SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Dec 22, 2025 10:05 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001134
State Receipt # 37122220251034

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

3886 CONDE STREET / PRJ-1086039

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 22, 2025
Posted December 22, 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: 3886 Conde Street / PRJ-1086039

State Clearinghouse No.: N/A

Project Location-Specific: 3886 Conde Street, San Diego, CA 92110

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

Description of nature and purpose of the Project: The project is proposing a Neighborhood Development Permit to construct a 2-story, 3-unit apartment building on a vacant lot. The apartment building would stand at 40 feet tall and would total 3,576 square feet. Each unit would consist of 4 bedrooms and 3 bathrooms. The 0.069-acre lot, located at 3886 Conde Street, is zoned Old Town Residential – Multiple Unit (OTRM-2-2) and designated as Residential – Medium High (30-44 du/ac) in the Old Town Community Plan. The project is also within the following overlays: Sustainable Development Areas, Complete Communities Housing Solutions, Complete Communities Mobility Choices, Communities of Concern, Airport Land Use Compatibility (ALUCP) Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, Council District 2. LEGAL DESCRIPTION: A PORTION OF LOT 3 BLOCK 483 PERMISC. MAP No. 40.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Javier Zavala, CHPT Construction, 7986 Entrada De Luz E, San Diego, CA 92127, (858) 699-6646.

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 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects)
- ☐ 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 15303, New Construction or Conversion of Small

Structures. Section 15303 allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project is proposing to construct a 2-story, 3-unit apartment building. This would not exceed the maximum allowable limit of no more than four dwelling units for a multi-family residential structure. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15332, In-Fill Development Projects. Section 15332 allows for the construction of in-fill development within an urbanized area. The project site is an in-fill site as defined by CEQA Statute Section 21061.3., "The site has been previously developed for qualified urban uses." The project is consistent with the applicable General Plan designation and policies as well as applicable zoning designation and regulations. The 0.069-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential and commercial) and is less than five acres. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. Furthermore, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. 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.

If filed by applicant:

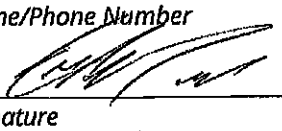
1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

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: Kristy Blodgett / (619) 236-7788

Filed by:

Andrew Murillo / (619) 557-7986
Name/Phone Number



Signature

Development Project Manager
Title

Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

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: 37-12/22/2025-1034

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		12/22/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	37-2025-1034

PROJECT TITLE
3886 CONDE STREET / PRJ-1086039

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
JAVIER ZAVALA, CHPT CONSTRUCTION		858-699-6646

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
7986 ENTRADA DE LUZ E	SAN DIEGO	CA	92127

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 J. Hood	San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: CHECK # 12419

San Diego County

Transaction #: 8803695
Receipt #: 2025491419

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: 12/22/2025
Cashier Location: SD

Print Date: 12/22/2025 10:06 am

Payment Summary

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

Payment

CHECK PAYMENT #12419 $50.00

Total Payments $50.00

Filing

CEQA - NOE FILE #: 2025-001134 Date: 12/22/2025 10:05AM Pages: 3

State Receipt # 37-12/22/2025-1034

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

Grand Total - All Documents: $50.00