



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jul 22, 2024 10:31 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000628
State Receipt # 37072220240584

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

7082 CAMINO MAQUILADORA (PRJ-1099198)

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 <u>July 22, 2024</u>
Posted <u>July 22, 2024</u> 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 EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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 Title / Number: 7082 Camino Maquiladora (PRJ-1099198)

State Clearinghouse No.: 2004051076

Project Location-Specific: 7082 Camino Maquiladora, San Diego, CA 92154

Project Location-City/County: San Diego/San Diego

Description of Previous Action/Project: The City of San Diego previously prepared a Program Environmental Impact Report (PEIR) No. 30330/304032 (SCH No. 2004051076) for the Otay Mesa Community Plan Update. The PEIR was certified by the Council of the City of San Diego on March 11, 2014, via Resolution No. R-308809. Additionally, the Council adopted Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program. The Otay Mesa Community Plan involved a Community Plan Amendment, a General Plan Amendment, the rescission of the Otay Mesa Development District, the adoption of a Rezone Ordinance to replace the Otay Mesa Development District with citywide zoning, and the creation of two new Community Plan Implementation Overlay Zones, amendments to the City's Land Development Code, and an update of the Otay Mesa Community Plan Public Facilities Financing Plan.

Description of Current Project: A Site Development Permit for the construction of a single-story, 169,500-square-foot concrete tilt-up warehouse with 4,000 square feet of mezzanine office space for a total of 173,500 square feet. The project includes loading areas, a truck ramp, two tilt-up concrete trash enclosures, 157 surface parking spaces (including seven accessible spaces), and four motorcycle parking spaces. The project would provide half-width frontage improvements to Otay Mesa Road, Continental Street, and Camino Maquiladora. The project also includes stormwater, utility, lighting, and hardscaping improvements within the project site and adjacent right-of-way frontage. The 8.21-acre project site is zoned International Business and Trade (IBT-1-1). Additionally, the project is located in the Community Plan Implementation Overlay Zone (CPIOZ Type A), Airport Influence Area (AIA) Review Area 1 and 2 (Brown Field), Airport Compatibility Overlay Zone (Brown Field), Federal Aviation Administration Part 77 Noticing Area (Brown Field), Safety Zone 6 (Brown Field), and within the Very High Fire Hazard Severity Zone. Legal Description: Parcel 2 as shown on Parcel Map Recorded in Book of Parcel Maps at Page 6564, in the County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, November 17, 1977. Assessor's Parcel Number: 646-102-01-00.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: HUSPP Continental LP, Natalie Pratt, Hines, 600 W. Broadway, Suite 1150, San Diego, CA 92101. (858-435-4000)

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption:
- Statutory Exemptions:
- Other: CEQA Section 15183, Projects Consistent with a Community Plan or Zoning

Reasons why project is exempt: The project meets the requirements of CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning. More specifically, the project is consistent with the development density established by existing zoning, community plan, and general plan policies for which an EIR was certified. In addition, the project would not result in impacts that are (1) peculiar to the site, (2) not analyzed as significant effects in the prior EIR, (3) cumulative or off-site impacts not previously discussed in the prior EIR, or (4) more severe than previously identified in prior EIR.

Lead Agency Contact Person: D. Marshall

Telephone: (619) 687-5904

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.


Signature/Title

7/15/2024
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 7907983
Receipt #: 2024257199

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: 07/22/2024
Cashier Location: SD

Print Date: 07/22/2024 10:32 am

Payment Summary

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

Payment

CHECK PAYMENT #242 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2024-000628 Date: 07/22/2024 10:31AM Pages: 3

State Receipt # 37-07/22/2024-0584

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 37-07/22/2024-0584
 STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 07/22/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0584	

PROJECT TITLE
 7082 CAMINO MAQUILADORA (PRJ-1099198)

PROJECT APPLICANT NAME HUSPP CONTINENTAL LP, NATALIE PRATT, HINES	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-435-4000
PROJECT APPLICANT ADDRESS 600 W. BROADWAY, SUITE 1150	CITY SAN DIEGO	STATE CA
		ZIP CODE 92101

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)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
- 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 \$ 50.00

SIGNATURE X <i>Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: CHECK # 242 \$50