



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

FILED
Feb 21, 2025 09:39 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000128
State Receipt # 37022120250113

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

1251 FELSPAR STREET / PRJ-1119988

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 February 21, 2025

Posted February 21, 2025 **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

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 Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 1251 Felspar Street / PRJ-1119988

State Clearinghouse No.: N/A

Project Location-Specific: 1251 Felspar 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 (CDP) for the demolition of two existing single-family dwelling units to construct a new 25,106-square-foot three-story residential building consisting of 30 residential units, including four affordable units and subterranean parking. Various site improvements would also be constructed, including associated hardscape and landscape. The project is utilizing the Complete Communities Housing Solutions Program. The project is requesting allowable deviations from applicable regulations, including: (1) a reduction in the minimum and standard front setback requirements and (2) a reduction in the minimum side setbacks. Additionally, the project is requesting waivers for (1) a reduction in the required common open space and (2) a reduction of private exterior open space. The 0.29-acre project site is located at 1251-1261 Felspar Street. The project site is designated residential and zoned RM-2-5 per the Pacific Beach Community Plan. The project site is also within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), and the Parking Impact Overlay Zone (Coastal Impact), the Parking Standards Transit Priority Area, and the Transit Priority Area. (LEGAL DESCRIPTION: Lots 12 thru 15, Block 198, Pacific Beach in the City of San Diego, County of San Diego, State of California according to Map No. 854, filed in the office of the County Recorder of San Diego County September 28, 1898.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Takeoff Investment 2 SPE LLC, 501 W Broadway Suite A #580. San Diego, California 92101, (502) 379-7292

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 Projects)
- Statutory Exemptions:

San Diego County



Transaction #: 8229205
Receipt #: 2025064791

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: 02/21/2025
Cashier Location: SD

Print Date: 02/21/2025 9:40 am

Payment Summary

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

Payment

CHECK PAYMENT #113 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000128 Date: 02/21/2025 9:39AM Pages: 3

State Receipt # 37-02/21/2025-0113

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
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

| |
|---|
| RECEIPT NUMBER: 37-02/21/2025-0113 |
| 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 02/21/2025 |
| COUNTY/STATE AGENCY OF FILING SAN DIEGO | DOCUMENT NUMBER 37-2025-0113 | |

PROJECT TITLE
1251 FELSPAR STREET / PRJ-1119988

| | | |
|--|-------------------------|------------------------------|
| PROJECT APPLICANT NAME TAKEOFF INVESTMENT 2 SPE LLC | PROJECT APPLICANT EMAIL | PHONE NUMBER 502-379-7292 |
| PROJECT APPLICANT ADDRESS 501 W BROADWAY SUITE A #580 | CITY SAN DIEGO | STATE CA |
| | | ZIP CODE 92101 |

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) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 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 |
|--|---|

Payment Reference #: CHECK # 113