



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:

37-09/14/2023-0667

STATE CLEARING HOUSE NUMBER(If applicable)

2022080431

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF CHULA VISTA	LEAD AGENCY EMAIL	DATE 09/14/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0110	
PROJECT TITLE SHINOHARA BUSINESS CENTER		

PROJECT APPLICANT NAME STEVEN SCHWARZ, VWP-OP SHINOHARA OWNER, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 760-855-3851
PROJECT APPLICANT ADDRESS 7514 GIRARD AVE, STE 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 type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00

☐ Exempt from fee  
☐ Notice of Exemption (attach)  
☐ CDFW No Effect Determination (attach)

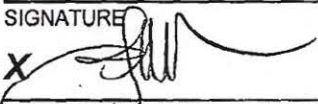
☒ Fee previously paid (attach previously issued cash receipt copy)

<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 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, KARINA ORTIZ, Deputy
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Payment Reference #: ORDER NUMBER/AUTH CODE: 168848940/060882

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 752.5A (Rev. 01012022)



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Sep 14, 2023 03:45 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000740  
State Receipt # 37091420230667  
Document # 2023-NOD-110

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

SHINOHARA BUSINESS CENTER

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 September 14, 2023  
Posted September 14, 2023 Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
DEPUTY \_\_\_\_\_

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

## Appendix D

## To:

☒ Office of Planning and Research  
 U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk  
 County of: San Diego  
 Address: 1600 Pacific Highway, Suite 260  
 San Diego, CA 92101

## From:

Public Agency: City of Chula Vista  
 Address: 276 Fourth Ave, Chula Vista, CA 91910  
 Contact: Oscar Romero  
 Phone: 619-691-5098

Lead Agency (if different from above):

Address:

Contact:

Phone:

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2022080431

Project Title: Shinohara Business Center

Project Applicant: Steven Schwarz, VWP-OP Shinohara Owner, LLC

Project Location (include county): 517 Shinohara Lane

Project Description: Applicant phone #: (760) - 855 - 3851 Address: 7514 Girard Ave, STE 1515  
 La Jolla, CA 92037

The applicant proposes to develop a 178,156 square foot single story industrial building for warehousing and office uses on a vacant 9.72 acre parcel. The subject site is zoned ILP (Limited Industrial Precise Plan) and a General Plan designation of IL (Limited Industrial). The project will include one entitlement for a Design Review DR21-0032 and a Mitigated Negative Declaration with Mitigation Measures and Reporting Program IS21-0006.

This is to advise that the City of Chula Vista has approved the above  
☒ Lead Agency or ☐ Responsible Agency

described project on 9/12/23 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Signature (Public Agency): Marc Can Title: ASSISTANT DIRECTOR

Date: 9/14/23 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

## RECEIPT NUMBER:

37-06/29/2023-0471

STATE CLEARING HOUSE NUMBER (If applicable)

2022080431

## SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY  
CITY OF CHULA VISTA

LEAD AGENCY EMAIL

DATE

06/29/2023

COUNTY/STATE AGENCY OF FILING  
SAN DIEGODOCUMENT NUMBER  
2023-NOD-0080PROJECT TITLE  
SHINOHARA BUSINESS CENTERPROJECT APPLICANT NAME  
STEVEN SCHWARTZ, VPP-OP SHINOHARA OWNER, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER  
760-855-3851PROJECT APPLICANT ADDRESS  
7514 GIRARD AVE STE 1515CITY  
LA JOLLASTATE  
CAZIP CODE  
92037

PROJECT APPLICANT (Check appropriate box)

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

## CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

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\$

0.00

☒ Mitigated/Negative Declaration (MND)/(ND)

\$2,764.00

\$

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☐ 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

\$

2,814.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: CHECK # 64

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 752.5A (Rev. 01/01/2022)

San Diego County



Transaction #: 7374508  
Receipt #: 2023325096

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](http://www.sdarcc.gov)

Cashier Date: 09/14/2023  
Cashier Location: SD

Print Date: 09/14/2023 3:46 pm

Payment Summary

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

Payment	
VITALCHEK PAYMENT	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOD	FILE #: 2023-000740 Date: 09/14/2023 3:45PM Pages: 3
	State Receipt # 37-09/14/2023-0667
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00