



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Apr 17, 2026 02:36 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000366
State Receipt # 37041720260337

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

4051 VOLTAIRE / PRJ-1090692

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):

Posted: 4/17/26

Filed by: TIFFANI HOOD

Deputy County Clerk

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: 4051 Voltaire / PRJ-1090692

State Clearinghouse No.: N/A

Project Location-Specific: 4051 Voltaire Street, San Diego CA 92107

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

Description of nature and purpose of the Project: Neighborhood Development Permit to demolish two, one-story brick buildings to construct a 3-story mixed-use building at 4051 Voltaire Street and 4026-4034 Wabaska Drive. The approximate 91,150 square-foot, mixed-use building would include two retail spaces on the ground floor and 39 apartment units (four units would be low-income housing). The project would include basement parking with 63 parking spaces, a 651 square-foot club house, and a dog area. The 0.7-acre site is zoned Commercial-Community (CC-3-5) and designated for Commercial in the Peninsula Community Plan. The site is also located within the Airport Land Use Compatibility Overlay Zone (ALUCOZ) NAS North Island San Diego International Airport, Community Plan Implementation Overlay Zone-B, and Coastal Height Limit Overlay Zone, within Council District 2. LEGAL DESCRIPTION: TR 1078 BLK 2A LOTS 2 THRU 4 /EXC ST OP/ LOT 1 & ALL; TR 315 BLK 2. APN: 449-252-01-00 and 449-390-18-00.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Michael Morton, Marengo Morton Architects, INC., 7724 Girard Avenue, 200, La Jolla, CA 92037, (858) 459-3769.

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 Projects
- 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 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 0.7-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:

Christian Hoppe / (619) 446-5293

Name/Phone Number

Christian Hoppe
Signature

Development Project Manager

Title

04/16/2026
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8987421
Receipt #: 2026149181

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: 04/17/2026
Cashier Location: SD

Print Date: 04/17/2026 2:36 pm

Payment Summary

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

Payment	
CHECK PAYMENT #16751	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2026-000366 Date: 04/17/2026 2:36PM Pages: 3
	State Receipt # 37-04/17/2026-0337
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:
 37-04/17/2026-0337
 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 04/17/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0337	

PROJECT TITLE
 4051 VOLTAIRE / PRJ-1090692

PROJECT APPLICANT NAME MICHAEL MORTON, MARENGO MORTON ARCHITECTS INC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-459-3769
PROJECT APPLICANT ADDRESS 7724 GIRARD AVENUE, 200	CITY LA JOLLA	STATE CA
		ZIP CODE 92037

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

- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<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, TIFFANI HOOD, Deputy
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Payment Reference #: CHECK # 16751