



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
May 05, 2026 08:45 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000415
State Receipt # 37050520260384
Document # 2026-NOD-46

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

COLLECTION AT CACTUS/PRJ-1111415

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: 5/5/26

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 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
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: Collection at Cactus/PRJ-1111415

State Clearinghouse Number: 2004651076

Project Location (include County): 7020 Airway Road, San Diego, CA 92154 (County of San Diego)

Description of Previous 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 (OMCPU) project. On March 11, 2014, the San Diego City Council (City Council) adopted Resolution No. R-30881, certifying the Environmental Impact Report, and adopting Findings, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program. The OMCPU project required an update to the Otay Mesa Community Plan, a General Plan Amendment, rescission of the Otay Mesa Development District, adoption of a Rezone Ordinance to replace the Otay Mesa Development District 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). Subsequently, the City of San Diego prepared an Addendum to the PEIR for the Central Village Specific Plan adopted by City Council per Resolution No. R-11019, on April 13, 2017.

Description of Current Project: A VESTING TENTATIVE MAP (VTM), SITE DEVELOPMENT PERMIT (SDP) and NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) to allow the development of 985 multi-family residential units on a 38.8-acre site. The project would be located within the Central Valley Specific Plan (CVSP) Planning Area of the OMCPU. Additionally, the project would allow for the development of 17,452 square feet of leasing/amenity space, two detention basins and associated utilities and improvements. The project would also provide approximately 3.5 acres for construction of a future park. The project would include improvements to Cactus Road, Continental Street and Airway Road as well as the construction of internal roadways.

The 38.8-acre site is located at 7020 Airway Road and designated as Multiple Use, Park, Open Space and Recreation in the General Plan and Community Village and Parks in the Otay Mesa Community Plan. The site is zoned Residential (RM-2-5 and RM-3-7), Agricultural (AR-1-1) and Commercial (CC-3-6). Additionally, the project site is located within the Airport Land Use Compatibility Overlay Zone (Brown Field), the Airport Influence Area (Brown Field Area 1), the Federal Aviation Administration Part 77 Noticing Area (Brown Field), the Airport Safety Zone (Brown Field - Zone 6), the Very High Fire Hazard Severity Zone and the Transit Priority Area. APPLICANT: JPI Real Estate Acquisition II, LLC.

Project Applicant: JPI Real Estate Acquisitions II, LLC, 11988 El Camino Real, Suite 200, San Diego, CA 92130 (858) 369-5670

Determination: This is to advise that the Planning Commission of the City of San Diego, as Lead Agency, has approved the above-described project on April 16, 2026 and made the following determinations per the California Environmental Quality Act (CEQA):

- 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.
- A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- An Addendum to Environmental Impact Report No. 30330/304032 was prepared for this project pursuant to the provisions of CEQA.

The record of project approval may be examined at the City of San Diego Development Services Department, located at 7650 Mission Valley Road, San Diego, CA 92108.

- 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:


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 : Kelli Rasmus/ (619) 557-7990

Filed by:

Sarah Hatinen/ (619)446-5394

Name/Phone Number



Signature

Development Project Manager

Title

MAY 1, 2026

Date

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 04/16/2014
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 20140088
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:

1.40063

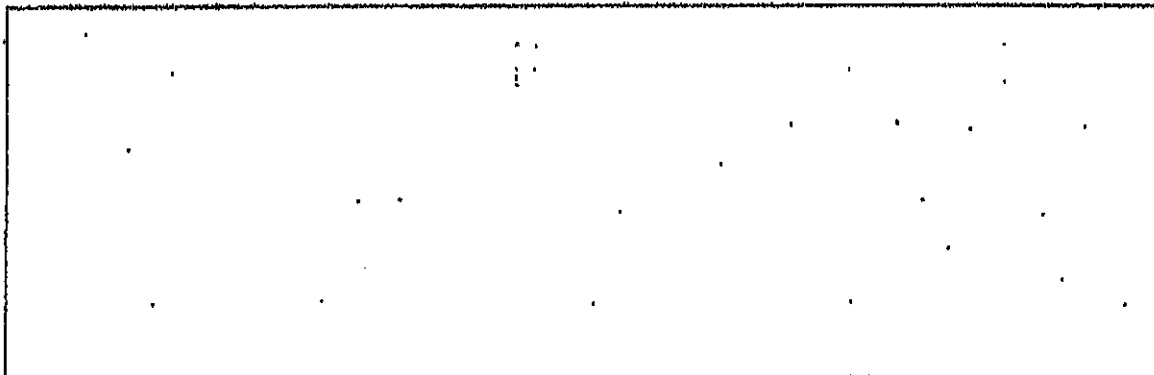
- Environmental Impact Report (EIR) \$3,029.75 \$ _____ \$0.00
- Negative Declaration (ND) (MND) \$2,181.25 \$ _____
- Application Fee Water Diversion (State Water Resources Control Board Only) \$860.00 \$ _____
- Projects Subject to Certified Regulatory Programs (CRP) \$1,030.25 \$ _____
- County Administrative Fee \$80.00 \$ _____ \$80.00
- Project that is exempt from fees
- Notice of Exemption
- CDFW No Effect Determination (Form Attached)
- Other _____ \$ _____

PAYMENT METHOD:

- Cash Credit Check Other CHK# 0001339885

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,
PT# 30330/304032

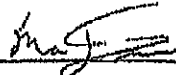
Project Location: The Otay Mesa Community Planning Area includes approximately 9,300 acres in the southeastern portion of the City of San Diego. It is bordered by the City of Chula Vista to the north, the County of San Diego to the east, the international border with Mexico to the south, and the San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

Ervand Duke Date: 03/20/2014

Title: Senior Environmental Scientist (Specialist)

Public
Gina J. Drenth, Jr., Recorder/County Clerk

NOTICE OF DETERMINATION

APR 18 2014

BY: DN. Hernandez
DEPUTY

X 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

X OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 127
SACRAMENTO, CA 95814

140063

PROJECT NUMBER: 30330/304032 PERMIT NUMBER: N/A STATE CLEARINGHOUSE NUMBER: 2004631076
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 (PFFF), 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 PFFF 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) 235-3206

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

Signature

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



San Diego County



Transaction #: 9013298
Receipt #: 2026172688

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: 05/05/2026
Cashier Location: SD

Print Date: 05/05/2026 8:45 am

Payment Summary

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

Payment	
CHECK PAYMENT #471	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOD	FILE #: 2026-000415 Date: 05/05/2026 8:45AM Pages: 7
	State Receipt # 37-05/05/2026-0384
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. 37-05/05/2026-0384
STATE CLEARING HOUSE NUMBER (If applicable) 2004651076

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 05/05/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2026-NOD-0046	

PROJECT TITLE
COLLECTION AT CACTUS/PRJ-1111415

PROJECT APPLICANT NAME JPI REAL ESTATE ACQUISITIONS II, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-369-5670
PROJECT APPLICANT ADDRESS 11988 EL CAMINO REAL, SUITE 200	CITY SAN DIEGO	STATE CA
		ZIP CODE 92130

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)	\$4,227 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437 25	\$	0 00
<hr/>			
<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 <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. 471