



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Jun 02, 2022 02:53 PM  
Ernest J. Dronenburg, Jr.  
SAN DIEGO COUNTY CLERK  
File # 2022-000436  
State Receipt # 37060220220384  
Document # 2022-NOD-83

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

HILLSIDE VACATION

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** June 2, 2022  
**Posted** June 2, 2022 **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 DETERMINATION  
(Consistency Determination Pursuant to CEQA Section 15162)**

(Choose one)

To:  Recorder/County Clerk  
P.O. Box 1750, MS A33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

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 Number:** 692374

**State Clearinghouse Number:** N/A

**Project Title:** Hillside Vacation

**Project location:** 7687 Hillside Drive, La Jolla, CA 92037

**Project description:** The project proposes a Coastal Development Permit and Public Service Easement Vacation to vacate 6-foot-wide utility easements on lots, 58, 59 and 60 of Map 1479 at 7687 Hillside Drive. The 0.63-acre site is in the LJSFD-SF Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan and Council District 1.

The project site has been analyzed within Mitigated Negative Declaration No. 571249 adopted by the Hearing Officer on April 17, 2019.

The previous project was located at 7687 Hillside Drive. The 0.368-acre Parcel A site and proposed for the remodel of the existing two-story, 3,126-square-foot dwelling unit and expansion into a two-story over basement, 6,157-square-foot dwelling unit. The basement floor would include crawl space, mechanicals, wine cellar, and walk out servants' quarters with full bathroom. The second floor would include kitchen, family room, living room, dining room, laundry room, study, powder room, attached three-car garage, and rear deck. The third floor would include four bedrooms, four-bathroom, and roof deck over the garage with spa. The exterior will include landscape, hardscape, retaining walls and biological filtration storm water improvements.

The 0.265-acre Parcel B proposed demolition of the hardscape and accessory structures and development of a new, two-story over basement, 7,565-square-foot dwelling unit containing hardscape, retaining walls, staircase, deck and storage accessory improvements. The basement floor would include crawl space, storage, mechanicals, recreation room, bedroom with exterior access and two-bathrooms. The second floor would include kitchen, family room, living room, dining room, laundry room, study, powder room, attached three-car garage, and rear deck. The third floor would include four bedrooms, and five-bathroom. The exterior will include landscape, hardscape, retaining walls and biological filtration storm water improvements.

Pursuant to Public Resources Code Section 21166 and CEQA guidelines 15162, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent Mitigated Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

The proposed project  would, or  would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in Mitigated Negative Declaration No. 571249.

**Project applicant:** Alejandro Doring, Side LLC, 2750 Costebelle Drive, La Jolla, CA 92037, 858-349-3355

This is to advise that the Development Services Staff of the City of San Diego on May 3, 2022 approved the above described project and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous Mitigated Negative Declaration No. 571249 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
- (2) No Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the Mitigated Negative Declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the Mitigated Negative Declaration;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the Mitigated Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

It is hereby certified that the final environmental report, including comments and responses, is available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: C.Holowach

Telephone: (619) 446-5187

Filed by: *County MS*

Signature

Associate Planner

Title

[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]

Reference: California Public Resources Code, Section 15162/63.

**NOTICE OF DETERMINATION**

**TO:**  Recorder/County Clerk  
P.O. Box 1750, MS A33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

**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 NUMBER:** 571249/I.O. No. 24007453

**STATE CLEARINGHOUSE NUMBER:** N/A

**PROJECT TITLE:** SIDE LLC SDP & CDP

1-9-0-0-5-5

**PROJECT LOCATION:** The site is located 7687 Hillside Drive within the La Jolla Community Planning Area and City Council District 1.

**PROJECT DESCRIPTION:** A SITE DEVELOPMENT PERMIT (SDP) AND COASTAL DEVELOPMENT PERMIT (CDP) for a 3,868 square-foot addition and interior remodel to an existing 3,126 square-foot single dwelling residence and to construct a new 6,880 square-foot single dwelling residence with an 815 square-foot three car garage. The 0.368 and 0.265-acre attached sites are located within the Coastal Overlay Zone (Non-Appealable), in the LSPD-SF zone of the La Jolla Shores Planned District.

**PROJECT APPLICANT:** Side, LLC, 2750 Costebelle Dr., La Jolla, CA 92037. Contact: Alejandro Doring, 858-349-3355

This is to advise that, on April 17th, 2019 the City of San Diego Hearing Officer approved the above described project and made the following determinations:

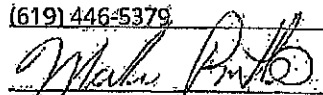
1. The project in its approved form  will,  will not, have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. was prepared for this project pursuant to the provisions of CEQA.  
Record of project approval may be examined at the address above.
3. Mitigation measures  were,  were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program  was,  was not, adopted for the project.
4. (EIR only) Findings  were,  were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations  was,  was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Mark Brunette

Telephone: (619) 446-5379

Filed by:

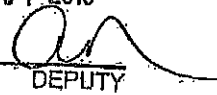
  
Mark Brunette, Senior Planner

**FILED**

Ernest J. Cronenberg, Jr. Recorder County Clerk

**MAY 01 2019**

BY



DEPUTY

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on MAY 01 2019

Posted MAY 01 2019 Removed MAY 29 2019  
MAY 29 2019

Returned to agency on \_\_\_\_\_

Deputy Ernest J. Cronenberg, Jr.



San Diego County



Transaction #: 3738729  
 Receipt #: 2019189295

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](http://www.sdarcc.com)

Cashier Date: 05/01/2019  
 Cashier Location: SD

Print Date: 05/01/2019 3:23 pm

Payment Summary

Total Fees	\$2,404.75
Total Payments	\$2,404.75
Balance:	\$0.00

Payment

CHECK PAYMENT \$2,404.75

Total Payments \$2,404.75

Miscellaneous Item

FISH & WILDLIFE FEES

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Mitigated/Negative Declaration	\$2,354.75
Total Fees Due:		\$2,404.75

Grand Total - All Documents: \$2,404.75



State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 2/7/19) Previously DFG-753.5a

RECEIPT NUMBER: 37-2019-0309
STATE CLEARINGHOUSE NUMBER (if applicable) ---

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO	LEAD AGENCY EMAIL ---	DATE 5/1/2019
COUNTY/STATE AGENCY OF FILING San Diego County	DOCUMENT NUMBER 2019 - 0055	
PROJECT TITLE SIDE LLC SDP & CDP		
PROJECT APPLICANT NAME SIDE LLC	PROJECT APPLICANT EMAIL ---	PHONE NUMBER 858-349-3355
PROJECT APPLICANT ADDRESS 2750 COSTEBELLE DR.	CITY LA JOLLA	STATE CA
		ZIP CODE 92037
PROJECT APPLICANT (Check appropriate box)		
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

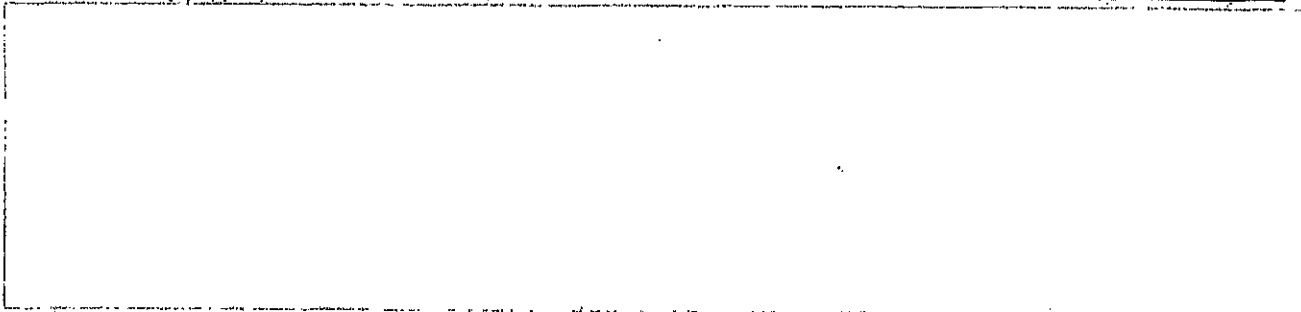
CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	\$2,354.75
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,112.00	\$	
190055			
<input type="checkbox"/> Exempt from fees			
<input 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	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other 1082	TOTAL RECEIVED	\$	\$2,404.75
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SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County                      A NUNO                      , Deputy
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San Diego County



Transaction #: 6507869  
Receipt #: 2022258530

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](http://www.sdarcc.com)

Cashier Date: 06/02/2022  
Cashier Location: SD

Print Date: 06/02/2022 2:54 pm

Payment Summary

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

Payment	
CHECK PAYMENT #1143	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOD	FILE #: 2022-000436 Date: 06/02/2022 2:53PM Pages: 7
	State Receipt # 37-06/02/2022-0384
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: 37-06/02/2022-0384
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 06/02/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0063	
PROJECT TITLE HILLSIDE VACATION		

PROJECT APPLICANT NAME ALEJANDRO DORING, SIDE LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-349-3355
PROJECT APPLICANT ADDRESS 2750 COSTEBELLE DRIVE	CITY LA JOLLA	STATE CA
		ZIP CODE 92037

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 checked="" 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
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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
<hr/>			

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED      \$      50.00

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JESSADITH EDORA, Deputy
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Payment Reference #: CHECK NO. 1143 / CHECK NO. 1082 REM: 05/01/2019 RECT: 37-2019-0309