



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

FILED

Jun 26, 2025 09:09 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000540
State Receipt # 37062620250492
Document # 252-NOD-65

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

VISTA SANTO DOMINGO

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 June 26, 2025

Posted June 26, 2025 **Removed** JUL 26 2025

Returned to agency on JUL 28 2025

DEPUTY S. Sangthai *Steve Sangthai*

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 DETERMINATION
SUBSEQUENT ACTION**

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

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 Number: 1110197

State Clearinghouse Number: 2004651076

Project Title: Vista Santo Domingo

Project Location: northeast of the terminus of Exposition Way and north and west of Innovative Drive

City/County: San Diego/San Diego

Description of Previous Action/Project: The City of San Diego previously prepared a Program Environmental Impact Report (PEIR) No. 30330/304032 / SCH No. 2004651076 for the Otay Mesa Community Plan Update. The PEIR was certified by the San Diego City Council on March 11, 2014, via Resolution No. R-308810. The Otay Mesa CPU involved an update to the Otay Mesa Community Plan, a General Plan Amendment, rescission of the Otay Mesa Development District (OMDD), adoption of a Rezone Ordinance to replace the OMDD with citywide zoning and creation of two new CPIOZs, amendments to the City's Land Development Code (LDC), and an update of the Otay Mesa Community Plan Public Facilities Financing Plan (PFFP).

Description of Current Project: A GENERAL PLAN AMENDMENT and COMMUNITY PLAN AMENDMENT to redesignate the land use designation from Residential-Medium to Light Industrial, a REZONE to change the zone from RM-2-4 (Residential Medium) to IL-1-1 (Industrial-Light) and a SAN DIEGO MUNICIPAL CODE AMENDMENT to Chapter 13, Article 2, Division 14 - Community Plan Implementation Overlay Zone (CPIOZ) boundary for the Otay Mesa Community Plan to include the project site in the CPIOZ - Type A boundary. No development is being proposed as part of this project. The vacant 5.58-acre site is located northeast of the terminus of Exposition Way and north and west of Innovative Drive (Figures 1 and 2). The site is designated Residential-Medium and zoned RM-2-4 (Residential Medium) within the Otay Mesa Community Plan area. Additionally, the site is within the following: Brush Management, Very High Fire Hazard Severity Zone, Prime Industrial Lands, Brown Field Airport Land Use Compatibility Overlay Zone, Brown Field Airport Influence Area (Review Area 1), Brown Field Airport 65-70 Airport Noise Contour (CNEL), Brown Field Airport Safety Zone 2 and 3, and the Federal Aviation Administration Part 77 Notification Area. LEGAL DESCRIPTION: Lot 1 of Ocean View Village according to Map No. 16245 filed December 21, 2017; APN 645-050-4400.

Project Applicant: OnPoint Development, LLC, 7514 Girard Avenue, Suite 1515, San Diego, California 92037. (760) 855-3851

Determination: This is to advise that the Council of the City of San Diego, as Lead Agency, has approved the above-described project on June 3, 2025 and made the following determinations: R-316244

1. The project, in its approved form will, will not have a significant effect on the environment.
2. A Subsequent Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
 A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the City of San Diego Development Services Department, located at 1222 First Avenue, San Deigo, CA 92101.

3. Mitigation measures were, were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program was, was not, adopted for the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

Responsible and Trustee Agency: Implementation of the project will require will not require coordination with the following responsible and/or trustee agencies:

- California Coastal Commission
- California Department of Fish and Wildlife

It is hereby certified that the final environmental document, including comments and responses, if any, is available to the public on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

Analyst: M. Dresser

Telephone: (619) 446-5404

Filed by:


Signature

Senior Planner

Title

Item 332 6/3/25

APR 18 2014

NOTICE OF DETERMINATION

BY DN. Hernandez
DEPUTY

RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

140063

PROJECT NUMBER: 30330/304032 PERMIT NUMBER: N/A STATE CLEARINGHOUSE NUMBER: 2004651076
PROJECT TITLE: OTAY MESA COMMUNITY PLAN

PROJECT LOCATION: The Otay Mesa community encompasses approximately 9,300 acres in the southeastern portion of the City of San Diego. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north the County of San Diego on the east and the US/Mexico border and the City of Tijuana on the south, Council District 8, in the City and County of San Diego.

DESCRIPTION OF ACTION: **City Council approval of a updated Otay Mesa Community Plan, General Plan Amendment, Rescission of Otay Mesa Development District (OMDD) and Adoption of a Rezone ordinance (to replace the OMDD with citywide zoning), approval of the Public Facilities Financing Plan (PFFP), and amendments to the City's Land Development Code (LDC) as further described below.** The Otay Mesa Community Plan Update (CPU) is a comprehensive update of the 1981 community plan. Approval of the CPU would establish land use designations and policies to guide future development consistent with the City's General Plan (2008). The CPU is intended to implement the General Plan policies through the provision of community-specific recommendations. The concurrent rezone would rescind the existing OMDD and implement development regulations consistent with citywide zoning classifications. Amendments to the City's LDC are required to create new and revised implementing zones, including two new Community Plan Implementation Overlay Zones (CPIOZ Type A and Type B) for proposed commercial and industrial land use designations under the CPU and for the creation of new zones to implement the new International Business and Trade (IBT 1-1) and Business Park Residential Permitted (BRTBPRP) land use designations. An updated PFFP would be adopted with the CPU to allow for implementation of the CPU. The CPU would additionally serve as the basis for guiding a variety of other actions, such as parkland acquisitions, transportation improvements and public facilities. The update includes modifications to the various elements of the Plan to incorporate current planning policies and practices in the City of San Diego, as well as to make the Plan reflective of the substantial land use changes (e.g., adopted alignments of SR-905 and SR-125) that have occurred over the last twenty-five years.

PROJECT APPLICANT: City of San Diego, Planning, Neighborhoods and Economic Development Department.
Contact: Theresa Millette, 1222 1st Avenue, MS 413, San Diego, CA. (619) 235-5206

This is to advise that the City of San Diego City Council as Lead Agency under CEQA on 03-11-2014 approved the above described project and made the following determinations: R-308809

1. The project in its approved form will, will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
3. Mitigation measures were, were not, made a condition of the approval of the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

Record of project approval may be examined at the address above

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: M. Herrmann

Telephone: (619)446-5372

Filed by: Mary P. Bragado
Signature
Deputy Director
Title

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on APR 18 2014

Posted APR 18 2014 Removed MAY 19 2014

Returned to agency on MAY 19 2014

Deputy DN. Hernandez

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#
SD2014 0310
STATE CLEARING HOUSE #(if applicable)
2004651076

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	DATE 04/18/2014
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER *20140063*
PROJECT TITLE OTAY MESA COMMUNITY PLAN	

PROJECT APPLICANT NAME CITY OF SAN DIEGO PLANNING, NEIGHBORHOODS AND ECONOMIC DEVELOPMENT DEPARTMENT	PHONE NUMBER 619-235-5206
PROJECT APPLICANT ADDRESS 1222 1ST AVENUE	CITY SAN DIEGO
	STATE CA
	ZIP CODE 92101

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

140063

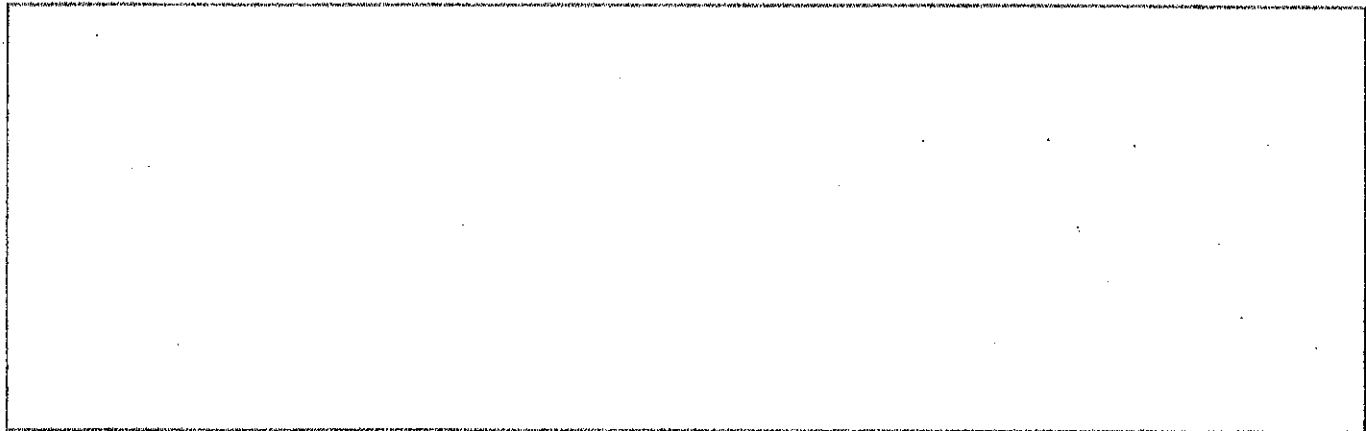
- | | | | |
|---|------------|----|---------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,029.75 | \$ | \$0.00 |
| <input type="checkbox"/> Negative Declaration (ND)(MND) | \$2,181.25 | \$ | |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ | |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$1,030.25 | \$ | |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ | \$50.00 |
| <input type="checkbox"/> Project that is exempt from fees | | | |
| <input type="checkbox"/> Notice of Exemption | | | |
| <input checked="" type="checkbox"/> CDFW No Effect Determination (Form Attached) | | | |
| <input type="checkbox"/> Other _____ | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other CHK# 0001339665

TOTAL RECEIVED \$ 50.00

SIGNATURE X DN. Hernandez	TITLE Deputy
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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

City of San Diego
1222 First Avenue
San Diego, CA 92101

CEQA Lead Agency: City of San Diego, Department of Development Services

Project Name: Otay Mesa Community Plan Update

CEQA Document Type: Environmental Impact Report

State Clearing House Number and/or local agency ID number: SCH No. 2004051076,
PTS 30330/304032


Project Location: The Otay Mesa Community Planning Area includes approximately 9,300 acres in the southeastern portion of the City of San Diego. It is bordered by the City of Chula Vista to the north, the County of San Diego to the east, the international border with Mexico to the south, and the San Ysidro and Otay Mesa-Nestor planning areas to the west.

Brief Project Description: The project is an update to the 1981 Otay Mesa Community Plan. The updated plan implements the City of San Diego's General Plan with respect to the distribution and arrangement of land uses, local street and transit network, prioritization and provision of public facilities, community and site-specific urban design guidelines, and recommendations to preserve and enhance natural and cultural resources within the Otay Mesa community.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish and Game Code [FGC] Section 711.4(c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to FGC Section 711.4(c)(3).

DFG Approved By: 

Bryand Duke Date: 03/20/2014

Title: Senior Environmental Scientist (Specialist)

Conserving California's Wildlife Since 1870



San Diego County



Transaction #: 8445636
Receipt #: 2025240803

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: 06/26/2025
Cashier Location: SD

Print Date: 06/26/2025 9:11 am

Payment Summary

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

Payment

CHECK PAYMENT #0635 \$50.00

Total Payments \$50.00

Filing

CEQA - NOD FILE #: 2025-000540 Date: 06/26/2025 9:09AM Pages: 7

State Receipt # 37-06/26/2025-0492

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
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 37-06/26/2025-0492
STATE CLEARING HOUSE NUMBER(If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO	LEAD AGENCY EMAIL	DATE 06/26/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 252-NOD-0065	

PROJECT TITLE
VISTA SANTO DOMINGO

PROJECT APPLICANT NAME ONPOINT DEVELOPMENT LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 760-855-3851	
PROJECT APPLICANT ADDRESS 7514 GIRARD AVENUE, SUITE 1515	CITY LA JOLLA	STATE CA	ZIP CODE 92037

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" 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
<input checked="" type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input checked="" type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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 X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, CARLOS TERAN, Deputy
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Payment Reference #: CHECK#0635 NO EFFECT DETERMINATION, REM 04/18/2014 DOC#20140063