



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

**FILED**  
Apr 18, 2025 12:08 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000303  
State Receipt # 37041820250271

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**

5096 VOLTAIRE / PRJ-1070265

**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 18, 2025  
**Posted** April 18, 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:** 5096 Voltaire / PRJ-1070265

**State Clearinghouse No.:** Not Applicable

**Project Location-Specific:** 5096 Voltaire Street, San Diego, CA 92107

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

**Description of nature and purpose of the Project:** Neighborhood Use Permit (NUP) for a 106 square-foot (SF) addition at the rear of an existing commercial building with a previously conforming use. The project would address code violation, CE-0514346 to allow the construction of the accessible bathroom and unpermitted plumbing and electrical improvements. The 0.23-acre project site is located at 5096 Voltaire Street, zoned RM-2-4 (Residential Multiple-Unit) and designated as Medium Density Residential (15-29 dwelling units per acre) in the Ocean Beach Community Plan. The site is also located within the Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable-2), Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Beach and Coastal Impact), Residential Tandem, Transit Priority Area, 60-65 dB CNEL Airport Noise Contour, Airport Land Use Compatibility Overlay Zone (San Diego International Airport ((SDIA) and Naval Air Station (NAS) North Island), Airport Influence Area (SDIA Review Area 1 & NAS Review Area 2), Airport Approach Overlay Zone, and the Federal Aviation Administration Part 77 Noticing Area. LEGAL DESCRIPTION: Map 119, Lot 98 Block 14, APN 448-133-3100.

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

**Name of Person or Agency Carrying Out Project:** Pedro Tavares, 11590 W. Bernardo Ct., Suite 100, San Diego, CA 92127, (858) 444-3344.

**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))
- Other: CEQA Exemption 15061 (b) (3) (Review for Exemption)

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15061 (b) (3). A project is

exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. A project is also exempt from CEQA where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Since the project is an addition to an existing commercial site with previously conforming uses and would be within an existing structure on a developed site the project would not have a significant effect on the environment this exemption is deemed appropriate for this project. **The site is included on list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**Lead Agency Contact Person:** Rhonda Benally

**Telephone:** (619) 446-5468

**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.

Anne P. Gargano /Senior Planner  
Signature/Title

April 7, 2025  
Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County



Transaction #: 8318307  
Receipt #: 2025144300

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: 04/18/2025  
Cashier Location: SD

Print Date: 04/18/2025 12:09 pm

Payment Summary

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

Payment

CHECK PAYMENT #CK# 1050 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000303 Date: 04/18/2025 12:08PM Pages: 3

State Receipt # 37-04/18/2025-0271

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 37-04/18/2025-0271
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 04/18/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0271	
PROJECT TITLE 5096 VOLTAIRE / PRJ-1070265		

PROJECT APPLICANT NAME PEDRO TAVARES	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-444-3344
PROJECT APPLICANT ADDRESS 11590 W. BERNARDO CT., SUITE 100	CITY SAN DIEGO	STATE CA
		ZIP CODE 92127

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
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> 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, SILVIA LUNA, Deputy
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Payment Reference #: CK # 1050