



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jan 20, 2022 08:50 AM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000047
State Receipt # 37012020220042

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

JEWELL APARTMENTS CDP / 683087

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 20, 2022

Posted January 20, 2022 **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 753.6.

NOTICE OF EXEMPTION

(Check one or both)

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
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name/Number: Jewell Apartments CDP / 683087

SCH No.: Not Applicable

Project Location-Specific: 1704 Hornblend Street, San Diego, California 92109

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

Description of nature and purpose of the Project: A COASTAL DEVELOPMENT PERMIT to demolish an existing single-family dwelling unit and hardscape on two contiguous parcels to construct a three-story mixed-use building, totaling 15,937-square feet. The ground level would consist of one 445-square foot commercial tenant space, a 133-square foot lobby and an on-grade parking garage. The second and third levels would consist of 10 units each for a total of 20 units. The project is requesting an affordable housing density bonus based on providing 15 percent (2 units) very low-income units. In addition, various site improvements would also be constructed including associated hardscape and landscape. The project is requesting allowable incentives in the form of deviations from development regulations for front-yard setback, side-yard setback, personal storage area, common open space area, and selection of commercial uses allowed. The 0.29-acre project site is located at 1704 Hornblend Street. The project site is designated residential and zoned RM-2-5 per the Pacific Beach Community Plan area. The project site is also within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), the Parking Impact Overlay Zone (Coastal Impact), the Parking Standards Transit Priority Areas, and the Transit Priority Area. (LEGAL DESCRIPTION: Lots 39 and 40 in Block 216 of Pacific Beach, according to Map thereof No. 697 and 854 and Lots 37 and 38 in Block 216 of Pacific Beach, according to Map thereof No. 697 and 854.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Mike Turk, Jewell Apartments LLC., 4641 Ingraham Street, San Diego, California 92109, (858) 274-5995

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 City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant

environmental impacts. The project meets the criteria set forth in CEQA Section CEQA Section 15332 that consists of projects characterized as In-fill development meeting the following conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project has no value as habitat for endangered, rare, or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. Furthermore, 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; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: M. Dresser

Telephone: (619) 446-5404

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 CEQA



Senior Planner

Signature/Title

August 6, 2021

Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



San Diego County



Transaction #: 6197066
Receipt #: 2022031014

Ernest J. Dronenburg, Jr.
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.com

Cashier Date: 01/20/2022
Cashier Location: SD

Print Date: 01/20/2022 8:51 am

Payment Summary

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

Payment	
CHECK PAYMENT #1092	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2022-000047 Date: 01/20/2022 8:50AM Pages: 3
	State Receipt # 37-01/20/2022-0042
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
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-01/20/2022-0042
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 01/20/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2022-0042	

PROJECT TITLE
JEWELL APARTMENTS CDP / 683087

PROJECT APPLICANT NAME MIKE TURK, JEWELL APARTMENTS LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-274-5995
PROJECT APPLICANT ADDRESS 4641 INGRAHAM STREET	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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	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, CARLOS TERAN, Deputy
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Payment Reference #: CHECK # 1092