

# Notice of Determination

**To:** Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth Street, Room 113

Sacramento, CA 95814

**From:**

CA Regional Water Quality Control Board,  
San Diego Region (San Diego Water Board)

2375 Northside Drive, Suite 100

San Diego, CA 92108

Contact: Lisa Honma

Phone: 619-521-3367

**Lead Agency (if different from above):**

County of San Diego, Planning &  
Development Services, MS 0650

5510 Overland Avenue, Suite 110

San Diego, CA 92123

Contact: Nicolas Gustafson

Phone: 858-495-5437

***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):** 1992101099

**Project Title:** International Industrial Park (IIP) TM 5549 Project

**Project Applicant:** International Industrial Park, Inc

**Project Location (include county):** The Project is located within unincorporated community of East Otay Mesa, San Diego County, California north of Otay Mesa Road, west of Alta Road and Paseo De La Fuente intersection, south of Donovan Correctional Facility, and east of Harvest Road. Latitude 32.572587, longitude -116.928329.

**Project Description:** The San Diego Water Board issued a Clean Water Act section 401 water quality certification (Certification No. R9-2025-0021) to the Project Applicant to construct five industrial pads on eight lots, associated access roads and infrastructure for the development, and a segment of Lonestar Road westward of the existing road currently named Paseo De La Fuente. The proposed plan includes single story tilt up industrial buildings, internal access roads, including a cul-de-sac extending Enrico Fermi Drive, vehicle and truck parking, and water quality best management practices for each lot. Additionally, the County of San Diego Community Service Area 135 fire station and a sheriff substation will be constructed on the site and upland and wetland habitat mitigation will be constructed on-site within Johnson Canyon.

This is to advise that the San Diego Water Board, a Responsible Agency, has approved the above-described project on May 15, 2025, and has made the following determinations regarding the above-described project.

1. The project will have a significant effect on the environment.
2. An Addendum to a previously certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures were made a condition of the San Diego Water Board's approval of the project.
4. A mitigation reporting or monitoring plan was adopted by the San Diego Water Board for this project.
5. A statement of Overriding Considerations was not adopted by the San Diego Water Board for this project.
6. Findings were made by the San Diego Water Board pursuant to the provisions of CEQA.

The record associated with the San Diego Water Board's decision is available at 2375 Northside Drive, Ste. 100, San Diego CA 92108, ph. 619-521-1990 (Electronic File No./PIN 849782).

Signature (Public Agency) of David W. Gibson, Executive Officer:

Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resource Code.

Reference Sections 210000-21174, Public Resource Code.