



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

FILED
Apr 08, 2026 02:36 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000332
State Receipt # 37040820260305

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

1775 GARNET / PRJ-1109164

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)

<p>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>April 8, 2026</u></p> <p>Posted <u>April 8, 2026</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY _____</p>

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: 1775 Garnet / PRJ-1109164

State Clearinghouse No.: N/A

Project Location-Specific: 1775 Garnet Ave, San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit (CDP_ to construct a 545-square-foot restroom addition, covered patio and outdoor seating expansion to an existing 1,300-square-foot restaurant building, including reducing the existing parking area to accommodate expanded outdoor dining and associated site improvements at 1775 Garnet Avenue. The 0.28-acre site is in the CC-4-2 (Commercial-Community Area 4-2) zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limit Overlay Zone, the Parking Standards Transit Priority Area, and the Transit Priority Area within the Pacific Beach Community Plan. Council District 1
LEGAL DESCRIPTION: MAP 854 Block No 216 Lot No 20 PACIFIC BEACH AMENDED TRUSTEES MAP MAP 854 Block No 216 Lot No 19 PACIFIC BEACH AMENDED TRUSTEES MAP MAP 854 Block No 216 Lot No 18 PACIFIC BEACH AMENDED TRUSTEES MAP MAP 854 Block No 216 Lot No 17 PACIFIC BEACH AMENDED TRUSTEES MAP MAP 854 Block No 216 Lot No 16 PACIFIC BEACH AMENDED TRUSTEES MAP

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Hayley Ruthrauff, SImbiotek Design Lab, Inc., 2165 33rd Street, San Diego, CA 92104, (619) 500-2925

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 project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project is

consistent with the applicable General Plan designation and policies as well as zoning designation and regulations. The project site occurs within City of San Diego's jurisdiction and is surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species, nor would the project result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality. Lastly, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. Therefore, this exemption is deemed appropriate for infill development of residential units. Further, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway. 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

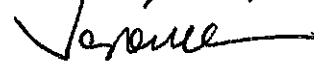
It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Analyst: Courtney Holowach / (619) 446-5187

Filed by:

Veronica Davison / (619) 446-5462

Name/Phone Number



Signature

Development Project Manager

Title

APRIL 7, 2020

Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8972432
Receipt #: 2026135573

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: 04/08/2026
Cashier Location: SD

Print Date: 04/08/2026 2:36 pm

Payment Summary

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

Payment

CHECK PAYMENT #CK# 305358 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000332 Date: 04/08/2026 2:36PM Pages: 3
State Receipt # 37-04/08/2026-0305

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

RECEIPT NUMBER:
 37-04/08/2026-0305
 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 04/08/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0305	

PROJECT TITLE
 1775 GARNET / PRJ-1109164

PROJECT APPLICANT NAME HAYLEY RUTHRAUFF, SIMBIOTEK DESIGN LAB, INC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-500-2925
PROJECT APPLICANT ADDRESS 2165 33RD STREET	CITY SAN DIEGO	STATE CA
		ZIP CODE 92104

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)	\$4,227.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00
<hr/>			
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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 X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, SILVIA LUNA, Deputy
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Payment Reference #: CK# 305358