



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Jun 07, 2023 12:47 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000446
State Receipt # 37060720230402
Document # 2023-NOD-69

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

BDM MIXED-USE

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 7, 2023	
Posted June 7, 2023	Removed JUL 07 2023
Returned to agency on	JUL 10 2023
DEPUTY	<i>Maia Gomez</i>

M. Gomez

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 DETERMINATION (SUBSEQUENT ACTION)

(Choose one)

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

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 Number: 673818

State Clearinghouse Number: 2004651076

Project Title: BDM Mixed-Use

Description of Previous Action/Project: The City of San Diego previously prepared Program Environmental Impact Report (PEIR) No. 30330/304032 / SCH No. 2004651076 for the Otay Mesa Community Plan Update. The PEIR was certified, and a Mitigation Framework adopted by the San Diego City Council on March 11, 2014, via Resolution No. R-308810. The Otay Mesa CPU involved an update to the Otay Mesa Community Plan, a General Plan Amendment, rescission of the Otay Mesa Development District (OMDD), adoption of a Rezone Ordinance to replace the OMDD with citywide zoning and creation of two new CPIOZs, amendments to the City's Land Development Code (LDC), and an update of the Otay Mesa Community Plan Public Facilities Financing Plan (PFFP).

Project location: South of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of State Route 905 in the City of San Diego, California. (Assessor's Parcel Numbers 645-410-0300 to 645-410-0900.)

Description of Subsequent Action (current project description): COMMUNITY PLAN AMENDMENT (CPA) to redesignate the 13.44-acre project site from Community-Commercial – Residential Prohibited to Community Commercial – Residential Permitted, REZONE from CC-2-3 to CC-3-6, VESTING TENTATIVE MAP (VTM), SITE DEVELOPMENT PERMIT (SDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), and -PUBLIC RIGHT-OF-WAY VACATION, and PUBLIC SERVICE EASEMENT VACATION to allow the construction of 430 multi-family residential dwelling units, including 52 affordable units, and approximately 6,000 square feet of commercial use. The project would request allowable deviations from applicable development regulations with respect to street frontage, front setback, and street side setback. The site is within the Otay Mesa Community Plan Area/Community Plan Implementation Overlay Zone Type "A"; Airport Compatibility Overlay Zone (Brown Field)/Airport Influence Area Review Area 2/FAA Part 77 Noticing Area; Mobility Zone 4; and Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 5, A and C of Handler Commercial, in the City of San Diego, County of San Diego, State of California.) The site is not included on any Government Code listing of hazardous waste sites. Applicant: BDM Investments, LLC.

Project Applicant: Michael Shoemaker, BDM Investments, LLC, 9523 La Jolla Farms Road, San Diego, CA 92037, (858) 245-5258.

This is to advise that the San Diego City Council on June 6, 2023 approved the above described project and made the following determinations: R-314931.

- 1. The project in its approved form will, will not, have a significant effect on the environment.

2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
- A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- An Addendum to Environmental Impact Report No. Project No. 30330/304032; SCH No. 2004651076 was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

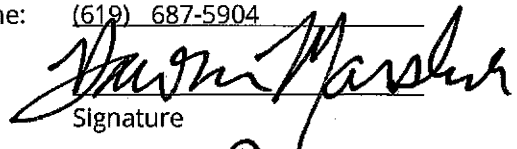
3. Mitigation measures were, were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program was, was not, adopted for the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: D. Marshall

Telephone: (619) 687-5904

Filed by:



Signature

Senior Planner

Title

NOTICE OF DETERMINATION

APR 18 2014

BY DN. Hernandez
DEPUTY

RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

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

140063

PROJECT NUMBER: 30330/304032 PERMIT NUMBER: N/A STATE CLEARINGHOUSE NUMBER: 2004651076
PROJECT TITLE: OTAY MESA COMMUNITY PLAN

PROJECT LOCATION: The Otay Mesa community encompasses approximately 9,300 acres in the southeastern portion of the City of San Diego. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north the County of San Diego on the east and the US/Mexico border and the City of Tijuana on the south, Council District 8, in the City and County of San Diego.

DESCRIPTION OF ACTION: **City Council approval of a updated Otay Mesa Community Plan, General Plan Amendment, Rescission of Otay Mesa Development District (OMDD) and Adoption of a Rezone ordinance (to replace the OMDD with citywide zoning), approval of the Public Facilities Financing Plan (PFFP), and amendments to the City's Land Development Code (LDC) as further described below.** The Otay Mesa Community Plan Update (CPU) is a comprehensive update of the 1981 community plan. Approval of the CPU would establish land use designations and policies to guide future development consistent with the City's General Plan (2008). The CPU is intended to implement the General Plan policies through the provision of community-specific recommendations. The concurrent rezone would rescind the existing OMDD and implement development regulations consistent with citywide zoning classifications. Amendments to the City's LDC are required to create new and revised implementing zones, including two new Community Plan Implementation Overlay Zones (CPIOZ Type A and Type B) for proposed commercial and industrial land use designations under the CPU and for the creation of new zones to implement the new International Business and Trade (IBT 1-1) and Business Park Residential Permitted (BRTBPRP) land use designations. An updated PFFP would be adopted with the CPU to allow for implementation of the CPU. The CPU would additionally serve as the basis for guiding a variety of other actions, such as parkland acquisitions, transportation improvements and public facilities. The update includes modifications to the various elements of the Plan to incorporate current planning policies and practices in the City of San Diego, as well as to make the Plan reflective of the substantial land use changes (e.g., adopted alignments of SR-905 and SR-125) that have occurred over the last twenty-five years.

PROJECT APPLICANT: City of San Diego, Planning, Neighborhoods and Economic Development Department.
Contact: Theresa Millette, 1222 1st Avenue, MS 413, San Diego, CA. (619) 235-5206

This is to advise that the City of San Diego City Council as Lead Agency under CEQA on 03-11-2014 approved the above described project and made the following determinations: R-308809

1. The project in its approved form will, will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
3. Mitigation measures were, were not, made a condition of the approval of the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

Record of project approval may be examined at the address above

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

alyst: M.Herrmann

Telephone: (619)446-5372

Filed by:

Nancy P. Bragado

Signature

Deputy Director

Title

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# SD2014 0310
STATE CLEARING HOUSE #(if applicable) 2004651076

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	DATE 04/18/2014
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER *20140063*
PROJECT TITLE OTAY MESA COMMUNITY PLAN	

PROJECT APPLICANT NAME CITY OF SAN DIEGO PLANNING, NEIGHBORHOODS AND ECONOMIC DEVELOPMENT DEPARTMENT	PHONE NUMBER 619-235-5206
PROJECT APPLICANT ADDRESS 1222 1ST AVENUE	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:

140063

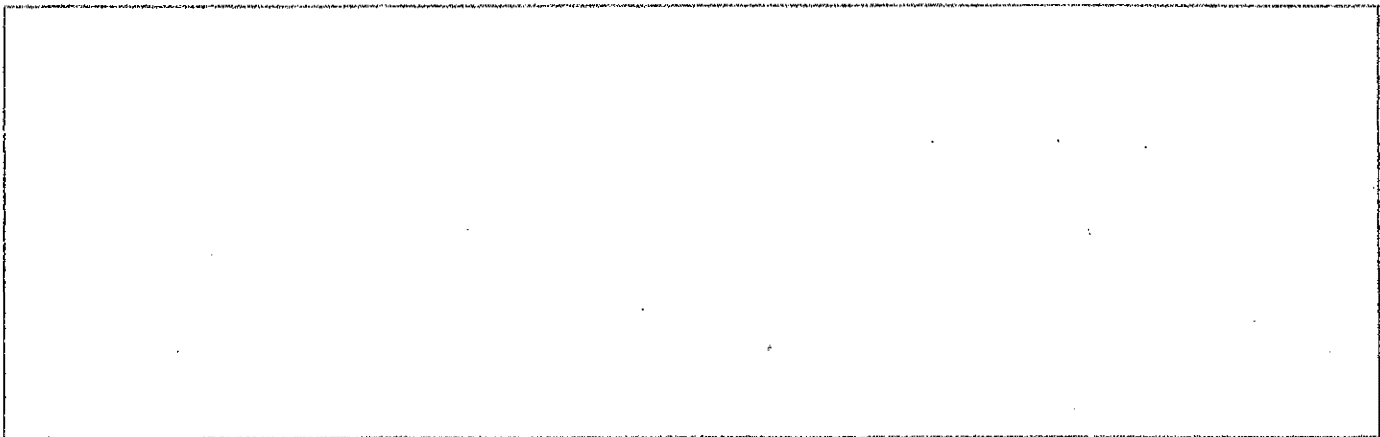
<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	\$0.00
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,181.25	\$	
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	\$50.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input checked="" type="checkbox"/> CDFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

Cash Credit Check Other CHK# 0001339665

TOTAL RECEIVED \$ 50.00

SIGNATURE x DN. Hernandez	TITLE Deputy
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San Diego County



Transaction #: 7201838
Receipt #: 2023197211

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: 06/07/2023
Cashier Location: SD

Print Date: 06/07/2023 12:47 pm

Payment Summary

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

Payment	
CHECK PAYMENT #1315	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOD	FILE #: 2023-000446 Date: 06/07/2023 12:47PM Pages: 7
	State Receipt # 37-06/07/2023-0402
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
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-06/07/2023-0402
STATE CLEARING HOUSE NUMBER (If applicable) 2004651076

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 06/07/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0069	
PROJECT TITLE BDM MIXED-USE		

PROJECT APPLICANT NAME MICHAEL SHOEMAKER, BDM INVESTMENTS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-245-5258
PROJECT APPLICANT ADDRESS 9523 LA JOLLA FARMS ROAD	CITY SAN DIEGO	STATE CA
		ZIP CODE 92037

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input 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

- 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 #1315 / RCT: SD2014 0310 REM: 04/18/2014