



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jun 29, 2023 10:51 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000518
State Receipt # 37062920230471
Document # 2023-NOD-80

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

SHINOHARA BUSINESS CENTER

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** June 29, 2023
Posted June 29, 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.

Print Form

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
 Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
 County of: San Diego
 Address: 590 3rd Avenue, Suite 204 Chula Vista, CA 91910

From:

Public Agency: City of Chula Vista
 Address: 276 Fourth Ave, Chula Vista, CA 91910
 Contact: Oscar Romero
 Phone: 619-691-5098

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2022080431

Project Title: Shinohara Business Center

Project Applicant: Steven Schwarz, VWP-OP Shinohara Owner, LLC

Project Location (include county): 517 Shinohara Lane

Project Description: Applicant phone #: (760)-855-3851 Address: 7514 Girard Ave, STE 1515 La Jolla, CA 92037

The applicant proposes to develop a 178,156 square foot single story industrial building for warehousing and office uses on a vacant 9.72 acre parcel. The subject site is zoned ILP (Limited Industrial Precise Plan) and a General Plan designation of IL (Limited Industrial). The project will include one entitlement for a Design Review DR21-0032 and a Mitigated Negative Declaration with Mitigation Measures and Reporting Program IS21-0006.

This is to advise that the City of Chula Vista has approved the above
 Lead Agency or Responsible Agency

described project on 6/28/23 and has made the following determinations regarding the above
(date)
described project.

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared 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.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Signature (Public Agency): [Signature] Title: DIRECTOR OF DEV. SERVICES

Date: 06/28/2023 Date Received for filing at OPR: _____