

**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

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-2A
San Diego, CA 92108

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

Project Number: PRJ-0631240

State Clearinghouse Number: SCH No. 2022040642

Project Title: Bella Mar Apartments

Project Location: 408 Hollister Street, San Diego, CA 92154 (Assessor's Parcel Number: 627-100-09)

City/County: San Diego/San Diego

Description of Previous Action and Project: The City of San Diego previously prepared a Mitigated Negative Declaration No. 2022040642 and associated Mitigation Monitoring Reporting Program that was adopted by the Council of the City of San Diego on August 4, 2023, Resolution R-315070. The project proposed a General Plan/Community Plan Amendment (CPA) to redesignate the project site from Open Space to Medium Density Residential and a rezone from Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) to Multiple-Unit Medium Density Residential (RM-2-5). The project included a Tentative Map and the construction of two residential communities within two parcels. The project proposed a total of 380 multi-family units. The proposed density would be consistent with the allowable residential density of the land use designation, which allows up to 29 dwelling units per acre, and the underlying zone, which allows one dwelling unit per 1,500 square feet plus density bonuses for an affordable component. Specifically, the development would consist of two neighborhoods – a north neighborhood and a south neighborhood. The north neighborhood would contain 14 separate, three-story buildings with a total of 280 market-rate dwelling units, in addition to a 1,500-square-foot option leasing building and a 2,500-square-foot clubhouse/cabana area. Other amenities include a pool and a play area. Parking in the northern neighborhood will be accommodated through a combination of surface parking and private enclosed garages. The south neighborhood would include a single four-story building consisting of 100 affordable housing dwelling units. (LEGAL DESCRIPTION: The S ½ of the NE ¼ of the SE ¼, excepting the south 40.00 feet all being in Sec. 21, T. 18 S., R. 2. W., San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof. Also excepting therefrom that portion thereof lying westerly of a line described as follows: Beginning at a point on the northerly line of Coughlin Subdivision, according to map thereof No. 1806, filed in the Office of the County Recorder of San Diego County, October 23, 1924, distant along said northerly line north 81°29'22" west 21.20 feet from the northeasterly corner of lot 62 of said Coughlin Subdivision; Thence north 13°22'42" west 9.09 feet; thence north 14°53'19" west 276.24 feet; thence north 06°42'47" west 411.70 feet; thence north 07°51'19" west 487.97 feet; thence north 07°19'00" west 26.73 feet to a point on the north line of distant along said last north line 89°24'21" west 1059.90 feet from the northeast corner of said south half.)

Description of Current Project: The project is requesting a TENTATIVE MAP, SITE DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT and MULTIPLE HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT for a 380-unit multi-family development with supporting amenities and infrastructure. The proposed development scope is identical to that addressed in the MND, except for a new trail and associated public access easement along the northern edge of the development footprint, as well as a change from decomposed granite to concrete for the multi-modal pathway. The remainder of the project scope is as identified in the previously adopted MND.

Project Applicant: RTA Phair/Hollister, LLC, 2082 Michelson Drive, 4th Floor, Irvine, CA 92612.
Contact: Kim Berry, (949) 433-5610.

Determination: 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 or subsequent Negative Declaration/Mitigated Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

This is to advise that the Planning Commission of the City of San Diego, as Lead Agency, has approved the above-described project on August 14, 2025, and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous MND 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 MND 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 MND was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous MND;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous MND;
 - 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 MND 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 MND.
3. Mitigation measures ☒ were, ☐ were not, made a condition of the approval of the project.

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

- Regional Water Quality Control Board
- Federal Emergency Management Agency
- California Department of Fish and Wildlife

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

Telephone: (619) 687-5904 / 619-446-5309

Filed by:

Signature

MARTINI MENDEZ

DEVELOPMENT PROJECT MANAGER
Title

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

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



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:

37-09/15/2023-0669

STATE CLEARING HOUSE NUMBER (If applicable)

202204642

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 09/15/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0111	
PROJECT TITLE BELLA MAR		

PROJECT APPLICANT NAME RTA PHAIR/HOLLISTER, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 714-624-7539
PROJECT APPLICANT ADDRESS 2082 MICHELSON DRIVE, 4TH FLOOR	CITY IRVINE	STATE CA
		ZIP CODE 92612
PROJECT APPLICANT (Check appropriate box) ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity		

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
☒ Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	2,764.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	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 \$ 2,814.00

SIGNATURE

X *Maria Gomez*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, MARIA GOMEZ, Deputy

Payment Reference #: 21909



State of California - Department of Fish and Wildlife
**2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

37 —

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of San Diego	LEAD AGENCY EMAIL	DATE 07/26/2023
COUNTY/STATE AGENCY OF FILING San Diego	DOCUMENT NUMBER PTS 631240	

PROJECT TITLE

Bella Mar - PTS 631240

PROJECT APPLICANT NAME RedTail Acquisitions	PROJECT APPLICANT EMAIL kberry@tkcteam.com	PHONE NUMBER (949) 433-5610
PROJECT APPLICANT ADDRESS 2082 Michelson Dr. 4th Floor	CITY Irvine	STATE CA
		ZIP CODE 92612

PROJECT APPLICANT (Check appropriate box)

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

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☐ County documentary handling fee		\$
☒ Other filing fee		\$ 50.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE

X Kim Berry

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County



Transaction #: 7375277
Receipt #: 2023325650

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: 09/15/2023
Cashier Location: SD

Print Date: 09/15/2023 9:00 am

Payment Summary

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

Payment

CHECK PAYMENT #21909	\$2,814.00
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Total Payments	\$2,814.00
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Filing

CEQA - NOD	FILE #: 2023-000742 Date: 09/15/2023 9:00AM Pages: 4
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State Receipt # 37-09/15/2023-0669

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Mitigated/Negative Declaration	\$2,764.00
Total Fees Due:		\$2,814.00

Grand Total - All Documents:	\$2,814.00
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