SUBSEQUENT ACTION NOTICE OF DETERMINATION
(Consistency Determination Pursuant to CEQA Section 15162)

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

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

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: 1864 National Avenue / PRJ-1110898

State Clearinghouse Number: 2019060003

Project Location (include County): 1864 National Avenue, San Diego, CA 92113 (County of San Diego)

Description of Previous Project: The City of San Diego previously prepared a Program Environmental Impact Report (PEIR; SCH No. 2019060003) for the Complete Communities Housing Solutions and Mobility Choices (Complete Communities) project. On November 17, 2020, the San Diego City Council (City Council) adopted Resolution No. R-313279 certifying the Environmental Impact Report, and adopting Findings and Statement of Overriding Considerations. The Complete Communities project included updates to the San Diego Municipal Code for the Housing Program and Mobility Choices Program.

Description of Current Project: COASTAL DEVELOPMENT PERMIT for the demolition of an existing one-story building and two canopies, and the construction of a 73-unit, 54,231-square-foot residential apartment building. Supporting amenities would include leasing space, recreational areas, rooftop amenity space, and associated landscaping. The project would construct public improvements, including utility connections and sidewalk improvements. In addition, the project may include the upsizing of the existing 6-inch water main on National Avenue if deemed necessary by the City Engineer at the building permit issuance. The 0.49-acre site is located at 1864, 1870, and 1876 National Avenue in the RM-3-7 zone and is designated Community Village by the Barrio Logan Community Plan. Additionally, the project site is within the Coastal Overlay Zone (Non-appealable), Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Naval Air Station [NAS] North Island Review Area 2 and San Diego International Airport [SDIA] Review Area 2), Federal Aviation Administration (FAA) Part 77 Notification Area (NAS North Island and SDIA), Community Plan Implementation Overlay Zone - Type A (CPIOZ-A), Communities of Concern, San Diego Promise Zone, Parking Standards Transit Priority Area, Affordable Housing Parking Demand, Parking Impact Overlay Zone (Coastal), Transit Area Overlay Zone, and Complete Communities Mobility Choices - Mobility Zone 2. Legal Description: Lots 15, 16, 17, 18, 19, and 20 in Block 140 of Mannasse and Schiller's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 209, filed in the Office of the County Recorder of San Diego County, July 11, 1870. Assessor's Parcel Numbers: 538-250-1000, 538-250-1100, and 538-250-1200.

Project Applicant: Spencer Pettine, MHJ Investment Group LLC, 990 Highland Dr Suite 302, Solana Beach, CA 92075; (858) 431-6079

Determination: Pursuant to the California Environmental Quality Act (CEQA) Statutes Section 21166 and CEQA Guidelines Section 15162, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent environmental document exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

This is to advise that the Development Services Department of the City of San Diego, as Lead Agency, has approved the above-described project on July 31, 2026 and made the following determinations per CEQA:

(1) No Substantial changes are proposed in the project which will require major revisions of the previous PEIR 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 PEIR 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 PEIR was certified, shows any of the following:

   a. The project will have one or more significant effects not discussed in the previous PEIR;

   b. Significant effects previously examined will be substantially more severe than shown in the previous PEIR;

   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 PEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Furthermore, the City has made the following determinations:

1. The project in its approved form ☒ would, or ☐ would not have a significant effect on the environment.

2. The proposed project ☐ would, or ☒ would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in PEIR;

3. Mitigation measures ☒ were, ☐ were not, made a condition of the approval of the project;

4. New Findings ☐ were, ☒ were not, required pursuant to CEQA Guidelines Section 15091.

5. New Statement of Overriding Considerations ☐ were, ☒ were not, required.

Responsible and Trustee Agency: Implementation of the project ☐ will require ☒ will not require coordination with the following responsible and/or trustee agencies.

It is hereby certified that the CEQA 15162 Consistency Analysis Memorandum and final environmental document(s) are available to the public at the office of the City's Development Services Department, 7650 Mission Valley Road, San Diego, CA 92108.

Analyst: D. Marshall / (619) 687-5904

Filed by:

Benjamin Hafertepe / (619) 446-5086
Name/Phone Number

Signature

Development Project Manager
Title

10/6/2026
Date

Reference: CEQA Guidelines Sections 15162 and 15163.

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
37-2020- 0891

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2019060003

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

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

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

PROJECT TITLE
COMPLETE COMMUNITIES HOUSING SOLUTIONS AND MOBILITY CHOICES PROGRAM

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

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

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$3,343.25	$	3,343.25
☐ Mitigated/Negative Declaration (MND)(ND)	$2,406.75	$	0.00
☐ Certified Regulatory Program document (CRP)	$1,136.50	$	0.00

☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☒ County documentary handling fee		$	50.00
☐ Other		$	0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ 3,393.25

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Kimberly Baker	San Diego County KIMBERLY BAKER , Deputy

Payment Reference #: CHECK #0001787504

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 20191210)

NOTICE OF DETERMINATION

TO: X Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

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

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

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

San Diego County

Transaction #: 5134478
Receipt #: 2020665877

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: 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