



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

FILED
Jun 26, 2025 01:47 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000550
State Receipt # 37062620250502

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

JOLLIBEE CHULA VISTA

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 <u>June 26, 2025</u>	
Posted <u>June 26, 2025</u>	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

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: San Diego
1600 Pacific Hwy #260
San Diego, CA 92101

From: (Public Agency): City of Chula Vista
276 Fourth Ave.
Chula Vista, CA 91910
(Address)

Project Title: Jollibee Chula Vista

Project Applicant: UGM Development, LLC 1000 FOURTH ST., STE 290, SAN RAFAEL CA 94901
(415) 707-7012

Project Location - Specific:
555 Broadway Chula Vista, CA 91910 (portion of APN 572-010-48)

Project Location - City: Chula Vista Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project.

The project is a 2,248- square foot quick service restaurant (QSR) with a drive-through on a 0.78-acre parcel in an existing commercial area, adjacent to an existing fast-food restaurant (Raising Cane's) and the Chula Vista Center. The Project will utilize existing off-street parking and drive aisles, routing inbound traffic to a reconfigured drive aisle that will be utilized as the entrance for a two-lane drive-through. Other proposed improvements include enhanced landscaping and streetscape along H Street, outdoor patio dining, bioretention planters, and a trash enclosure interior to the site.

Name of Public Agency Approving Project: City of Chula Vista

Name of Person or Agency Carrying Out Project UGM Development, LLC

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 State type and section number 15303, Class 3, New Construction or Conversion of Small Structures
Statutory Exemptions. State code number

Reasons why project is exempt:

The Project is a restaurant not involving the use of significant amounts of hazardous substances, not exceeding 2500 square feet in floor area, and is located where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Lead Agency
Contact Person: Robert Narvaez, AICP Area Code/Telephone/Extension: 619-691-5098

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

Signature: [Signature] Date: Title: Brad LaRue
Chief Executive Officer

Signed by Lead Agency Signed by Applicant

Authority cited Sections 21083 and 21110, Public Resources Code
Reference Sections 21108, 21152, and 21152.1, Public Resources Code

Date Received for filing at OPR



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: 37-06/26/2025-0502
STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF CHULA VISTA	LEAD AGENCY EMAIL	DATE 06/26/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0502	
PROJECT TITLE JOLLIBEE CHULA VISTA		

PROJECT APPLICANT NAME UGM DEVELOPMENT, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 415-707-7012
PROJECT APPLICANT ADDRESS 1000 FOURTH ST., STE 290	CITY SAN RAFAEL	STATE CA
		ZIP CODE 94901

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)	\$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

- 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 <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. 561