FILED
Dec 03, 2025 11:32 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001054
State Receipt # 37120320250961

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

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

1701 GARNET AV / PRJ-1121791

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 December 3, 2025
Posted December 3, 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 EXEMPTION

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

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-2A
San Diego, CA 92108

Project Title / Number: 1701 Garnet Av / PRJ-1121791

State Clearinghouse No.: N/A

Project Location-Specific: 1701 Garnet Av, San Diego, CA 92109

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

Description of nature and purpose of the Project: A Coastal Development Permit to remodel an existing 4,511-square-foot one-story commercial retail building to accommodate a new tenant. The proposed work includes interior and exterior building, mechanical, plumbing, and electrical improvements. Due to structural damage, the project will require demolition and reconstruction of more than 50 percent of the existing walls and framing. Additional site improvements include a trash enclosure, updated parking lot, landscaping, and associated equipment. The 0.36-acre site is in the CC-4-2 Base Zone and the Coastal (Non-Appealable) Overlay Zone, within the Pacific Beach Community Plan Area and Council District 1. LEGAL DESCRIPTION: APN 424-021-01-00, APN 424-021-02-00, 424-021-03-00.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Steve Schnelder, 9560 Candida Street, San Diego, CA, 92126. (858) 573-8999.

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: §15302 Replacement or Reconstruction, §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 15302, Replacement or Reconstruction, and Section 15332, In-Fill Development; and where the exceptions listed in Section 15300.2 would not apply. Section 15302 allows "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have

substantially the same purpose and capacity as the structure placed". Example (b) of Section 15302 includes: "Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity". This project would allow development of a new commercial retail meat and seafood market, where there was previously a commercial retail discount store. This change does not represent a substantial change in purpose or capacity, and the reconstructed building would be substantially the same size. 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 development is within the limits described for the exemptions, and the exceptions in Section 15300.2 do 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: Stephanie Kellogg **Telephone:** (619) 533-3190

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 Hatwich / senior planner
Signature/Title

August 26, 2025
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County

Transaction #: 8765129
Receipt #: 2025467118

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: 12/03/2025
Cashier Location: SD

Print Date: 12/03/2025 11:33 am

Payment Summary

Total Fees:	$100.00
Total Payments:	$100.00
Balance:	$0.00

Payments

CHECK PAYMENT #6500	$50.00
CHECK PAYMENT #1010	$50.00
Total Payments	$100.00

Filings

CEQA - NOE — FILE #: 2025-001054 Date: 12/03/2025 11:32AM Pages: 3

State Receipt # 37-12/03/2025-0961

Fees:	Fish & Wildlife County Administrative Fee	$50.00
Total Fees Due:		$50.00

CEQA - NOE — FILE #: 2025-001055 Date: 12/03/2025 11:32AM Pages: 3

State Receipt # 37-12/03/2025-0962

Fees:	Fish & Wildlife County Administrative Fee	$50.00
Total Fees Due:		$50.00

Grand Total - All Documents: $100.00

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:
37-12/03/2025-0961
STATE CLEARING HOUSE NUMBER (*if applicable*)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT		12/03/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	37-2025-0961

PROJECT TITLE
1701 GARNET AV / PRJ-1121791

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
STEVE SCHNEIDER			858-573-8999
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
9560 CANDIDA STREET	SAN DIEGO	CA	92126

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	AGENCY OF FILING PRINTED NAME AND TITLE
X Steve Sangthai	San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #: CHECK NO. 6500