



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

**FILED**  
Mar 24, 2023 12:53 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000219  
State Receipt # 37032420230194

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 OTTERSON RESIDENCE CDP/VARIANCE/658664

**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** March 24, 2023

**Posted** March 24, 2023 **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 Otterson Residence CDP/Variance/ 658664

**SCH No.:** Not Applicable

**Project Location-Specific:** 4945 Crystal Drive, 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) and Variance to demolish an existing duplex, and to construct a new 3,795 square-foot, three-story, single dwelling unit with a new attached Accessory Dwelling Unit (ADU), basement, and balconies, on a 0.11-acre site. The project also proposes new landscape, lightwells, fences and gates, terraces, elevator, exterior stairs, and a driveway. The project proposes a Variance for a 20-foot driveway where 12 foot is allowed. The project site is in the RM-1-1 (Residential Multiple Unit) Zone, of the Pacific Beach Community Plan, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, Transit Priority Area, Parking Impact Overlay Zone (Coastal/Beach Impact), Residential Tandem Parking Impact Overlay Zone, and Transit Area Overlay Zone. The community plan designates the site as multi-family use.

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

**Name of Person or Agency Carrying Out Project:** Rosa Lindsay, 2400 Kettner Blvd, Suite 207, San Diego, CA 92101, (619) 269-3630.

**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 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 to cause a significant effect on the environment. The project 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 is 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

Jeff Dymowski  
Signature

Senior Planner  
Title

December 6, 2022  
Date

**Check One:**

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 7063841  
 Receipt #: 2023102478

**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: 03/24/2023  
 Cashier Location: SD

Print Date: 03/24/2023 12:53 pm

Payment Summary

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

<b>Payment</b>	
CHECK PAYMENT #2557	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
<b>Filing</b>	
CEQA - NOE	FILE #: 2023-000219 Date: 03/24/2023 12:53PM Pages: 3
	State Receipt # 37-03/24/2023-0194
Fees: Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>	<b>\$50.00</b>
<b>Grand Total - All Documents:</b>	<b>\$50.00</b>



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-03/24/2023-0194
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 03/24/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0194	

PROJECT TITLE  
DIGITAL OTTERSON RESIDENCE CDP/VARIANCE/658664

PROJECT APPLICANT NAME ROSA LINDSAY	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-269-3630
PROJECT APPLICANT ADDRESS 2400 KETTNER BLVD, SUITE 207	CITY SAN DIEGO	STATE CA
		ZIP CODE 92101

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)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	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 <i>D Butler</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
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Payment Reference #: CHECK# 2557