



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

FILED
Sep 19, 2025 04:25 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000795
State Receipt # 37091920250722

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

4712 FELTON / PRJ-1123673

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>September 19, 2025</u>
Posted <u>September 19, 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

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
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: 4712 Felton / PRJ-1123673

State Clearinghouse No.: N/A

Project Location-Specific: 4712 Felton Street, San Diego, CA 92116

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

Description of nature and purpose of the Project: Neighborhood Use Permit (NUP) for the remodel, addition and change of use of an existing one-story commercial building to a previously conforming restaurant use. The project would include a 2,160 square-foot remodel and addition. The 5,800 square-foot (0.13-acre) project site, located at 4712 Felton Street, is zoned Central Urbanized Planned District (CUPD-CT-3-3) and (CUPD-CU-3-3) and designated as Commercial and Mixed-Use in the Mid-City: Normal Heights Community Plan. The project is also within the following overlays: Sustainable Development Areas, Complete Communities Mobility Choices, Airport Land Use Compatibility Plan (ALUCP) Overlay, Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 9. LEGAL DESCRIPTION: BLK 29 LOT 3 N 58 FT OF S 134 FT OF E 100 FT.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Juan Ruiz, 3817 Ray Street, San Diego, CA 92104, (619) 564-7586.

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 15303(c), New Construction or Conversion or Small Structure
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures. Specifically, CEQA Section 15303(c) allows for the new construction of a store,

motel, office restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. The project is proposing a 2,160 square-foot addition and remodel of an existing one-story commercial building; this would not exceed the maximum limit of 2,500 square feet in floor area for the parcel. 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 project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

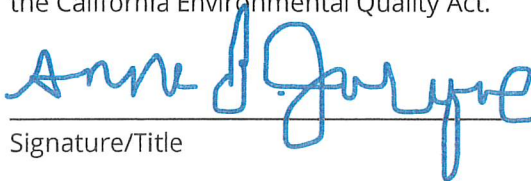
Lead Agency Contact Person: Kristy Blodgett

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.

 /Senior Planner

Signature/Title

July 14, 2025
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8592472
Receipt #: 2025363811

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: 09/19/2025
Cashier Location: SD

Print Date: 09/19/2025 4:26 pm

Payment Summary

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

Payment

CHECK PAYMENT #456 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000795 Date: 09/19/2025 4:25PM Pages: 3

State Receipt # 37-09/19/2025-0722

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
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 37-09/19/2025-0722
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 09/19/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0722	
PROJECT TITLE 4712 FELTON / PRJ-1123673		

PROJECT APPLICANT NAME JUAN RUIZ	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-564-7586
PROJECT APPLICANT ADDRESS 3817 RAY STREET	CITY SAN DIEGO	STATE CA
		ZIP CODE 92104

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
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" 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)			
<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
---------------	---

Payment Reference #: CHECK 456