



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Apr 25, 2025 01:27 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000325
State Receipt # 37042520250290

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

4805 WEST POINT LOMA / PRJ-1098734

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 <u>April 25, 2025</u>
Posted <u>April 25, 2025</u> 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: 4805 West Point Loma / PRJ-1098734

State Clearinghouse No.: N/A

Project Location-Specific: 4805 West Point Loma Boulevard, San Diego CA 92107

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

Description of nature and purpose of the Project: Coastal Development Permit for the reconstruction of an existing Valvoline Instant Oil Change Station. The project would demolish, grade, and remodel the existing commercial site/structure with a new basement, service area, roof, enclosing walls and interior walls, and other site improvements. The 0.122-acre site, located at 4805 West Point Loma Boulevard, is zoned Commercial-Community (CC-4-2) and designated Commercial in the Ocean Beach Community Plan area. The project is also within the Complete Communities Housing Solutions, Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, ALUCP Noise Contours, FAA Part 77 Noticing Area, within Council District 2. LEGAL DESCRIPTION: Lots 23 & 24, Block 21, Map No. 1167.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Marks Architects, 2643 4th Avenue, San Diego, CA 92103, (619) 702-9448.

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 15302, Replacement or Reconstruction
- 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 15302, Replacement or Reconstruction. CEQA Section 15302 allows for the replacement and reconstruction of existing structures and facilities

where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The project is proposing to demolish the existing commercial use (oil change station) and replace it with a reconstructed oil change station. The replacement of the new structure will be the same size, have the same purpose, and capacity. No environmental impacts would occur. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: Kristy Blodgett

Telephone: (619) 236-7788

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 A. Jorgensen, Senior Planner
Signature/Title

April 14, 2025
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



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: 37-04/25/2025-0290
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 04/25/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0290	

PROJECT TITLE
4805 WEST POINT LOMA / PRJ-1098734

PROJECT APPLICANT NAME MARKS ARCHITECTS	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-702-9448
PROJECT APPLICANT ADDRESS 2643 4TH AVENUE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92103

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, ELVA STOPKE, Deputy
----------------	--

Payment Reference #: CHECK #64543



San Diego County



Transaction #: 8330487
Receipt #: 2025155265

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: 04/25/2025
Cashier Location: SD

Print Date: 04/25/2025 1:28 pm

Payment Summary

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

Payment

CHECK PAYMENT #64543 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000325 Date: 04/25/2025 1:27PM Pages: 3

State Receipt # 37-04/25/2025-0290

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00