



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

FILED
Apr 05, 2023 09:38 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000244
State Receipt # 37040520230215

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

MOBIL GAS STATION / 579124

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 April 5, 2023

Posted April 5, 2023 **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: Mobil Gas Station / 579124

State Clearinghouse No.: N/A

Project Location-Specific: 4404 Ingraham St., San Diego, CA 92109

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

Description of nature and purpose of the Project: Neighborhood Use Permit (NUP) for converting service station garage shop to a convenience store, expand the store from 460 square feet to 2,170 square feet, new car wash structure, and additional parking spaces within existing service station at 4404 Ingraham St. The 0.38-acre site located in the CC-4-2 Base zone and Coastal Non-Appealable overlay zone within the Pacific Beach Community plan area.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Mike Bajoua, 2442 Sawgrass St., El Cajon, CA 92019, 619-244-9082

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 15301, Existing Facilities and Section 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 15301 (Existing Facilities) and Section 15332 (In-fill Development). Section 15301 consists of projects characterized by alterations and additions to existing facilities not to exceed 10,000 square feet in an urbanized zone. Section 15332 consists of projects characterized as in-fill development meeting the following conditions: the project is consistent with the applicable general plan designation and all applicable general plan policies as well with the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air, quality, or water quality; and the site can be adequately served by all required utilities and public services. All of the above apply to the proposed project which is additions to an existing gas station on a 0.38-acre site in a developed urbanized area that complies with all applicable zoning designation and regulations, has no value for habitat as endangered, rare, or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or

water quality, and the site can be adequately served by all required utilities and public services; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: Courtney 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 the California Environmental Quality Act.

Courtney Holowach / Associate Planner
Signature/Title

Feb. 22, 2023
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



San Diego County



Transaction #: 7080145
Receipt #: 2023116222

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: 04/05/2023
Cashier Location: SD

Print Date: 04/05/2023 9:43 am

Payment Summary

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

Payment	
CHECK PAYMENT #2812	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2023-000244 Date: 04/05/2023 9:38AM Pages: 3
	State Receipt # 37-04/05/2023-0215
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
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-04/05/2023-0215
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 04/05/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0215	
PROJECT TITLE MOBIL GAS STATION / 579124		

PROJECT APPLICANT NAME MIKE BAJOUA	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-244-9082
PROJECT APPLICANT ADDRESS 2442 SAWGRASS ST.	CITY EL CAJON	STATE CA
		ZIP CODE 92019

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)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	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 # 2812