



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

FILED
Aug 04, 2022 09:48 AM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000611
State Receipt # 37080420220539

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

2642-2648 NEWTON CDP / 694291

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 August 4, 2022**
Posted August 4, 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 753.5.

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: 2642-2648 Newton CDP / 694291

SCH No.: Not Applicable

Project Location-Specific: 2642-2648 Newton Avenue, San Diego, CA 92113

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

Description of nature and purpose of the Project: Coastal Development Permit (CDP) for the construction of a three-story, 33'-9" tall mixed-use building with 5,373 square feet of residential space (14 dwelling units including two affordable dwelling units) and 7,964 square feet of light industrial warehouse space. The residential component includes studios, one, and two-bedroom units. The 0.48-acre project site is located at 2642-2648 Newton Avenue. The site is designated residential and zoned BLPD-SUBD-A in the Barrio Logan Harbor 101 Community Plan (BLCP) area and Subdistrict A of the Barrio Logan Planned District (BLPD). The site is currently developed as a surface parking lot for the storage of vehicles and is surrounded primarily by single-family residential homes. There is a vacant lot and recreational vehicle storage yard to the north of the project site. The exterior of the mixed-use building would consist of concrete block on the lower half and a mix of rust metal panels, textured metallic sheeting, and white/cream stucco with a sand finish on the upper half.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Jman Investments, 3000 Upas Street, Suite 101, San Diego, CA 92104, 619-993-6269

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: 15332, 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. The project is consistent with the applicable general plan designation and all applicable general plan polices as well as with the applicable zoning designation and regulations. The proposed project occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project site can be adequately serviced by all required utilities and public services. Therefore, it was determined that the CEQA exemption was appropriate the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: C. Holowach

Telephone: 619-446-5187

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

Courtney Holowach Planner
Signature/Title

7/21/22
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



San Diego County



Transaction #: 6612469
Receipt #: 2022352363

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: 08/04/2022
Cashier Location: SD

Print Date: 08/04/2022 9:48 am

Payment Summary

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

Payment

CHECK PAYMENT #479 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2022-000611 Date: 08/04/2022 9:48AM Pages: 3

State Receipt # 37-08/04/2022-0539

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 37-08/04/2022-0539
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 08/04/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2022-0539	

PROJECT TITLE
2642-2648 NEWTON CDP / 694291

PROJECT APPLICANT NAME JMAN INVESTMENTS	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-993-6269
PROJECT APPLICANT ADDRESS 3000 UPAS STREET, SUITE 101	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)	\$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, JULIE ANN SAN JUAN, Deputy
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Payment Reference #: CHECK #479