FILED
Dec 12, 2025 10:04 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001095
State Receipt # 37121220251000

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

1249 MORENA / PRJ-1131943

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 12, 2025
Posted December 12, 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-1A
San Diego, CA 92108

Project Title / Number: 1249 Morena / PRJ-1131943

State Clearinghouse No.: N/A

Project Location-Specific: 1249 Morena Boulevard, San Diego, CA 92110

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

Description of nature and purpose of the Project: Conditional Use Permit for a Type 20 ABC License (off-sale beer and wine) for an existing 1,175-square-foot market. The 0.28-acre site is located at 1249 Morena Boulevard and is in the CN-4-2 Zone within the Linda Vista Community Plan Area. LEGAL DESCRIPTION: BLK E*LOTS 34 THRU 38*/EXC ST OP/*

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Terry Montello, 4715 60th Street, San Diego, CA 92115, (619) 708-7303

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 15301, Existing Facilities
- ☐ 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 15301, Existing Facilities. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. Since project involves a use permit to sell alcohol at an already existing market with no expansion of this use the exemption was deemed appropriate; and where 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.**

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.

Analyst: Courtney Holowach / (619) 446-5462

Filed by:

Emmanuel Cadena (619) 446-5077
Name/Phone Number

Signature

Development Project Manager
Title

12/10/2025
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County

Transaction #: 8790341
Receipt #: 2025480015

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: 12/12/2025
Cashier Location: SD

Print Date: 12/12/2025 10:05 am

Payment Summary

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

Payment

CHECK PAYMENT #CK# 16217 $50.00

Total Payments $50.00

Filing

CEQA - NOE FILE #: 2025-001095 Date: 12/12/2025 10:04AM Pages: 3

State Receipt # 37-12/12/2025-1000

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	
37-12/12/2025-1000	
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		12/12/2025
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
SAN DIEGO		37-2025-1000

PROJECT TITLE
1249 MORENA / PRJ-1131943

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
TERRY MONTELLO			619-708-7303
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
4715 60TH STREET	SAN DIEGO	CA	92115

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 [signature]	San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference #: CK#16217

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753 5A (Rev 01012025)