



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Dec 13, 2023 09:45 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000998
State Receipt # 37121320230910

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

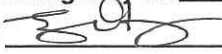
TYPE OR PRINT CLEARLY

Project Title

DIGITAL-4953 CORONADO AVENUE CDP/697315

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 December 13, 2023
Posted December 13, 2023 Removed JAN 12 2024
Returned to agency on JAN 16 2024
DEPUTY  **L. Guzman**

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-4953 Coronado Avenue CDP/ 697315

SCH No.: Not Applicable

Project Location-Specific: 4953 Coronado Avenue, San Diego, CA 92107

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 an existing detached garage and construct a new 1,200 square-foot, 2-story Accessory Dwelling Unit with attached garage, second floor deck and roof deck, on a 0.08-acre site. The existing 732 sf single family residence would remain. The project is in the RM-2-4 (Residential-Multiple Unit) Zone, of the Ocean Beach Community Plan, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, Ocean Beach Cottage Emerging District, Transit Priority Area, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone (Coastal Impact/Beach Impact), Airport Approach Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration Part 77 Notification (SDIA and North Island Naval Air Station). The community plan designates the site as Medium Density Residential.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Maureen Dant, Kim Grant Design, 2400 Kettner Boulevard, Studio #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 for causing 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 Gonzalez Senior Planner
Signature/Title

November 1, 2022
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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: 37-12/13/2023-0910
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 12/13/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0910	

PROJECT TITLE
DIGITAL-4953 CORONADO AVENUE CDP/697315

PROJECT APPLICANT NAME MAUREEN DANT, KIM GRANT DESIGN	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-269-3630
PROJECT APPLICANT ADDRESS 2400 KETTNER BOULEVARD, STUDIO #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
<input checked="" type="checkbox"/> Exempt from fee			
<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)			
<hr/>			
<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, TIFFANI HOOD, Deputy
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Payment Reference #: CHECK #182