



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED

Sep 16, 2026 01:53 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000864
State Receipt # 37091620260798
Document # 2026-NOD-95

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

STARLIGHT SOLAR, PDS2022-MUP-22-010;PDS2022-ER-22-21-002

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):

Posted: 9/16/26

Filed by: ELVA STOPKE

Deputy County Clerk

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

TO: ☒ Recorder/County Clerk
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

☐ Office of Land Use and Climate Innovation
P.O. Box 3044
Sacramento, CA 95812

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name and Number: Starlight Solar, PDS2022-MUP-22-010; PDS2022-ER-22-21-002

State Clearinghouse No.: 2023030603

Project Location: South of Interstate 8 and Old Highway 80, east of Tierra del Sol Road, and Along Jewel Valley Road in the Boulevard Community of the unincorporated County of San Diego; APNs: 612-082-12, 612-110-02, 612-110-04, 612-110-17, 612-110-18, 612-110-19, 612-120-01, 659-020-01, 659-020-02, 659-020-05, 659-020-08, 659-080-02, 659-080-09, 612-090-59, 612-090-68, 659-130-03, 659-140-01, 659-140-02, 612-092-13

Project Applicant: Empire II LLC, 17901 Von Karman Avenue, Suite 1050, Irvine, CA 92614; Phone: (949) 398-3915

Project Description: The Starlight Solar Project consists of a Major Use Permit (MUP) and Fire Protection and Mitigation Agreement for the construction and operation of a 100 megawatt (MW) solar photovoltaic energy generation facility with 217.4 MW of battery energy storage on approximately 588 acres. Phase one of the project consists of development of approximately 20 MW of solar generation and 17.4 MW of battery energy storage on approximately 125 acres. Phase two consists of development of approximately 80 MW of solar generation and 200 MW of battery energy storage on approximately 456 acres. The project includes photovoltaic modules mounted on support structures, inverter and transformer platforms, battery storage facilities, an on-site collector substation, a transmission line to connect the project to the existing SDG&E Boulevard Substation, consisting primarily of underground facilities with a short overhead segment, internal access and fire roads, fencing, fuel modification zones, six water tanks for fire protection, and associated site infrastructure to support the solar energy generation and storage facility.

Agency Approving Project: County of San Diego

County Contact Person: Nicholas Koutoufidis

Date Form Completed: September 16, 2026

This is to advise that the County of San Diego Board of Supervisors has approved the above-described project on September 16, 2026/Item #5 and has made the following determinations:

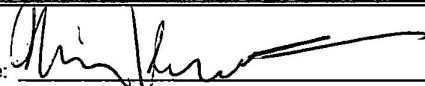
1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
☐ A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
☐ An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered 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.

The following determinations are only required for projects with Environmental Impact Reports:

5. A Statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

- ☐ Certificate of Fee Exemption (attached)
☒ Proof of Payment of Fees (attached)

Signature:  Telephone: (619) 340-5481

Name (Print): Nicholas Koutoufidis Title: Land Use/Environmental Planner

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

37-09/16/2026-0798

STATE CLEARING HOUSE NUMBER (If applicable)

2023030603

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES	LEAD AGENCY EMAIL	DATE 09/16/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2026-NOD-0095	
PROJECT TITLE STARLIGHT SOLAR PDS2022-MUP-22-010; PDS2022-ER-22-21-002		

PROJECT APPLICANT NAME EMPIRE II LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 949-398-3915
PROJECT APPLICANT ADDRESS 17901 VON KARMAN AVENUE, SUITE 1050	CITY IRVINE	STATE CA
		ZIP CODE 92614

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,227.50	\$	4,227.50
☐ Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00
☐ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 4,277.50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: VITALCHECK: 227235299/866930 AND 22723585/849742



San Diego County



Transaction #: 9263126
Receipt #: 2026360992

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: 09/16/2026
Cashier Location: SD

Print Date: 09/16/2026 1:54 pm

Payment Summary

Total Fees:	\$4,277.50
Total Payments:	\$4,277.50
Balance:	\$0.00

Payments

VITALCHEK PAYMENT	\$2,138.75
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VITALCHEK PAYMENT	\$2,138.75
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Total Payments	\$4,277.50
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Filing

CEQA - NOD FILE #: 2026-000864 Date: 09/16/2026 1:53PM Pages: 2

State Receipt # 37-09/16/2026-0798

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Environmental Impact Report	\$4,227.50
Total Fees Due:		\$4,277.50

Grand Total - All Documents:	\$4,277.50
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