



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Sep 15, 2025 03:26 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000779  
State Receipt # 37091520250706

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

12105 WORLD TRADE DRIVE / PRJ-1076451

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** September 15, 2025

**Posted** September 15, 2025 **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.



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753 5a (Rev 01/01/25) Previously DFG 753 5a

RECEIPT NUMBER 37-09/15/2025-0706
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 09/15/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0706	
PROJECT TITLE 12105 WORLD TRADE DRIVE / PRJ-1076451		

PROJECT APPLICANT NAME BRAD SONNENBURG	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-751-0633
PROJECT APPLICANT ADDRESS 10731 TREENA STREET	CITY SAN DIEGO	STATE CA
		ZIP CODE 92131

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)	\$4,123 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401 75	\$	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 <i>X Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
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Payment Reference # • CHECK NO. 1134

**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 7650 Mission Valley Road, MS DSD-1A San Diego, CA 92108
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Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** 12105 World Trade Drive / PRJ-1076451

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

**Project Location-Specific:** 12105 World Trade Drive, San Diego, CA 92128

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

**Description of nature and purpose of the Project:** The project proposes a Planned Development Permit (PDP) with deviations for maximum front setback of approximately 60 feet where 10 feet is required, maximum street side setback of approximately 15 to 20 feet where 10 feet is required, minimum lot coverage of approximately 17 percent where 35 percent is required, and waiver of transparency requirements where minimum 50 percent transparency of street wall area between 3 and 10 feet above the sidewalk is required for a 3,363 square-foot (sf) car wash on an undeveloped, vacant, and previously graded parcel located at 12105 World Trade Drive. The project also includes associated site improvements, including new concrete walkways, drive aisles, curbs, landscaping, vacuum stations, utilities, and associated fixtures, furnishings, and equipment. The 1.0-acre site is located in the CC-3-5 zone and is designated Community Commercial within the Carmel Mountain Ranch Community Plan area. Existing overlays include Airport Land Use Community Plan - MCAS Miramar, Airport Influence Area (MCAS Miramar Review Area 2), and Residential Tandem Parking Overlay Zone. LEGAL DESCRIPTION: Parcel 1 of Parcel Map No. 14678.

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

**Name of Person or Agency Carrying Out Project:** Brad Sonnenburg, 10731 Treena Street, San Diego, CA 92131, (858) 751-0633

**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: Section 15332, In Fill Development Projects
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of less than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species as it is a disturbed, graded site. The project does not have the bulk and scale to cause any obstruction in the implementation of the existing air quality plan or otherwise cause any adverse air movement within the area. A Noise Impact Study (MD Acoustics, LLC, 2024) was reviewed and accepted for the project, which determined that impacts related to noise would be less than significant. The project is scoped out of Vehicle Miles Traveled (VMT) analysis as it meets the screening criteria for locally serving retail and is presumed to have a less than significant VMT impact. A Hydrology and Hydraulics Report (Tait & Associates Inc., 2025) and a Preliminary Priority Development Project Storm Water Quality Management Plan (Tait & Associates Inc., 2025) were prepared and they identified proper drainage, Best Management Practices and compliance measures from the City Storm Water Regulations that would preclude impacts to water quality. As such, the project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA 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:** Marlene Watanabe

**Telephone:** (619) 446-5129

**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

September 4, 2025  
 Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8583557  
Receipt #: 2025355732

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: 09/15/2025  
Cashier Location: SD

Print Date: 09/15/2025 3:27 pm

Payment Summary

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

Payment

CHECK PAYMENT #1134 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000779 Date: 09/15/2025 3:26PM Pages: 3

State Receipt # 37-09/15/2025-0706

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00

DATE:09/04/2025 CK#:1134 TOTAL:\$50.00\*\*\*\*\* BANK:World Trade CM, LLC(wt-op)  
PAYEE:San Diego County Clerk(sdclerk)

Property	Account	Invoice - Date	Description	Amount
wt	13700	09042025-WT - 09/04/202	CEQA Notice of Exemption Filing Fee	50.00
				<hr/> 50.00