



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

FILED
Mar 04, 2025 10:18 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000163
State Receipt # 37030420250146

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

630 SAN ANTONIO AVE / PRJ-1110305

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** March 4, 2025
Posted March 4, 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: 630 San Antonio Ave / PRJ-1110305

State Clearinghouse No.: N/A

Project Location-Specific: 630 San Antonio Avenue, San Diego, CA 92106

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

Description of nature and purpose of the Project: Coastal Development Permit to demolish an existing three-story single-family residence and construct a new three-story, 4,117 square-foot single-family residence at 630 San Antonio Avenue. The 0.14-acre site is zoned Residential Single Unit (RS-1-7) and designated Single Family Residential in the Peninsula Community Plan. The project site is within Council District 2 and located within the following overlays/areas: Coastal Overlay Zone (COZ), COZ First Public Roadway, Coastal Height Limit Overlay Zone, Airport Land Use Compatibility Overlay Zone (San Diego International Airport and NAS North Island), Airport Land Use Compatibility Plan Airport Influence Area, Federal Aviation Administration Part 77 Noticing Area, Parking Impact Overlay Zone, and Affordable Housing Parking Demand (High). Accessor's Parcel Number (APN): 532-352-10. (LEGAL DESCRIPTION: That portion of block 163 Pueblo Lands, City of San Diego, map by Charles Poole, 1856 also all that portion of the westerly 25 feet of San Antonio Avenue, vacated and closed 1914 by resolution No. 17359.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Bruce Peeling, 3538 Inez Street, San Diego, CA, 92106, (619) 517-7400.

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 Section 15301(l)(1) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures)
- 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 15301(l)(1) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures). The project meets the criteria set forth in CEQA Section 15301(l)(1) which allows for the demolition of one-single-family residence. This exemption was deemed appropriate since the project proposes to demolish the existing single-family residence. Additionally, the project meets the criteria set forth in CEQA Section 15303(a) which allows for construction and location of one single-family residence in a residential zone. This exemption was deemed appropriate since the project would construct a new single-family residence on a lot which is zoned Residential Single Unit. The exceptions listed in CEQA Section 15300.2 would not apply in that it is not located in a particularly sensitive environment; no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; and the project is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: Carlssa L. Garcia

Telephone: (619) 687-5959

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.



Signature/Title Senior Planner

Date December 31, 2024

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County



Transaction #: 8245069
Receipt #: 2025079257

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: 03/04/2025
Cashier Location: SD

Print Date: 03/04/2025 10:19 am

Payment Summary

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

Payment

CHECK PAYMENT #953	\$50.00
Total Payments	\$50.00

Filing

CEQA - NOE	FILE #: 2025-000163 Date: 03/04/2025 10:18AM Pages: 3
	State Receipt # 37-03/04/2025-0146
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: 37-03/04/2025-0146
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 03/04/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0146	

PROJECT TITLE
630 SAN ANTONIO AVE / PRJ-1110305

PROJECT APPLICANT NAME BRUCE PEELING	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-517-7400
PROJECT APPLICANT ADDRESS 3538 INEZ STREET	CITY SAN DIEGO	STATE CA
		ZIP CODE 92106

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 <i>X Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: CHECK # 953 \$50