



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Dec 06, 2024 08:59 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-001088  
State Receipt # 37120620241002

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

9173 SKY PARK COURT / PRJ-1074457

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** December 6, 2024  
**Posted** December 6, 2024 **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**

<b>TO:</b> Recorder/County Clerk P.O. Box 1750, MS A-33 1600 Pacific Hwy, Room 260 San Diego, CA 92101-2400	<b>From:</b> City of San Diego Development Services Department 1222 First Avenue, MS 501 San Diego, CA 92101
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Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** 9173 Sky Park Court / PRJ-1074457

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 9173 Sky Park Court, San Diego, CA 92123

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

**Description of nature and purpose of the Project:** A request for a TENTATIVE MAP and PLANNED DEVELOPMENT PERMIT to subdivide Parcel 2 of Parcel Map No 20709 into two parcels at 9173 Sky Park Court. The 3.92-acres site is designated Industrial and Technology Park per the Kearny Mesa Community Plan and zoned IL-2-1 (Industrial-Light). The project would reconstruct the driveway to current City of San Diego standards and relocate an existing sewer line within the project site. Additionally, the project site is located within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar and Montgomery Field), Airport Influence Area (MCAS Miramar, Review Area 2; Montgomery Field, Review Area 1), Federal Aviation Administration Part 77 Noticing Area (MCAS Miramar and Montgomery Field), Very High Fire Hazard Severity Zone, Transit Priority Area, and Prime Industrial Lands. Council District 6. (LEGAL DESCRIPTION: Parcel 2 of Parcel Map No. 20709, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, on September 16, 2009, as file no. 2009-0517501 of official records; ASSESSOR'S PARCEL NUMBER: 369-170-6800).

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Sitetech, Inc., 8061 Church Street, Highland, CA 92346, (909) 864-3180.

**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: CEQA Section 15302 (Replacement and Reconstruction) and Section 15304 (Minor Alterations to Land)
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The project meets the criteria set forth in CEQA Section 15302 (Replacement and Reconstruction) which allows for replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project would qualify for this exemption since the site's driveway would remain in the same location and serve the same purpose but would be reconstructed to meet current City standards. In addition, the sewer line would serve the same purpose but would be relocated outside of the driveway where it is currently. The project also meets the criteria set forth in CEQA Section 15315 (Minor Alterations to Land) which allows for minor public or private alterations in the condition of land. The project would qualify for this exemption since it is proposing a change in the condition of land by subdividing one lot into two and the project would not involve the removal of healthy, mature, scenic trees. Further, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**Lead Agency Contact Person:** Carissa L. Garcia

**Telephone:** (619) 687-5959

**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.

*Anne O. Maguire, Senior Planner*

Signature/Title

July 30, 2024

Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 8122597  
Receipt #: 2024440235

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: 12/06/2024  
Cashier Location: SD

Print Date: 12/06/2024 8:59 am

Payment Summary

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

Payment

CHECK PAYMENT #2674 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2024-001088 Date: 12/06/2024 8:59AM Pages: 3

State Receipt # 37-12/06/2024-1002

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: 37-12/06/2024-1002
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 12/06/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-1002	

PROJECT TITLE  
9173 SKY PARK COURT / PRJ-1074457

PROJECT APPLICANT NAME SITETECH, INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER 909-864-3180
PROJECT APPLICANT ADDRESS 8061 CHURCH STREET	CITY HIGHLAND	STATE CA
		ZIP CODE 92346

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 (GRP) 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	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFANI HOOD, Deputy
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Payment Reference #: CHECK # 2674