



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: 37-03/07/2023-0140
STATE CLEARING HOUSE NUMBER (If applicable) 2002080408

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ESCONDIDO PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 03/07/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0027	

PROJECT TITLE
 MEYERS AVENUE INDUSTRIAL PROJECT-PLOT PLAN FOR THE DEVELOPMENT OF A 67 300 SQUARE FOOT INDUSTRIAL BUILDING ON A 4.26-ACRE INFILL LOT WITHIN A INDUSTRIAL ZONE (CITY FILE NO. -PL20-0654)

PROJECT APPLICANT NAME VIAWEST GROUP (RODNEY BODEN)	PROJECT APPLICANT EMAIL	PHONE NUMBER 602-957-8300
PROJECT APPLICANT ADDRESS 2390 E. CAMELBACK RD. STE. 305	CITY PHOENIX	STATE AZ
		ZIP CODE 85016

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	\$	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, JULIE ANN SAN JUAN, Deputy
--	---

Payment Reference #: REM: 02/24/2023 RECT37-02/24/2023-0112 & ORDER#158387347 AUTH#04730G



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

FILED
Mar 07, 2023 02:35 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000161
State Receipt # 37030720230140
Document # 2023-NOD-27

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

MEYERS AVENUE INDUSTRIAL PROJECT - PLOT PLAN FOR THE DEVELOPMENT OF A 67,300 SQUARE FOOT INDUSTRIAL BUILDING ON A 4.26-ACRE INFILL LOT WITHIN A INDUSTRIAL ZONE (CITY FILE NO. -PL20-0654)

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** March 7, 2023
Posted March 7, 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.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

NOTICE OF DETERMINATION

DATE: March 7, 2023

TO: X Office of Planning Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

FROM: City of Escondido
201 North Broadway
Escondido, CA 92025

X San Diego County Recorder's Office
Attn: Deputy County Recorder
P. O. Box 121750
San Diego, CA 92112-1750

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Meyers Avenue Industrial Project – Plot Plan for the development of a 67,300 square foot industrial building on a 4.26-acre infill lot within an industrial zone (City File No.-PL20-0654)

Project Title/Case Nos.

2002080408 City of Escondido
State Clearinghouse Number (if submitted to State Clearinghouse) Lead Agency

Jay Paul, Senior Planner, City of Escondido (760) 839-4537 jpaul@escondido.org
Contact Person Telephone Number Email

ViaWest Group (Rodney Boden, representative) 2390 E. Camelback Rd. Ste. 305, Phoenix, AZ 85016
(602) 957-8300 x149

Project Applicant, Address and Phone Number

The 4.26-acre Project site is located on the west side of Meyers Avenue between East Barham Drive to the north and Corporate Drive to the south, addressed at 2351 Meyers Avenue (APNs 228-312-05-00 and 228-312-06-00).

Project Location (include County)

Project Description: The Project consists of the development of a vacant industrial parcel with a 67,300-square-foot industrial building. The building includes 6,000 square feet of office on the first floor and 6,000 square feet of office space on the mezzanine level. The remaining 55,300 square feet of floor area could be used for a variety of industrial type uses consistent with the Light Industrial (M-1) zone. The project will take access from a single ingress/egress driveway off Meyers Avenue. Up to 151 parking spaces would be provided along with three large truck loading bays/docks.

This is to advise that on February 23, 2023, the City of Escondido Zoning Administrator (lead agency) adopted a Final Initial Study/Mitigated Negative Declaration and approved the Project by Resolution No. 2023-02 and has made the following determinations regarding the project:

1. That an Initial Study/Mitigated Negative Declaration was prepared, issued and adopted for the "Meyers Avenue Industrial Project " pursuant to the provisions of CEQA.
2. Mitigation measures were adopted as part of the project and are conditions to be implemented as part of the environmental review (conditions of project approval) and project development, along with a Mitigation Monitoring and Reporting Program (MMRP).


NOD
PL20-0654
Meyers Avenue Industrial Project
February 23, 2023

- 3. The proposed project will not have a significant effect on the environment because any potential impacts have been mitigated to less than a significant level.
- 4. Findings were made pursuant to the provisions of CEQA.
- 5. A Statement of Overriding considerations was not adopted for this project.

This is to certify that a copy of the Final Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and record of project approval(s) (PL20-0654) are available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number (760) 839-4671. The City of Escondido has complied with CEQA in preparation of the Mitigated Negative Declaration.

Name of Official Filing Notice: Jay Paul, Senior Planner

City of Escondido
Lead Agency

Signature:  _____

Date: March 7, 2023

Date Received for Filing _____

Filing Fee Transmitted to County Clerk N/A Fish and Wildlife fees paid with previously filed NOD (SCH No. 20020080408) in the amount of \$2,814 (County Document No. 2023-NOD-0022) filed in the Office of the County Clerk February 24, 2023 and receipt number 37-02/24/2023-0112).



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: 37-02/24/2023-0112
STATE CLEARING HOUSE NUMBER (if applicable) 2002080408

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ESCONDIDO PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 02/24/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0022	

PROJECT TITLE
 MEYERS AVENUE INDUSTRIAL PROJECT-PLOT PLAN FOR THE DEVELOPMENT OF A 67 300 SQUARE FOOT INDUSTRIAL BUILDING ON A 4.26-ACRE INFILL LOT WITHIN A INDUSTRIAL ZONE (CITY FILE NO.-PL20-0654)

PROJECT APPLICANT NAME VIAWEST GROUP (RODNEY BODEN)	PROJECT APPLICANT EMAIL	PHONE NUMBER 602-957-8300
PROJECT APPLICANT ADDRESS 2390 E. CAMELBACK RD. STE. 305	CITY PHOENIX	STATE AZ
		ZIP CODE 85016

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
<hr/>			
<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 \$ 2,814.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JULIE ANN SAN JUAN, Deputy
----------------	---

Payment Reference #: ORDER#2814 AUTH#04218G



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Feb 24, 2023 11:14 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000130
State Receipt # 37022420230112
Document # 2023-NOD-22

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

MEYERS AVENUE INDUSTRIAL PROJECT - PLOT PLAN FOR THE DEVELOPMENT OF A 87,300 SQUARE FOOT INDUSTRIAL BUILDING ON A 4.26-ACRE INFILL LOT WITHIN A INDUSTRIAL ZONE (CITY FILE NO.-PL20-0654)

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** February 24, 2023
Posted February 24, 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.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

NOTICE OF DETERMINATION

DATE: February 23, 2023
TO: X Office of Planning Research State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044
FROM: City of Escondido 201 North Broadway Escondido, CA 92025
X San Diego County Recorder's Office Attn: Deputy County Recorder P. O. Box 121750 San Diego, CA 92112-1750
SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Meyers Avenue Industrial Project - Plot Plan for the development of a 67,300 square foot industrial building on a 4.26-acre infill lot within an industrial zone (City File No.-PL20-0654)
Project Title/Case Nos.

2002080408 City of Escondido
State Clearinghouse Number (if submitted to State Clearinghouse) Lead Agency

Jay Paul, Senior Planner, City of Escondido (760) 839-4537 jpaul@escondido.org
Contact Person Telephone Number Email

ViaWest Group (Rodney Boden, representative) 2390 E. Camelback Rd. Ste. 305, Phoenix, AZ 85016
(602) 957-8300 x149
Project Applicant, Address and Phone Number

The 4.26-acre Project site is located on the west side of Meyers Avenue between East Barham Drive to the north and Corporate Drive to the south, addressed at 2351 Meyers Avenue (APNs 228-312-05-00 and 228-312-06-00).

Project Location (Include County)

Project Description: The Project consists of the development of a vacant industrial parcel with a 67,300-square-foot industrial building. The building includes 6,000 square feet of office on the first floor and 6,000 square feet of office space on the mezzanine level. The remaining 55,300 square feet of floor area could be used for a variety of industrial type uses consistent with the Light Industrial (M-1) zone. The project will take access from a single ingress/egress driveway off Meyers Avenue. Up to 151 parking spaces would be provided along with three large truck loading bays/docks.

This is to advise that on February 23, 2023, the City of Escondido Zoning Administrator (lead agency) adopted a Final Initial Study/Mitigated Negative Declaration and approved the Project by Resolution No. 2023-02 and has made the following determinations regarding the project:

- 1. That an Initial Study/Mitigated Negative Declaration was prepared, issued and adopted for the "Meyers Avenue Industrial Project" pursuant to the provisions of CEQA.
2. Mitigation measures were adopted as part of the project and are conditions to be implemented as part of the environmental review (conditions of project approval) and project development, along with a Mitigation Monitoring and Reporting Program (MMRP).

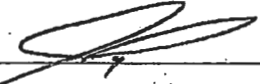
NOD
PL20-0654
Meyers Avenue Industrial Project
February 23, 2023

- 3. The proposed project will not have a significant effect on the environment because any potential impacts have been mitigated to less than a significant level.
- 4. Findings were made pursuant to the provisions of CEQA.
- 5. A Statement of Overriding considerations was not adopted for this project.

This is to certify that a copy of the Final Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and record of project approval(s) (PL20-0654) are available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number (760) 839-4671. The City of Escondido has complied with CEQA in preparation of the Mitigated Negative Declaration.

Name of Official Filing Notice: Jay Paul, Senior Planner

City of Escondido
Lead Agency

Signature: 

Date: February 23, 2023

Date Received for Filing _____

Filing Fee Transmitted to County Clerk \$2,814.25

San Diego County



Transaction #: 6999705
 Receipt #: 2023065554

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: 02/24/2023
 Cashier Location: SD-

Print Date: 02/24/2023 11:14 am

Payment Summary

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

Payment

VITALCHEK PAYMENT \$2,814.00

Total Payments \$2,814.00

Filing

CEQA - NOD FILE #: 2023-000130 Date: 02/24/2023 11:14AM Pages: 3

State Receipt # 37-02/24/2023-0112

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

San Diego County



Transaction #: 7015458
Receipt #: 2023079134

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: 03/07/2023
Cashier Location: SD

Print Date: 03/07/2023 2:36 pm

Payment Summary

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

Payment	
VITALCHEK PAYMENT	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOD	FILE #: 2023-000161 Date: 03/07/2023 2:35PM Pages: 8
	State Receipt # 37-03/07/2023-0140
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00