



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

FILED
Jan 07, 2026 09:42 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000006
State Receipt # 37010720260006

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

3241 MISSION VILLAGE DR / PRJ-1129604

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** January 7, 2026
Posted January 7, 2026 **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: 3241 Mission Village Dr / PRJ-1129604

State Clearinghouse No.: N/A

Project Location-Specific: 3241 Mission Village Drive, San Diego, CA 92123

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

Description of nature and purpose of the Project: Tentative Map Waiver to create 25 residential condominium units (3 units will be set aside for affordable housing) in seven townhome buildings currently under construction located at 3241 Mission Village Drive. Three units will be located at 3303 Ruffin Road (Building 1), five units will be located at 3305 Ruffin Road (Building 2), four units will be located at 3307 Ruffin Road (Building 3), four units will be located at 3309 Ruffin Road (Building 4), four units will be located at 3311 Ruffin Road (Building 5), three units will be located at 3315 Ruffin Road (Building 6), and two units will be located at 3313 Ruffin Road (Building 7). The 1.72-acre project site is in the CO-1-2 (Commercial Office) Base Zone within the Serra Mesa Community Plan Area, Council District 7. **LEGAL DESCRIPTION:** PARCEL 2 OF PARCEL MAP NO. 3876, RECORDED JUNE 18, 1975, BEING A CONSOLIDATION AND DIVISION OF LOT 447, MISSION VILLAGE UNIT NO. 4, ACCORDING TO MAP NO. 3676 FILED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 19, 1957 AND A PORTION OF LOT 1629, MISSION VILLAGE UNIT NO. 18, ACCORDING TO MAP NO. 4252, FILED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 9, 1959, ALL IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Jonathan Weisberg, 2604 Magnolia Ave., San Diego, CA, 92109, (408) 887-5550.

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: 515332, 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 Infill development where projects meet the specified conditions. The project would create 25 residential condominium units in seven townhome buildings currently under construction. This conforms with the Serra Mesa Community Plan designation of Office Commercial. The project site is within city limits, is less than five acres in size, is surrounded by urban uses, is of no value as a habitat for endangered species, would not result in significant effects on traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. 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: Stephanie Kellogg / (619) 533-3190

Filed by:

Jose Bautista / (619) 557-7983

Name/Phone Number



Signature

Development Project Manager

Title

JANUARY 6, 2026

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
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753 5a (Rev 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER

37-01/07/2026-0006

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

01/07/2026

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2026-0006

PROJECT TITLE

3241 MISSION VILLAGE DR / PRJ-1129604

PROJECT APPLICANT NAME

JONATHAN WEISBERG

PROJECT APPLICANT EMAIL

PHONE NUMBER

408-887-5550

PROJECT APPLICANT ADDRESS

2604 MAGNOLIA AVE

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:

☐ Environmental Impact Report (EIR)

\$4,227 50

\$

0 00

☐ Mitigated/Negative Declaration (MND)/(ND)

\$3,043 75

\$

0 00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437 25

\$

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

X *Steve Sangthai*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #• CHECK NO. 2361



San Diego County



Transaction #: 8825135
Receipt #: 2026006052

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: 01/07/2026

Cashier Location: SD

Print Date: 01/07/2026 9:42 am

Payment Summary

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

Payment

CHECK PAYMENT #2361	\$50.00
---------------------	---------

Total Payments	\$50.00
----------------	---------

Filing

CEQA - NOE	FILE #: 2026-000006	Date: 01/07/2026 9:42AM	Pages: 3
------------	---------------------	-------------------------	----------

State Receipt # 37-01/07/2026-0006

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
-------	---	---------

Total Fees Due:	\$50.00
-----------------	---------

Grand Total - All Documents:	\$50.00
------------------------------	---------