



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

RECEIPT NUMBER 37-11/14/2024-0933
STATE CLEARING HOUSE NUMBER(If applicable)

SEE INSTRUCTIONS ON REVERSE TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 11/14/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0933	

PROJECT TITLE
4665 MIXED USE NDP / PRJ-0669651

PROJECT APPLICANT NAME LARS BELL	PROJECT APPLICANT EMAIL	PHONE NUMBER 310-386-3159
PROJECT APPLICANT ADDRESS 4636 PARK BOULEVARD	CITY SAN DIEGO	STATE CA
		ZIP CODE 92116

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051 25	\$	0 00
<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

- 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 X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, AIMEE SALOMON, Deputy
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Payment Reference #: CHECK #2616



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Nov 14, 2024 04:37 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-001013
State Receipt # 37111420240933

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

4665 MIXED USE NDP / PRJ-0669651

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** November 14, 2024
Posted November 14, 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 EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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

Project Title / Number: 4665 Mixed Use NDP / PRJ-0669651

State Clearinghouse No.: N/A

Project Location-Specific: 4665 Park Boulevard, San Diego, CA 92116

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

Description of nature and purpose of the Project: NEIGHBORHOOD DEVELOPMENT PERMIT for the construction of a 5,106-square-foot, two-story mixed-use infill project on a vacant lot. The first floor would contain 2,430-square feet of commercial space and an accessory dwelling unit (ADU), and the second floor would contain two residential units totaling 2,676-square feet. The project is requesting an allowable deviation from SDMC 131.0543(C)(1) to provide no side yard setback when commercial development abutting low density residentially zoned properties with a permitted density of less than 15 dwelling units per acres are required to provide a 10-foot minimum setback for any side or rear yard abutting low density residentially zoned property. The 0.08-acre site is located at 4665 Park Boulevard. The site is designated Neighborhood Commercial and zoned CN-1-3 per the North Park Community Plan. Additionally, the site is also within the Airport Land Use Compatibility Overlay Zone (San Diego International Airport and Montgomery Field), the Airport Influence Area (San Diego International Airport and Montgomery Field – Review Area 2), Federal Aviation Administration Part 77 Noticing (San Diego International Airport and Montgomery Field), the Very High Fire Hazard Severity Zone, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Transit Priority Area. **LEGAL DESCRIPTION:** Parcel 2 of Parcel Map No. 21010, in the City of San Diego, State of California according to Map thereof filed in the office of the County Recorder of San Diego County November 7, 2012, as file No. 2012.0696721.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Lars Bell, 4636 Park Boulevard, San Diego, CA, 92116, (310) 386-3159

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: Section 15332, In-Fill Development Projects

- Statutory Exemptions
- Other:

Reasons why project is exempt: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project site is an infill site as defined by CEQA Statute Section 21061.3, "The site has been previously developed for qualified urban uses." The project is consistent with the applicable General Plan designation (neighborhood commercial) and policies as well as applicable zoning designation (Commercial - Neighborhood (CN-1-3)) and regulations. The 0.08-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential and commercial) and is less than five acres. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. Furthermore, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified, the project is not adjacent to a scenic highway; lastly, the site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: Kristy Blodgett

Telephone: (619) 236-7788

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.

Aimee St. Jacques /Senior Planner
Signature/Title

September 3, 2024
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



San Diego County



Transaction #: 8093022
Receipt #: 2024414039

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: 11/14/2024
Cashier Location: SD

Print Date: 11/14/2024 4:37 pm

Payment Summary

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

Payment	
CHECK PAYMENT #2616	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2024-001013 Date: 11/14/2024 4:37PM Pages: 3
	State Receipt # 37-11/14/2024-0933
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00