



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

**FILED**  
Jul 14, 2025 10:23 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000590  
State Receipt # 37071420250540

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

1705 PALM AVENUE / PRJ-1049364

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)

<b>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON</b> <u>July 14, 2025</u>
<b>Posted</b> <u>July 14, 2025</u> <b>Removed</b> _____
<b>Returned to agency on</b> _____
<b>DEPUTY</b> _____

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 Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** 1705 Palm Avenue / PRJ-1049364

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

**Project Location-Specific:** 1705 Palm Avenue, San Diego, California 92154

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

**Description of nature and purpose of the Project:** A request for a CONDITIONAL USE PERMIT to for the installation of 8 new battery storage containers with transformers and the demolition of an approximately 600-square-foot building and storage yard associated with the existing recycling center. Additionally, the project includes associated hardscape and landscape, including frontage improvements consisting of a six-foot sidewalk along Palm Avenue, a five-foot sidewalk and seven-foot landscape buffer along Thermal Avenue, and a side-walk ramp at the corner. The 0.11-acre project site is located at 1705 Palm Avenue and is designated Community Commercial and zoned CC 4-2 per the Otay Mesa-Nestor Community Plan. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (Brown Field and Naval Outlying Landing Field-Imperial Beach), the Airport Influence Area (Brown Field and Naval Outlying Landing Field-Imperial Beach- Review Area 2), the Federal Aviation Administration (FAA) Part 77 Noticing Area for Naval Outlying Landing Field-Imperial Beach), the Coastal Height Limitation Overlay Zone, the Parking Standards Transit Priority Area, and the Transit Priority Area. [Legal Description: Lot 12, Block "Q" of Imperial Beach Gardens].

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

**Name of Person or Agency Carrying Out Project:** James, EnerSmart Imperial Beach Bess LLC, 400 S. Sierra Avenue Suite 100, Solana Beach, California 92075 (619) 877-8444

**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: Sections 15303 (New Construction and Conversion of Small Structures) and 15332 (In-fill Development).
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to section 15303 (New Construction or Conversion of Small Structures) which allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures. Additionally, the project would qualify to be categorically exempt from CEQA pursuant to section 15332 (In-fill Development) which allows for projects characterized as in-fill development meeting the following conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare, or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. Furthermore, the exceptions listed in Section 15300.2 would not apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

**Lead Agency Contact Person:** M. Dresser

**Telephone:** (619) 446-5404

**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.



Senior Planner

Signature/Title

February 27, 2025

Date

**Check One:**

- Signed by Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8472036  
Receipt #: 2025264502

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: 07/14/2025  
Cashier Location: SD

Print Date: 08/14/2025 11:12 am

Payment Summary

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

Payment	
CHECK PAYMENT #9911569166	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
Filings	
CEQA - NOE	FILE #: 2025-000590 Date: 07/14/2025 10:23AM Pages: 3
	State Receipt # 37-07/14/2025-0540
Fees: Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>	<b>\$50.00</b>
COVER LETTER	
<b>Total Fees Due:</b>	<b>\$0.00</b>
<b>Grand Total - All Documents:</b>	<b>\$50.00</b>