



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

FILED
Oct 12, 2022 12:02 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000828
State Receipt # 37101220220726

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

THE FELSPAR CDP / 697289

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** October 12, 2022
Posted October 12, 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: The Felspar CDP / 697289

SCH No.: Not Applicable

Project Location-Specific: The 0.29-acre project site is located at 1165-1175 Felspar Street, within the City and County of San Diego.

Description of nature and purpose of the Project: A COASTAL DEVELOPMENT PERMIT to demolish an existing two-story multi-family dwelling unit consisting of 8 units to construct a three-story mixed-use building. The ground level would consist of one 442-square foot commercial tenant space, a 192-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 1165-1175 Felspar 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 16 thru 20, lock 197 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 791, filed August 4, 1904.)

Name of Public Agency Approving Project: City of San Diego Development Services Department

Name of Person or Agency Carrying Out Project: Robert Megdal, The Felspar, LLC, 5580 La Jolla Boulevard, Suite 489, La Jolla, CA 92037, (612) 684-6614.

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, Infill 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 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 0.29-acre 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. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

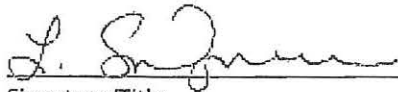
Lead Agency Contact Person: M. Dresser

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



Signature/Title Senior Planner

September 1, 2022

Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 6771637
Receipt #: 2022450815

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: 10/12/2022
Cashier Location: SD

Print Date: 10/12/2022 12:02 pm

Payment Summary

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

Payment	
CHECK PAYMENT #10010	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2022-000828 Date: 10/12/2022 12:02PM Pages: 3
	State Receipt # 37-10/12/2022-0726
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: 37-10/12/2022-0726
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 10/12/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2022-0726	
PROJECT TITLE THE FELSPAR CDP / 697289		

PROJECT APPLICANT NAME ROBERT MEGDAL, THE FELSPAR, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 612-684-6614
PROJECT APPLICANT ADDRESS 5580 LA JOLLA BOULEVARD, SUITE 489	CITY LA JOLLA	STATE CA
		ZIP CODE 92037
PROJECT APPLICANT (Check appropriate box)		
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> 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 <i>X Daniel Butler</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
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Payment Reference #: CHECK# 10010