



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Sep 09, 2022 02:50 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000726
State Receipt # 37090920220634

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 934-936 REED AVENUE CDP/ 696698

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** September 9, 2022
Posted September 9, 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 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 934-936 Reed Avenue CDP/ 696698

SCH No.: Not Applicable

Project Location-Specific: 934-936 Reed Avenue, San Diego, CA 92109

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 three residential units and to construct two new detached 2,194 square-foot (sf), two-story single dwelling units, each with a penthouse and roof deck, a 1,227 sf basement garage, and a 796 sf two-story companion unit on Lots 31 and 32. The 0.14-acre project is in the RM-1-1 (Residential Multiple Unit) Zone of the Pacific Beach Community Plan, Coastal Overlay Zone (Non-Appealable-2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal/Beach Impact), Residential Tandem Parking Impact Overlay Zone, Transit Area Overlay Zone, Parking Standards Transit Priority Area, and Transit Priority Area. The community plan designates the site as Low-Medium Residential Density area with 9 to 14 dwelling units per acre.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Scot Frontis, Frontis Architecture (Firm), 1020 Grand Avenue, San Diego, CA 92109, (858) 837-2078.

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, Sections 15301 (1)(2) (Existing Facilities) and 15303 (b) (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 to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 (1)(2), in urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished. The project also meets the criteria set forth in CEQA Section 15303 (b), which consists of the construction and location of limited numbers of new, small facilities or structures. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

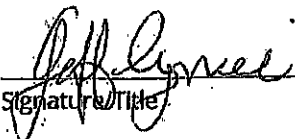
Lead Agency Contact Person: Rhonda Benally

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

Date August 17, 2022

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 6681474
 Receipt #: 2022406132

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: 09/09/2022
 Cashier Location: SD

Print Date: 09/09/2022 2:51 pm

Payment Summary

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

Payment	
CHECK PAYMENT #2588	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2022-000726 Date: 09/09/2022 2:50PM Pages: 3
	State Receipt # 37-09/09/2022-0634
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:
 37-09/09/2022-0634
 STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO	LEAD AGENCY EMAIL	DATE 09/09/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2022-0634	

PROJECT TITLE
 DIGITAL 934-936 REED AVENUE CDP/ 696698

PROJECT APPLICANT NAME SCOT FRONTIS, FRONTIS ARCHITECTURE (FIRM)	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-837-2078
PROJECT APPLICANT ADDRESS 1020 GRAND AVENUE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92109

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 X 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JESSADITH EDORA, Deputy
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Payment Reference #: CHECK NO. 2588