



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
May 06, 2026 08:45 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000421
State Receipt # 37050620260390

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

3245 EL CAJON BOULEVARD / PRJ-1132060

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: 5/6/26

Filed by: ELVA STOPKE
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: 3245 El Cajon Boulevard / PRJ-1132060

State Clearinghouse No.: N/A

Project Location-Specific: 3245 El Cajon Boulevard, San Diego CA 92104

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

Description of nature and purpose of the Project: Conditional Use Permit (CUP) to allow for the sale of beer and wine (Type 20) at an existing 22,698 square-foot Sprouts Farmers Market (grocery store). The 69,431 square-foot (1.62-acre) site, located at 3245 El Cajon Boulevard, is zoned Central Urbanized Planned District (CUPD-CU-2-4) and designated as Commercial and Mixed Use in the Mid-City: City Heights Community Plan. The project is also located within the following overlays: Sustainable Development Areas, Complete Communities Housing Solutions, Complete Communities Mobility Choices, Central Urbanized Planned District, Airport Land Use Compatibility Overlay Zone, Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 9. **LEGAL DESCRIPTION:** Lot 2 of Mobile Homes Acceptance, according to the Map thereof No. 5854, filed in the office of the County Record of said San Diego County, March 22, 1967.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Terri Dickerhoff, 5635 Evening Sky Drive, Simi Valley, CA 93063, (213) 422-1450.

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 15061(b)(3), Common Sense Exemption and Section 15301, Existing Facilities.
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The project meets the criteria set forth in CEQA Section 15061(b)(3) (Common Sense Exemption), which states that CEQA only applies to projects which have

the potential to cause a significant effect on the environment. The project would allow for the sale of beer and wine for off-site consumption (Type 20) at an existing grocery store. There would be no physical impacts to the project site as the project is not proposing any development or grading. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The project would allow for the sale of beer and wine (Type 20) for consumption off the premises where sold. There would be no expansion of use. 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:

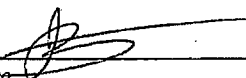
- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project? Yes No

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:

Jose Bautista / (619) 557-7983
Name/Phone Number


Signature

Development Project Manager
Title

5/5/2026
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 9015634
Receipt #: 2026174934

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: 05/06/2026
Cashier Location: SD

Print Date: 05/06/2026 8:46 am

Payment Summary

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

Payment	
CHECK PAYMENT #667103	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2026-000421 Date: 05/06/2026 8:45AM Pages: 3
	State Receipt # 37-05/06/2026-0390
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:
 37-05/06/2026-0390
 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 05/06/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0390	

PROJECT TITLE
 3245 EL CAJON BOULEVARD / PRJ-1132060

PROJECT APPLICANT NAME TERRI DICKERHOF	PROJECT APPLICANT EMAIL	PHONE NUMBER 213-422-1450
PROJECT APPLICANT ADDRESS 5635 EVENING SKY DRIVE	CITY SIMI VALLEY	STATE CA
		ZIP CODE 93063

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, ELVA STOPKE, Deputy
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Payment Reference #: CHECK #667103