



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:

37-06/09/2026-0510

STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT
SERVICES

LEAD AGENCY EMAIL

DATE

06/09/2026

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2026-0510

PROJECT TITLE

PDS2023-STP-23-006; PDS2023-ER-23-14-007; A.M. ORTEGA PROSPECT SITE PLAN

PROJECT APPLICANT NAME

A M ORTEGA INDUSTRIAL PARK LLC (ATTN MAURICE
ORTEGA)

PROJECT APPLICANT EMAIL

PHONE NUMBER

619-719-8710

PROJECT APPLICANT ADDRESS

10125 CHANNEL ROAD

CITY

LAKE SIDE

STATE

CA

ZIP CODE

92040

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

X *Steve Sangthai*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #: ORDER#/AUTH# 222086639/06213G



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jun 09, 2026 10:33 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000551
State Receipt # 37060920260510

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

PDS2023-STP-23-006; PDS2023-ER-23-14-007; A.M. ORTEGA PROSPECT SITE PLAN

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 6/9/26

Filed by Steve Sangthai

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
1600 Pacific Highway, M S A33
San Diego, CA 92101

FROM County of San Diego
Planning & Development Services, M S O650
Attn Project Planning Division Section Secretary

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

Project Name PDS2023-STP-23-006, PDS2023-ER-23-14-007, A M Ortega Prospect Site Plan

Project Location 9760 Prospect Ave, Lakeside, CA 92040, within the Lakeside Community Planning area of unincorporated San Diego County (APNs 394-510-07-00)

Project Applicant A M Ortega Industrial Park, LLC (Attn Maurice Ortega); 10125 Channel Road, Lakeside CA 92040, (619) 719-8710

Project Description This project consists of the construction of a 4,082 square foot building with associated landscaping and parking on an approximately 0.32-acre property. The 4,082 square foot building includes a 420 square foot office and a 3,580 square foot warehouse. The project site is subject to the General Commercial (C-1) General Plan Land Use Designation, Village Regional Category, and the General Commercial (C36) Zoning Land Use Regulation. Access to the site will be provided by a driveway connecting to Prospect Avenue, a County-maintained Road. Water service will be provided by the Lakeside Water District and Sewer Service will be provided by San Diego County Sanitation District Lakeside Service Area. Earthwork for the project consists of 300 cubic yards of cut and fill.

Agency Approving Project County of San Diego

County Contact Person Enrique Aponte Telephone (619) 539-6946

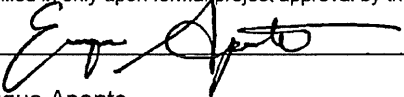
Date Form Completed June 9, 2026

This is to advise that the County of San Diego Planning & Development Services has approved the above-described project on June 9, 2026, and found the project to be exempt from the CEQA under the following criteria

- 1 Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G") (check only one)
 - ☐ Declared Emergency [C 21080(b)(3), G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4), G 15269(b)(c)]
 - ☐ Statutory Exemption C Section
 - ☒ Categorical Exemption G Section 15303
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA
 - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378
- 2 Mitigation measures ☐ were ☒ were not made a condition of the approval of the project
- 3 A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project

Statement of reasons why project is exempt Pursuant to Section 15303 of the State of California Environmental Quality Act Guidelines, the project is exempt in accordance with CEQA because it involves construction of an approximately 4,082 square foot construction and sales office with associated storage in an urbanized area. Section 15303 includes an example of similar commercial uses up to 10,000 square feet in urbanized areas. It has been determined that the project is not in an environmentally sensitive location, will not have a cumulative effect on the environment, is not on a hazardous waste site, will not cause a substantial change in the significance of a historical resource, and will not result in damage to a scenic highway.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body

Signature  Telephone (619) 539-6946

Name (Print) Enrique Aponte Title Land Use/Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego

This notice must be filed with the Recorder/County Clerk as soon as possible 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 15062