



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Sep 24, 2025 01:18 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000805  
State Receipt # 37092420250732

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

4325 OCEAN BOULEVARD / PRJ-1116862

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):

<b>FILED IN THE OFFICE OF THE SAN DIEGO</b>	
<b>COUNTY CLERK ON</b>	September 24, 2025
<b>Posted</b>	September 24, 2025
<b>Removed</b>	OCT 24 2025
<b>Returned to agency on</b>	OCT 27 2025
<b>DEPUTY</b>	<i>T. Hood</i>

**T. Hood**

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:** 4325 Ocean Boulevard / PRJ-1116862

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 4325 Ocean Blvd, San Diego, CA 92109

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

**Description of nature and purpose of the Project:** Coastal Development Permit (CDP) for a 3,785-square-foot roof deck addition with bar and seating area for an existing two-story restaurant at 4325 Ocean Boulevard. The 0.33-acre site is in the CV-1-2 zone within the Pacific Beach Community Plan. This development is within Coastal Overlay Zone (Appealable Area). LEGAL DESCRIPTION: Lots 5 to 8 inclusive, in Block 260, in Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 854, filed in the Office of the County Recorder of San Diego County, September 28, 1898.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Todd Brown, 4325 Ocean Blvd., San Diego, CA 92109, (619) 994-5557

**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
- 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 15332, In-Fill Development; and where the exceptions listed in Section 15300.2 would not apply. Section 15332 allows for in-fill development where projects are consistent with the general plan and applicable zoning designations. The project site is less than five acres in size and is surrounded by urban uses, is of no value as habitat for endangered species, would not result in significant effects to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services.

This project would construct a 3,785-square-foot roof deck addition to an existing restaurant. This is within the limits described for this exemption, and the exceptions listed in Section 15300.2 would not apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

**Lead Agency Contact Person:** Courtney Holowach

**Telephone:** (619) 446-5187

**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.

*Courtney Holowach* Senior Planner  
Signature/Title

9/22/25  
Date

**Check One:**

- Signed by Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8599148  
Receipt #: 2025369526

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: 09/24/2025  
Cashier Location: SD

Print Date: 09/24/2025 1:18 pm

Payment Summary

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

Payment	
CHECK PAYMENT #1345	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
Filing	
CEQA - NOE	FILE #: 2025-000805 Date: 09/24/2025 1:18PM Pages: 3
	State Receipt # 37-09/24/2025-0732
Fees: Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>	<b>\$50.00</b>
<b>Grand Total - All Documents:</b>	<b>\$50.00</b>





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: 37-09/24/2025-0732
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 09/24/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0732	

PROJECT TITLE  
4325 OCEAN BOULEVARD / PRJ-1116862

PROJECT APPLICANT NAME TODD BROWN	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-994-5557
PROJECT APPLICANT ADDRESS 4325 OCEAN BLVD.,	CITY SAN DIEGO	STATE CA
		ZIP CODE 92109

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 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, KARINA ORTIZ, Deputy
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Payment Reference #: CHECK NO. 1345

