



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

**FILED**

Jan 30, 2023 09:05 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000058  
State Receipt # 37013020230048  
Document # 2023-NOD-11

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**

**NANCY RIDGE TM NDP**

**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** January 30, 2023  
**Posted** January 30, 2023 **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**  
**(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:** 637151

**State Clearinghouse Number:** 2008041111

**Project Title:** Nancy Ridge TM NDP

**Project location:** 5909 Nancy Ridge Drive, San Diego, CA 92121

**Project description:** TENTATIVE MAP (TM) and a NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for the construction of four light industrial warehouse buildings totaling 89,750 square feet on a 5.35-acre parcel previously approved for a laydown area as part of the Nancy Ridge Business Park, located at 5909 Nancy Ridge Drive (Proposed Project). The Proposed Project also includes vehicular parking and installation of utility infrastructure to City standards. The Proposed Project site is in the IL-2 -1 (Industrial-Light) zone of the Mira Mesa Community Plan, Residential Tandem Parking Overlay Zone, Marine Corps Air Station Miramar Airport Influence Area, Accident Potential Zone 2, Airport Environs Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands, and Floodway-100 and Floodplain-100 Zones.

The Nancy Ridge Business Park Project (Approved Project) was approved by the City of San Diego in 2008. The Approved Project proposed the construction of a paved, non-standard access 30-foot-wide driveway and internal 40-foot wide right-of-way with a sidewalk from Nancy Ridge Drive to an outdoor storage area consisting of two graded pad areas. Both pads were proposed to be covered with Class 2 base gravel material.

Evaluation of the Approved Project in the adopted MND included grading of approximately 58,000 cubic yards of cut with a maximum cut height of 34 feet and a maximum cut slope height of 34 feet with a maximum cut slope ratio of 2:1. The Approved Project includes a total fill quantity of approximately 58,000 cubic yards with a maximum fill depth of 36 feet and a maximum fill slope height of 30 feet with a maximum fill slope ratio of 2:1.

Due to the topography of the site, the Approved Project includes approximately 2,800 feet of keystone retaining walls to stabilize the proposed step-down, flat pad areas, and the non-standard driveway. The retaining walls were approved at a maximum height of 31 feet, to be screened with drought tolerant, native plant species that conform to the City's Landscape Technical Manual. The Approved Project also includes installation of drainage, including a Modular Wetland System, an underground storage system, and storm drain. The Approved Project includes construction Best Management Practices (BMPs) and post-construction BMPs consistent with the City of San Diego requirements.

In approving the Approved Project, the City also adopted the Nancy Ridge Business Park Mitigated Negative Declaration No. 114358 (adopted MND). The adopted MND determined that, with the incorporation of mitigation measures, the Approved Project would not result in any significant and unavoidable environmental impacts.

Pursuant to Public Resources Code Section 21166 and CEQA guidelines 15162 and 15163, 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.

The proposed project  would, or  would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in the Final Environmental Impact Report

**Project applicant:** Caprock Partners, 1300 Dove Street, Ste. 200, Newport Beach, CA 92660, 949-342-8000

This is to advise that the Hearing Officer of the City of San Diego on July 20, 2022 approved the above described project 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 certified, 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.

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: C. Holowach

Telephone: (619) 446-5187

Filed by:

Courtney Holowach  
Signature

Associate Planner

Title

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

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

San Diego County



Transaction #: 6950873  
Receipt #: 2023032815

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: 01/30/2023  
Cashier Location: SD

Print Date: 01/30/2023 9:06 am

Payment Summary

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

Payment

CHECK PAYMENT #2841 \$2,814.00

Total Payments \$2,814.00

Filing

CEQA - NOD FILE #: 2023-000058 Date: 01/30/2023 9:05AM Pages: 3

State Receipt # 37-01/30/2023-0048

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



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: 37-01/30/2023--0048
STATE CLEARING HOUSE NUMBER (If applicable) 2008041111

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 01/30/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0011	
PROJECT TITLE NANCY RIDGE TM NDP		

PROJECT APPLICANT NAME CAPROCK PARTNERS	PROJECT APPLICANT EMAIL	PHONE NUMBER 949-342-8000
PROJECT APPLICANT ADDRESS 1300 DOVE STREET, STE. 200	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

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
<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)			
<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 Daniel Butler</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
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Payment Reference #: CHECK# 2841