FILED
Jun 17, 2026 09:06 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000582
State Receipt # 37061720260538

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

6021 BUSINESS CENTER COURT / PRJ - 1123958

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: 6/17/26

Filed by: TIFFANI HOOD

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 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
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

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

Project Title / Number: 6021 Business Center Court / PRJ-1123958

State Clearinghouse No.: N/A

Project Location-Specific: 6021 Business Center Court, San Diego, CA 92154

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

Description of nature and purpose of the Project: CONDITIONAL USE PERMIT for the demolition of an existing 7,875-square foot commercial retail building with associated parking and the construction of a 3,694-square foot restaurant with dual drive thru lanes. The 1.18-acre site is designated as Light Industrial, per the Otay Mesa Community Plan, and zoned Industrial - Light (IL-2-1). Additionally, the project site is located within the Airport Land Use Compatibility Overlay Zone (Brown Field), the Airport Influence Area (Brown Field, Review Area 1 and 2), the Federal Aviation Administration part 77 Noticing Area (Brown Field), the ALUCP Safety Zone (Brown Field, Safety Zone 6), and the Community Plan Implementation Overlay Zone (CPIOZ-A). Council District 8. LEGAL DESCRIPTION: LOT 1 OF OCEAN VIEW HILLS CORPORATE CENTER UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13882, FILED IN THE OFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 2, 1999.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Bickel Group, Inc., 3600 Birch Street, Suite 120, Newport Beach, CA 92660, (949) 757-0411.

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 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Project)
- ☐ 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 15303, New Construction or Conversion of Small

Structures. Section 15303 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; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. In urbanized areas, 15303(c) applies to up to four commercial (store, motel, office, restaurant, or similar structure) buildings not exceeding 10,000 square feet in floor area on site zoned for such use. The project meets this criteria since the construction one 3,694-square-foot restaurant with dual drive-thru lanes would not exceed the four commercial buildings and 10,000 square foot floor area thresholds.

The project would also qualify to be categorically exempt from CEQA pursuant to Section 15332, In-Fill Development Projects. The In-Fill Development Project exemption applies to projects characterized as in-fill that meet the conditions described in sections 15332(a) – (e). Consistent with section 15332(a), the project is consistent with the applicable general plan designation and policies as well as zoning regulations. The General Plan designates the site for Industrial Employment uses; the Otay Mesa Community Plan designates the site for Light Industrial uses; and the underlying IL-2-1 zone allows for a mix of light industrial, and office uses with limited commercial. Therefore, the proposed drive-thru restaurant (commercial use) would be consistent with the General Plan, applicable community plan and zone. Consistent with section 15332(b), the project would occur within City limits, the project site is no more than 5 acres and is substantially surrounded by urban uses. As defined in Public Resources Code section 21072, qualified urban uses means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. The project site is 1.18 acres, or less than 5 acres. The site is substantially surrounded by urban uses which include Otay Mesa Road to the south, Corporate Center Drive directly west, commercial warehouses to the north and food service establishments and a shopping center directly northeast and east. In accordance with section 15332(c), the site is developed with urban uses and has no value as a habitat for endangered, rare or threatened species. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in section 15332(d). **TRAFFIC:** Transportation studies were prepared to address circulation improvements and vehicle miles travelled (VMT) requirements consistent with the City's Transportation Study Manual. The project would implement pedestrian/vehicular circulation improvements and be considered locally serving and therefore presumed to have a less than significant impact related to transportation. **NOISE:** The project would be required to comply with SDMC sections 59.5.401 (Sound Level Limits) and 59.5.0404 (Construction Noise), thereby ensuring that noise impacts are less than significant. **AIR QUALITY:** The project would be required to comply with applicable local, state and federal regulations, thereby also ensuring that significant air quality impacts would not occur. This commercial use is consistent with the land use and underlying zone and the operational use of this restaurant is not anticipated to exacerbate air quality standards. **WATER QUALITY:** The project is considered a Medium Priority construction project and would be required to prepare a Stormwater Pollution Prevention Plan. The project is also considered a Priority Development Project and would use Best Management Practices (BMPs) for pollutant control. Adherence to applicable City, state, and federal requirements would ensure that the project does not affect water quality. Lastly, consistent with CEQA Guidelines section 15332(e), the project would be adequately served by utilities and public services. The proposed restaurant would result in no change in need for public services, and the project site would continue to be adequately served.

Furthermore, the project can be adequately served by all required utilities and public services as it is

located within an urban area with services present. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

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.

Analyst: Kristy Blodgett / (619) 236-7788

Filed by:

Ollie Shepherd / (619) 446-5412
Name/Phone Number

Signature

Development Project Manager
Title

06/02/2026
Date

Check One:
☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County

Transaction #: 9084877
Receipt #: 2026233824

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: 06/17/2026
Cashier Location: SD

Print Date: 06/17/2026 9:06 am

Payment Summary

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

Payment

CHECK PAYMENT #2511	$50.00
Total Payments	$50.00

Filing

CEQA - NOE FILE #: 2026-000582 Date: 06/17/2026 9:06AM Pages: 4

State Receipt # 37-06/17/2026-0538

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

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 37-06/17/2026-0538

STATE CLEARING HOUSE NUMBER (*If applicable*)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT		06/17/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	37-2026-0538

PROJECT TITLE
6021 BUSINESS CENTER COURT / PRJ-1123958

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
BICKEL GROUP INC		949-757-0411

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
3600 BIRCH STREET, SUITE 120	NEWPORT BEACH	CA	92660

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	$	0.00
☐ 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** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X T. Hood	San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: CHECK # 2511