FILED
Jun 30, 2026 10:03 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000625
State Receipt # 37063020260578

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

6513 SEQUENCE DRIVE / PRJ-1109007

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 6/30/26

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
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: 6513 Sequence Drive / PRJ-1109007

State Clearinghouse No.: N/A

Project Location-Specific: 6513 Sequence Drive and 10243 Genetic Center Drive, San Diego, CA, 92121

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

Description of nature and purpose of the Project: A request for a COASTAL DEVELOPMENT PERMIT to adjust the lot line between two parcels that contain an existing medical building, three-story parking garage, and surface parking. The lot line would be adjusted to include the medical building and three-story parking garage within Parcel 2 and the surface parking lot within Parcel 3. The 6.97-gross-acre project site located at 6513 Sequence Drive and 10243 Genetic Center Drive is zoned Industrial Light (IL-2-1) and designated for Urban Employment Village (0-54 dwelling units per acre) per the applicable Mira Mesa Community Plan (1992). Additionally, the project site is within the Coastal Overlay Zone (Non-appealable-1), Transit Priority Area, Affordable Housing Parking Demand (High), Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (Marine Corps Air Station Miramar – Review Area 1), and Federal Aviation Administration Part 77 Noticing Area. (LEGAL DESCRIPTION: Parcels 2 and 3 of Parcel Map No. 18118, in the City of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, September 25, 1988, as File No. 1998-0613615 of Official Records. Assessor's Parcel Numbers: 311-521-47 and 311-521-48).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Maureen DeLapa, Mira Mesa Medical Office LLC, 100 E Pratt Street #20, Baltimore, MD, 21202. (424) 294-3449.

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: California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations in Land Use Limitations)
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project qualifies to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15305 since the project would include a minor lot line adjustment between two existing parcels without creating any new parcels. The project site is developed with a medical center and no change in land use or density is proposed. The site is relatively flat and does not have an average slope exceeding 20%. The exceptions listed in CEQA Guidelines Section 15300 2 would not apply in that the site is a developed site in an urban area and is not located in a particularly sensitive environment; the project proposes no physical change and would not significantly contribute to a cumulative impact; the project is not adjacent to a scenic highway; the project is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource as none exists on the site or would be affected by the proposed lot line adjustment.

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: C. Garcia / (619) 687-5959

Filed by:

John Norris / (619) 687-5988
Name/Phone Number

Signature

Title

Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

Reasons why project is exempt: The City of San Diego determined that the project qualifies to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15305 since the project would include a minor lot line adjustment between two existing parcels without creating any new parcels. The project site is developed with a medical center and no change in land use or density is proposed. The site is relatively flat and does not have an average slope exceeding 20% The exceptions listed in CEQA Guidelines Section 15300.2 would not apply in that the site is a developed site in an urban area and is not located in a particularly sensitive environment; the project proposes no physical change and would not significantly contribute to a cumulative impact; the project is not adjacent to a scenic highway; the project is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource as none exists on the site or would be affected by the proposed lot line adjustment.

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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: C. Garcia / (619) 687-5959

Filed by:

John Norris / (619) 687-5988
Name/Phone Number

Signature

Res Project Manager
Title

6/20/26
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County

Transaction #: 9108802
Receipt #: 2026251099

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: 06/30/2026
Cashier Location: SD

Print Date: 06/30/2026 10:04 am

Payment Summary

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

Payment

CHECK PAYMENT #2012	$50.00
Total Payments	$50.00

Filing

CEQA - NOE FILE #: 2026-000625 Date: 06/30/2026 10:03AM Pages: 4

State Receipt # 37-06/30/2026-0578

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	
37-06/30/2026-0578	
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		06/30/2026
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
SAN DIEGO		37-2026-0578

PROJECT TITLE
6513 SEQUENCE DRIVE / PRJ-1109007

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
MAUREEN DELAPA, MIRA MESA MEDICAL OFFICE LLC			424-294-3449
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
100 E PRATT STREET #20	BALTIMORE	MD	21202

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 Steve Sangthai	San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #. CHECK NO. 2012

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753 5A (Rev 01012026)