



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Apr 08, 2022 09:08 AM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000270
State Receipt # 37040820220236

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

DIGITAL-ORCHARD AVENUE ADU/694479

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 8, 2022</u>
Posted <u>April 8, 2022</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

(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: Digital-Orchard Avenue ADU/ 694479

SCH No.: Not Applicable

Project Location-Specific: 4268 Orchard Avenue, San Diego, CA 92107

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

Description of nature and purpose of the Project: The project proposes a Coastal Development Permit (CDP) to demolish the existing garage and 357 square-foot (sf) addition to an existing 1,178 sf residence, and construct a detached 578 sf new garage with second story, 578 sf accessory dwelling unit above the garage, patio, on a 0.16-acre site. The project site is in the RS-1-7 (Residential-Single Unit) Zone, of the Peninsula Community Plan, Coastal Overlay Zone (Non-Appealable 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact), Airport Approach Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification (SDIA and North Island Naval Air Station) area. The community plan designates the site as single family residential for up to 9 dwelling units per acre.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Abbas Keshavarzi, 5765 Lord Cecil Street, San Diego, CA 92122, (858) 457-4259.

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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (e) (1) (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

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 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of existing use. Further, CEQA Section 15301 (e) (1) includes but is not limited to: additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square-feet, whichever is less. The project proposes 357 square foot addition to 1,178 sf existing residence, this exemption is deemed appropriate, involving no expansion of existing use. The project also meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new small facilities or structures. Since CEQA Section 15303 allows for the

construction of a new residential unit, this exemption was deemed appropriate. This exemption includes but are not limited to: one single family residence or a second dwelling unit in a residential zone. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

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 CEQA



Signature Title Senior Planner

February 28, 2022

Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



San Diego County



Transaction #: 6409511
Receipt #: 2022169242

Ernest J. Dronenburg, Jr.
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.com

Cashier Date: 04/08/2022
Cashier Location: SD

Print Date: 04/08/2022 9:09 am

Payment Summary

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

Payment	
CHECK PAYMENT #1002	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2022-000270 Date: 04/08/2022 9:08AM Pages: 3
	State Receipt # 37-04/08/2022-0236
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
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-04/08/2022-0236
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 04/08/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2022-0236	

PROJECT TITLE
DIGITAL-ORCHARD AVENUE ADU/694479

PROJECT APPLICANT NAME ABBAS KESHAVARZI	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-457-4259
PROJECT APPLICANT ADDRESS 5765 LORD CECIL STREET	CITY SAN DIEGO	STATE CA
		ZIP CODE 92122

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)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	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 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MONICA MORALES, Deputy
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Payment Reference #: CHECK NO. 1022