



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

37-09/30/2025-0750

STATE CLEARING HOUSE NUMBER (If applicable)

2018061024

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN DIEGO CITY PLANNING DEPARTMENT

LEAD AGENCY EMAIL

DATE

09/30/2025

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

252-NOD-0101

PROJECT TITLE

FIRST AMENDMENT TO LEASE AGREEMENT WITH NORTHEAST MB LLC AT 2727 DE ANZA RD. SAN DIEGO 92109

PROJECT APPLICANT NAME

CITY OF SAN DIEGO, ECONOMIC DEVELOPMENT  
DEPARTMENT, REAL ESTATE

PROJECT APPLICANT EMAIL

PHONE NUMBER

619-236-6721

PROJECT APPLICANT ADDRESS

1200 THIRD AVE, SUITE 1400

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:

☒ Environmental Impact Report (EIR)

\$4,123 50

\$

0 00

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

\$2,968 75

\$

0 00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401 75

\$

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 # CHECK NO 005799 , REM 05/21/2024, RECT 37-05/21/2024-0402



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

**FILED**  
Sep 30, 2025 03:33 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000825  
State Receipt # 37093020250750  
Document # 252-NOD-101

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

FIRST AMENDMENT TO LEASE AGREEMENT WITH NORTHEAST MB, LLC AT  
2727 DE ANZA RD SAN DIEGO, 92109

**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 30, 2025**  
**Posted September 30, 2025 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  
(SUBSEQUENT ACTION)**

TO: 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  
City Planning Department  
202 C Street, MS 413  
San Diego, CA 92101

— Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Project Number: N/A State Clearinghouse Number: 93041010; 2018061024

Project Title: First Amendment to Lease Agreement with Northeast MB, LLC at 2727 De Anza Rd. San Diego, CA 92109

Project location: The project is located at 2727 De Anza Rd. San Diego, CA 92109.

DESCRIPTION OF SUBSEQUENT ACTION: CITY COUNCIL APPROVAL of the proposed First Amendment to the Percentage Lease between the City of San Diego (City) and Northeast MB, LLC to extend the Lease term by 10 years, plus one five-year option to extend the term, for the continued operation of a public camping facility for the City-owned real property located in Mission Bay Park at 2727 De Anza Road, San Diego, California 92109 (Property). The proposed First Amendment (Attachment A) will also update the rent, allow new uses, provide the City the ability to terminate the Lease for future wetland restoration projects, and require compliance with Council Policy 900-03.

This activity to authorize the Mayor or designee to enter into the first amendment to the Lease between the City and Northeast MB, LLC. for the City-owned real property located at 2727 De Anza Road, San Diego, CA 92109 has been reviewed for consistency with and is covered in the Mission Bay Park Master Plan (MBPMP) Environmental Impact Report (EIR) (SCH 93041010) dated August 2, 1994, and the (MBPMP) - De Anza Natural Amendment Programmatic EIR (SCH No. 2018061024) dated November 6, 2023. Pursuant to Section 15162 of CEQA, there is no change in circumstance, additional information, or project changes to warrant additional environmental review.

Project Applicant: City of San Diego, Economic Development Department, Real Estate, 1200 Third Ave, Suite 1400, San Diego, CA 92101 Contact: Roswitha D. Sanchez, (619) 236-6721

This is to advise that the City of San Diego City Council on July 22, 2025 approved the above described project and made the following determinations: R-316362

1. The activity in its approved form will not have significant effects on the environment beyond those identified in the Final Environmental Impact Report ("FEIR") for the Mission Bay Park Master Plan (MBPMP) Environmental Impact Report (EIR) (SCH 93041010), and the (MBPMP) - De Anza Natural Amendment Programmatic EIR (SCH No. 2018061024).
2. The environmental documents listed above were approved and certified by the City of San Diego City Council pursuant to the provisions of CEQA. Environmental staff from the Planning Department conducted an environmental review for the current action in accordance with CEQA Guidelines Section 15162 and determined that the proposed activity is covered by the environmental documents listed above and is not subject to appeal pursuant to the City of San Diego Municipal Code.

3. Mitigation measures were adopted in association with the Final EIR certification process by the City of San Diego City Council and are being implemented as part of this action.
4. Pursuant to CEQA Guidelines Section 150911 Findings were made by the City of San Diego City Council in association with the Final EIR certification process for the above listed environmental documents.
5. A Statement of Overriding Considerations was adopted by the City of San Diego City Council in association with the Final EIR certification process for the above listed environmental documents.
6. Record of the project approvals may be examined at the address below.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the City Planning Department, 202 C St., MS 413, 5<sup>th</sup> floor San Diego CA 92101.

Analyst: G. Johansen

Greg Johansen, Senior Planner  
City of San Diego City Planning Department

Telephone: (619) 446-5372

Filed by:

[Signature]  
Signature

Property Agent  
Title

Reference: California Public Resources Code, Sections 21108 and 21152.



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|                                                                                       |  |                          |                                         |
|---------------------------------------------------------------------------------------|--|--------------------------|-----------------------------------------|
| <b>LEAD AGENCY</b><br>CITY OF SAN DIEGO CITY PLANNING DEPARTMENT                      |  | <b>LEAD AGENCY EMAIL</b> | <b>DATE</b><br>05/21/2024               |
| <b>COUNTY/STATE AGENCY OF FILING</b><br>SAN DIEGO                                     |  |                          | <b>DOCUMENT NUMBER</b><br>2024-NOD-0054 |
| <b>PROJECT TITLE</b><br>DE ANZA NATURAL AMENDMENT TO THE MISSION BAY PARK MASTER PLAN |  |                          |                                         |

|                                                                  |
|------------------------------------------------------------------|
| <b>RECEIPT NUMBER:</b><br>37-05/21/2024-0402                     |
| <b>STATE CLEARING HOUSE NUMBER (if applicable)</b><br>2018061024 |

|                                                                                                                                                                                                                                                                                    |                                |                    |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------|-------------------------------------|
| <b>PROJECT APPLICANT NAME</b><br>CITY OF SAN DIEGO CITY PLANNING DEPARTMENT                                                                                                                                                                                                        | <b>PROJECT APPLICANT EMAIL</b> |                    | <b>PHONE NUMBER</b><br>619-235-5204 |
| <b>PROJECT APPLICANT ADDRESS</b><br>202 C STREET, NS 413                                                                                                                                                                                                                           | <b>CITY</b><br>SAN DIEGO       | <b>STATE</b><br>CA | <b>ZIP CODE</b><br>92101            |
| <b>PROJECT APPLICANT (Check appropriate box)</b><br><input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity |                                |                    |                                     |

**CHECK APPLICABLE FEES:**

|                                                                                                             |            |    |          |
|-------------------------------------------------------------------------------------------------------------|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR)                                       | \$4,051.25 | \$ | 4,051.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)                                          | \$2,916.75 | \$ | 0.00     |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,377.25 | \$ | 0.00     |
| <br>                                                                                                        |            |    |          |
| <input type="checkbox"/> Exempt from fee                                                                    |            |    |          |
| <input type="checkbox"/> Notice of Exemption (attach)                                                       |            |    |          |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                              |            |    |          |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |          |
| <br>                                                                                                        |            |    |          |
| <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**

|                                                                                                                                        |                       |    |          |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----|----------|
| <input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other | <b>TOTAL RECEIVED</b> | \$ | 4,101.25 |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----|----------|

|                       |                                                                                                      |
|-----------------------|------------------------------------------------------------------------------------------------------|
| <b>SIGNATURE</b><br>X | <b>AGENCY OF FILING PRINTED NAME AND TITLE</b><br>San Diego County Clerk, JULIE ANN SAN JUAN, Deputy |
|-----------------------|------------------------------------------------------------------------------------------------------|

Payment Reference #: CHECK#0002000502



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
May 21, 2024 10:44 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000428  
State Receipt # 37052120240402  
Document # 2024-NOD-54

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

DE ANZA NATURAL AMENDMENT TO THE MISSION BAY PARK MASTER 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):

**FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON** May 21, 2024  
**Posted** May 21, 2024 **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

(Check one or both)

TO: 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  
 CITY PLANNING DEPARTMENT  
 202 C ST, MS 413  
 SAN DIEGO, CA 92101

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

PROJECT NUMBER: N/A

STATE CLEARINGHOUSE NUMBER: 2018061024

PROJECT TITLE: De Anza Natural Amendment to the Mission Bay Park Master Plan

PROJECT LOCATION: De Anza Cove is in the northeast corner of Mission Bay Park in the City of San Diego.

The project area consists of approximately 314 acres of land and includes approximately 191.2 acres of open water for a total of approximately 505.2 acres. The project area is bounded to the east by Mission Bay Drive, the north by Grand Avenue (on the eastern portion of the project area) and Pacific Beach Drive (on the western portion), the west by Crown Point Drive, and the south by Mission Bay. The Rose Creek Inlet bisects the project area into eastern and western portions.

The project area includes the Kendall-Frost Marsh Reserve/Northern Wildlife Preserve, Campland on the Bay, Pacific Beach Tennis Club, the McEvoy athletic fields, Mission Bay Golf Course and Practice Center, and the De Anza Cove area, including a vacated mobile home park and supporting infrastructure, Mission Bay RV Resort, passive-use park zones, public beach, parking, and water areas. The project area is located within the Coastal Overlay Zone. Additionally, Multi-Habitat Planning Area lands are located along a portion of Rose Creek within the project area.

**DESCRIPTION OF ACTION:** CITY COUNCIL APPROVAL AND ADOPTION of the De Anza Natural Amendment to the Mission Bay Park Master Plan (De Anza Natural). The De Anza Natural Amendment to the Mission Bay Park Master Plan (MBPMP) is a long-range vision for the redevelopment and enhancement of De Anza Cove and is part of the larger MBPMP policy framework that will guide development throughout Mission Bay Regional Park. De Anza Natural builds upon and implements the recommendations of the adopted MBPMP, as well as other Citywide guiding documents, including the Parks Master Plan, Climate Action Plan, Climate Resilient SD, Biodiverse SD, and the Multiple Species Conservation Plan. This collection of documents will assist in envisioning a future for De Anza Cove that provides recreational opportunities, preserves sensitive habitats and species, increases the City's resilience to the impacts of climate change, and honors the stewardship of the Kumeyaay people and their connection to the land from time immemorial.

The proposed amendment includes recommendations to establish a nature center and to serve local and regional recreation needs while preserving and enhancing the natural resources of the De Anza Cove area. De Anza Natural aims to expand the park's natural habitat and improve water quality through the creation of additional wetland habitats while implementing nature-based solutions to protect against the risk of climate change, in line with the Climate Resilient SD plan. The proposed amendment would enhance opportunities in the northeast corner of Mission Bay by providing a variety of uses, including low-cost visitor accommodations, active and passive recreational opportunities, and improved access to recreational uses. Finally, the proposed amendment provides opportunities to partner and collaborate with the Kumeyaay Nation on the planning and restoration of the area in a manner that recognizes their past and present

2024-NOD-54 Page 3 of 3

traditional cultural use of the Mission Bay Park area and ensures continued traditional cultural use into the future.

Implementation requires City Council approval and adoption of the De Anza Natural Amendment, certification of the Final Program Environmental Impact Report, and adoption of the Findings, Statement of Overriding Considerations, and Mitigation, Monitoring, and Reporting Program for the project.

PROJECT APPLICANT: City of San Diego City Planning Department, 202 C Street, MS 413, San Diego, CA 92101.  
Contact: Scott Sandel, Park Designer. Email: [SSandel@sandiego.gov](mailto:SSandel@sandiego.gov) Phone: (619) 236-5204.

This is to advise that the City of San Diego City Council on May 14, 2024 approved the above described action and made the following determinations: R-315535

1. The project in its approved form ~~will~~ will not have a significant effect on the environment.
2. A Program Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project and a Mitigation, Monitoring and Reporting Program was adopted for the project.
4. Findings were made pursuant to CEQA Guidelines Section 15091.
5. A Statement of Overriding Considerations was adopted for this project.
6. A record of project approval may be examined at the address below.

It is hereby certified that the final Program Environmental Impact Report, including comments and responses, is available to the general public for review on the City's CEQA website at

<https://www.sandiego.gov/ceqa/final> and at the office of the City Planning Department located at 202 C St, MS 413, San Diego, CA 92101.

Analyst: Jordan Moore, Senior Planner  
City of San Diego City Planning Department  
202 C Street, MS 413  
San Diego, CA 92101

Telephone: (619) 236-5061

Filed by:

*Connie Patterson*  
Signature

*Legislative Director*  
Title

Reference: California Public Resources Code, Sections 21108 and 21152.

## San Diego County



Transaction #: 7800256  
 Receipt #: 2024178955

**JORDAN Z. MARKS**

Assessor/Recorder/County Clerk  
 1600 Pacific Highway Suite 280  
 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: 05/21/2024  
 Cashier Location: SD

Print Date: 05/21/2024 10:44 am

Payment Summary

|                |            |
|----------------|------------|
| Total Fees     | \$4,101.25 |
| Total Payments | \$4,101.25 |
| Balance:       | \$0.00     |

**Payment**

|                           |            |
|---------------------------|------------|
| CHECK PAYMENT #0002000502 | \$4,101.25 |
|---------------------------|------------|

**Total Payments****\$4,101.25****Filing****CEQA - NOD**

FILE #: 2024-000428 Date: 05/21/2024 10.44AM Pages: 3

State Receipt # 37-05/21/2024-0402

|                        |                                             |                   |
|------------------------|---------------------------------------------|-------------------|
| Fees:                  | Fish & Wildlife County Administrative Fee   | \$50.00           |
| Fees:                  | Fish & Wildlife Environmental Impact Report | \$4,051.25        |
| <b>Total Fees Due.</b> |                                             | <b>\$4,101.25</b> |

**Grand Total - All Documents****\$4,101.25**



# San Diego County



Transaction #: 8609277  
Receipt #: 2025378262

**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: 09/30/2025

Cashier Location: SD

Print Date: 09/30/2025 3:34 pm

## Payment Summary

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

## Payment

CHECK PAYMENT #005799

\$50.00

Total Payments

\$50.00

## Filing

CEQA - NOD

FILE #: 2025-000825 Date: 09/30/2025 3:33PM Pages: 8

State Receipt # 37-09/30/2025-0750

Fees: Fish & Wildlife County Administrative Fee

\$50.00

Total Fees Due:

\$50.00

Grand Total - All Documents:

\$50.00