

NOTICE OF DETERMINATION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21152

Project Name and Number(s): Otay Majestic PDS2022-SPA-22-001 (SPA); PDS2023-TM-5651(VTM); PDS2023-STP-23-007 (STP) and PDS2022-ER-98-19-013I (ER)

State Clearinghouse No.: 2016031028

Project Location: The 253-acre project site is generally located along existing north of Otay Mesa Road between Harvest Road and Vann Centre Blvd in southwestern edge unincorporated San Diego County immediately adjacent to the U.S./Mexico border. It lies between the Otay River Valley to the north (City of Chula Vista further to the north), the international border with Mexico to the south, the San Ysidro Mountains to the east, and the City of San Diego to the west. approximately one mile south of the City of Chula Vista and half in the northerly most portion of the Otay Subregional Plan Area, within unincorporated San Diego County.

Project Applicants:	Sunroad Otay Partners, L.P. Arron Feldman 8620 Spectrum Center Blvd. North Suite 1100 Los Angeles, CA 90049	Sunroad Otay Partners, L.P. Tom Simmons 13191 Crossroads Parkway North 6 th Floor City of Industry, CA 91746
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Project Description: The project is a Specific Plan (SPA), Site Plan (STP), and a Vesting Tentative Map (VTM) and Addendum (ER). Otay Majestic is located on approximately 253 acres. The project applicants are requesting the construction of up to 2,850,000 square feet of industrial warehouse buildings (Parcels 1 to 12) and roads spread out over five phases. The Project would include approximately 51.3 acres of permanently conserved biological open space at the northeastern corner of the site (Parcel D) northeast of Lone Star Road, and a combination of permanently conserved open space and manufactured slopes on 13.1 acres (Parcels A, B, and C) southwest of the future intersection of Lone Star Road and Zinser Road. Compared to the prior 2018 entitlement, natural open space conservation on the site would increase by approximately 8.0 acres. The Project's internal street pattern would match the existing grid pattern of the surrounding area within the Otay Subregional Plan Area.

Agency Approving Project: County of San Diego

County Contact Person: Gregory Mattson, Project Manager or Mark Slovick, Deputy Director

Date Form Completed: July 15, 2024

This is to advise that the County of San Diego Board of Supervisors has approved the above-described project on July 17, 2024 and has made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
 A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
 An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan was was not adopted for this project.

The following determinations are only required for projects with Environmental Impact Reports:

5. A Statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

- Certificate of Fee Exemption (attached)
 Proof of Payment of Fees (attached)

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.

Date received for filing and posting at OPR: _____

Signature:  _____ Telephone: (619) 895-7177

Name (Print): Greg Mattson Title: Contract Project Manager

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.