



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Jun 26, 2023 09:08 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000504
State Receipt # 37062620230459

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

SHERES RESIDENCE / PTS-691451

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 26, 2023
Posted June 26, 2023 **Removed** 7-26-2023
Returned to agency on 7-26-2023
DEPUTY D. Butler **D. Butler**

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: Sheres Residence / PTS-691451

SCH No.: N/A

Project Location-Specific: 2442 Mango Way San Diego, CA 92014

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

Description of nature and purpose of the Project A Coastal Development Permit and Site Development Permit to demolish an existing 2-story single dwelling unit, pool and accessory structures to construct a new 2-story 4,822-square foot single dwelling unit with an attached 3-car garage and a single story 719-square foot accessory dwelling unit. In addition, various site improvements would also be constructed including associated hardscape and landscape. The 0.35-acre project site is located at 2442 Mango Way. The project site is zoned RS-1-6 and designated Residential in the Torrey Pines Community Plan. The project site is also within the Coastal Height Limitation Overlay Zone, Coastal Zone (Non-Appealable Area 1 and 2), Very High Fire Hazard Severity Zone, and Parking Impact Overlay Zone (Coastal), (LEGAL DESCRIPTION: Lot 124 of Del Mar Hills, Unit No. 5, City of San Diego, Map 5978.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Bruce Peeling, 3538 Inez Street, San Diego, CA 92106 (619) 517-7400.

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: CEQA State Guidelines, 15303 (New Construction or Conversion of Small Structures)
- Statutory Exemptions:
- Other:

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 up to three single-family residences in urbanized areas and accessory (appurtenant) structures, 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 and in urbanized areas, the construction or conversion of up to three single-family residences, utility extensions, of reasonable lengths to serve such construction, and accessory (appurtenant) structures. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Marlene Watanabe

Telephone: 619-446-5129

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 Szymanski Senior Planner
Signature/Title

June 20, 2023
Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR: