



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Jul 10, 2023 02:18 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000541  
State Receipt # 37071020230492

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

REED BEACH HOMES/699075

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 10, 2023  
Posted July 10, 2023 Removed 8-9-2023  
Returned to agency on 8-9-2023  
DEPUTY D. Butler **D. Butler**

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:** Reed Beach Homes/699075

**SCH No.:** Not Applicable

**Project Location-Specific:** 1327-1329 Reed Avenue, San Diego, CA 92109

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

**Description of nature and purpose of the Project:** Coastal Development Permit (CDP) for the demolition of an existing residence and the construction of two single-family residences. The proposed residence on Lot 7 would have a living area of 2,344 square feet, a rooftop deck, a 422 square-foot Accessory Dwelling Unit (ADU) and a 384-square-foot carport. The proposed residence on Lot 8 would have a living area of 2,336 square feet, a rooftop deck, a 422 square-foot ADU and a 384-square-foot carport. The proposed project complies with all height and bulk regulations and can accommodate the public utilities to serve the development. The project is located at 1327-1329 Reed Avenue in the RM-1-1 zone, the Coastal Overlay Zone and the Coastal Height Limit Overlay Zone within the Pacific Beach Community Planning Area and Council District 2.

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

**Name of Person or Agency Carrying Out Project:** Triton Homes LLC PO Box 91335, San Diego, CA 92169  
(858) 449-8419

**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).
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Section 15303 (New Construction). Section 15303 applies to projects that consist of the construction of a limited number of new small facilities or structures, including the construction of up to three single-family residences. Since the project would construct two single-family residences, on a previously developed site, in a residential zone, it was determined that the CEQA exemption was appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

**Lead Agency Contact Person:** Jeff Szymanski

**Telephone:** (619) 446-5234

**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.

*Jane A. Jarque*

Senior Planner

6/28/2023

Signature/Title

Date

**Check One:**

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 7248542  
Receipt #: 2023237693

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: 07/10/2023  
Cashier Location: SD

Print Date: 07/10/2023 2:18 pm

Payment Summary

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

Payment	
CHECK PAYMENT #1012	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2023-000541 Date: 07/10/2023 2:18PM Pages: 3
	State Receipt # 37-07/10/2023-0492
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  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-07/10/2023-0492
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 07/10/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0492	

PROJECT TITLE  
REED BEACH HOMES/699075

PROJECT APPLICANT NAME TRITON HOMES LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-449-8419
PROJECT APPLICANT ADDRESS PO BOX 91335	CITY SAN DIEGO	STATE CA
		ZIP CODE 92169

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
<b>Exempt from fee</b>			
<input checked="" 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	\$	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
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SIGNATURE <b>X</b> <i>Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: 1012