



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Jul 28, 2023 09:24 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000609  
State Receipt # 37072820230552

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

UTC MARKET CUP / 698115

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):

<b>FILED IN THE OFFICE OF THE SAN DIEGO</b>	
<b>COUNTY CLERK ON</b> <u>July 28, 2023</u>	
Posted <u>July 28, 2023</u>	Removed <u>8/28/2023</u>
Returned to agency on <u>8/30/2023</u>	
DEPUTY <u>C. Teran</u>	<b>C. Teran</b>

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:** UTC Market CUP / 698115

**SCH No.:** N/A

**Project Location-Specific:** 4150 Regents Park Row Suite 155 San Diego, CA 92037

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

**Description of nature and purpose of the Project** A CONDITIONAL USE PERMIT (CUP) to allow Type-21 alcohol sales within an existing 1,645 square foot (sf) market. No construction is proposed. The project site is located at 4150 Regents Park Row. The site is designated Commercial and zoned CN-1-2 zone within the University Community Plan area. Additionally, the site is located within the Coastal (non-appealable) Overlay zone and the Airport Influence Area (MCAS Miramar). **LEGAL DESCRIPTION:** Parcel 1 of Parcel Map No 14943.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Steve Abbo, Traveler's Convenience, 10591 Noakes Road La Mesa, CA 91941, (619) 654-3236.

**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: CEQA State Guidelines, Section 15301 (Existing Facilities)  
 Statutory Exemptions:  
 Other:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is requesting for the permitting of alcohol sales within an existing market and no construction is proposed. Therefore, this exemption was deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

**Lead Agency Contact Person:** Marlene Watanabe

**Telephone:** 619-446-5129

**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

*Sara Osborn*

Senior Planner

10/25/2022

Signature/Title

Date

**Check One:**

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



San Diego County



Transaction #: 7283546  
Receipt #: 2023262567

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](http://www.sdarcc.gov)

Cashier Date: 07/28/2023  
Cashier Location: SD

Print Date: 07/28/2023 9:24 am

Payment Summary

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

Payment	
CHECK PAYMENT #4479	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2023-000609 Date: 07/28/2023 9:24AM Pages: 3
	State Receipt # 37-07/28/2023-0552
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: 37-07/28/2023-0552
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 07/28/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0552	

PROJECT TITLE  
UTC MARKET CUP / 698115

PROJECT APPLICANT NAME STEVE ABBO, TRAVELER'S CONVENIENCE	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-654-3236
PROJECT APPLICANT ADDRESS 10591 NOAKES ROAD	CITY LA MESA	STATE CA
		ZIP CODE 91941

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 <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
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Payment Reference #: CHECK# 4479