



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Jul 03, 2023 10:18 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000529  
State Receipt # 37070320230481

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 1075 OPAL ST CDP NDP LLA / PTS 697736

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** July 3, 2023

**Posted** July 3, 2023 **Removed** AUG 02 2023

**Returned to agency on** AUG 02 2023

**DEPUTY** *Maia Gomez*

**M. Gomez**

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 1075 Opal St CDP NDP LLA / PTS 697736

**SCH No.:** N/A

**Project Location-Specific:** 1075 Opal St, San Diego, CA 92109

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

**Description of nature and purpose of the Project:** Neighborhood Development Permit, Coastal Development Permit, and Lot Line Adjustment to demolish an existing residence and garage on an existing double lot, and to construct a new, 3-story residence and detached carport with ADU above totaling 3,008 square feet on one lot, and a new, 3-story residence and detached carport with ADU above totaling 2,902 square feet on the second lot, site located at 1075 Opal Street. The 0.13-acre site is in the RM-1-1 & Coastal (Non-Appealable-2) Overlay zone within the Pacific Beach Community Plan area.

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

**Name of Person or Agency Carrying Out Project:** Charles Sher, 990 Highland Dr., Ste. 301, Solana Beach, CA 92075, 619-977-6606

**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: Section 15301, Existing Facilities and Section 15303, New Construction
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego determined the proposed project is exempt from CEQA pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction) of the State CEQA Guidelines. Section 15301 allows for the demolition of existing structures. Section 15303 (New Construction) allows for the construction of up to three residences. The project is the demolition of an existing residence and the construction of two new residences with a lot line adjustment; and where the exceptions listed in Section 15300.2 would not apply.

**Lead Agency Contact Person:** C. Holowach

**Telephone:** 619-446-5187

**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

 Development Project Manager  
\_\_\_\_\_  
Signature/Title

5/2/23  
\_\_\_\_\_  
Date

**Check One:**

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR: