DESCRIPTION OF ACTION: City Council approval and adoption of the Complete Communities: Housing Solutions and Mobility Choices initiative, which proposes amendments to the San Diego Municipal Code (SDMC) to provide incentives to increase housing production and expand the mobility network around transit hubs and existing development. Under the Complete Communities: Housing Solutions Initiative, future development projects that provide affordable housing and provide or contribute toward neighborhood-serving improvements would be allowed additional square footage and building height, which would allow for additional units beyond what is otherwise allowed in the respective base zone, Planned District Ordinance, or Community Plan. Existing height restrictions in the Coastal Zone in addition to height restrictions in proximity to airports would continue to apply. Additionally, projects that qualify for participation in the Housing Program could be approved through a ministerial process, unless site-specific conditions warrant a discretionary approval. In exchange for additional density, building square footage and height, Complete Communities: Housing Solutions would require all projects to provide new community-serving infrastructure improvements through either payment of a fee into a Neighborhood Enhancement Fund or by accommodating a public promenade that meets specified standards including minimum street frontage requirements.

Complete Communities: Mobility Choices includes amendments to the City's SDMC and Land Development Manual (LDM) to implement the Complete Communities: Mobility Choices initiative and support adoption of a new CEQA significance threshold for transportation that implements SB 743. It also includes the adoption of a fee to mitigate vehicle miles traveled (VMT) impacts from new development. Complete Communities: Mobility Choices will implement SB 743 by ensuring that new

development mitigates transportation impacts based on VMT to the extent feasible, while incentivizing development within the City's urban areas (Mobility Zones 1, 2, and 3).

The Complete Communities: Housing Solutions and Mobility Choices Initiative removes regulatory barriers to housing at all income levels, especially low, very low, and moderate-income households, while investing in neighborhood and mobility amenities, such as recreational opportunities, street trees, linear parks, bicycle facilities, urban plazas, and promenades. These types of investments increase the quality of neighborhoods where new housing is proposed by creating more walkable, bikeable, and enjoyable spaces, which in turn helps the City meet its Climate Action Plan (CAP) goals. Prioritizing these investments in areas where the investments are needed most are central to the intent behind the Complete Communities Initiative.

Complete Communities delivers on the City's vision of creating equitable, healthy, and sustainable neighborhoods that are diverse, walkable, connected, safe, and inclusive. Complete Communities: Housing Solutions and Mobility Choices creates incentives to build homes near transit, provide more mobility alternatives, and enhance quality of life for all residents, regardless of their background and identity. Through thoughtful and inclusive planning, the initiatives set the City on a path to create a healthy environment, and thriving communities. The Complete Communities: Housing Solutions and Mobility Choices Initiative implements the City's CAP through sustainable land use and transportation planning by building complete communities where people can easily access work, shopping, and recreation by walking, biking, or taking transit, resulting in Citywide reductions to VMT therefore resulting in greenhouse gas emissions reductions and improved air quality.

PROJECT APPLICANT: City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123. Contacts:

1. Julia Chase, Senior Planner. Phone number: (858) 495-4764. Email: JLChase@sandiego.gov
2. Nancy Graham, Development Project Manager III. Phone number: (619) 236-6891. Email: NHGraham@sandiego.gov

This is to advise that the City of San Diego City Council on NOV 09 2020 approved the above described project and made the following determinations: R-313279

1. The project in its approved form X 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.
3. Mitigation measures were not made a condition of the approval of the project and a Mitigation, Monitoring and Reporting Program was not adopted for the project.
4. Findings were made pursuant to CEQA Guidelines Section 15091.
5. A Statement of Overriding Considerations was adopted for this project.
6. A record of project approval may be examined at the address above.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public by appointment at the City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123.

Analyst: Oscar Galvez, Senior Planner
City of San Diego Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

Telephone: (619) 533-3683

Filed by:

Concetta Peterson
Signature

Legislative Recorder II
Title

Reference: California Public Resources Code, Sections 21108 and 21152.



San Diego County



Transaction #: 5134478
Receipt #: 2020665877

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121760, San Diego, CA 92112-1760
Tel. (619) 237-0502 Fax (619) 567-4155
www.sdcinfo.com

Cashier Date: 12/09/2020
Cashier Location: SD

Print Date: 12/09/2020 4:05 pm

Payment Summary

Total Fees	\$3,393.25
Total Payments	\$3,393.25
Balance:	\$0.00

Payments

CHECK PAYMENT #0001787504 \$3,321.00

VITALCHEK PAYMENT \$72.25

Total Payments \$3,393.25

Filing

CEQA - NOD Document #: 2020-000951 Date: 12/09/2020 4:04PM Pages: 3
Map #: 20200891

Fees: Fish & Wildlife County Administrative Fee \$50.00

Fees: Fish & Wildlife Environmental Impact Report \$3,343.25

Total Fees Due: \$3,393.25

Grand Total - All Documents: \$3,393.25

San Diego County



Transaction #: 6575270
Receipt #: 2022318926

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

Cashier Date: 07/13/2022
Cashier Location: SD

Print Date: 07/13/2022 1:35 pm

Payment Summary

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

Payment	
CHECK PAYMENT #0001898685	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOD	FILE #: 2022-000549 Date: 07/13/2022 1:34PM Pages: 8
	State Receipt # 37-07/13/2022-0482
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00

San Diego County



Transaction #: 7408048
Receipt #: 2023346050

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: 10/02/2023
Cashier Location: SD

Print Date: 10/02/2023 2:21 pm

Payment Summary

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

Payment	
CHECK PAYMENT #120	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOD	FILE #: 2023-000781 Date: 10/02/2023 2:20PM Pages: 19
	State Receipt # 37-10/02/2023-0707
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
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
 37-10/02/2023-0707
 STATE CLEARING HOUSE NUMBER (if applicable)
 2016061023

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 10/02/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0116	

PROJECT TITLE
 301 SPRUCE STREET

PROJECT APPLICANT NAME LAWRENCE HOWARD, QUINCE COMMERCIAL LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-822-9235
PROJECT APPLICANT ADDRESS 3170 4TH AVE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92103

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)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	0.00
<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 checked="" 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 \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, CARLOS TERAN, Deputy
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Payment Reference #: CHECK # 120 REM 12/06/2016 RECT#SD20161210 DOC#20160220