

**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 Title / Number:** Castellana Residence / PRJ- 1062257

**State Clearinghouse No.:** N/A

**Project Location-Specific:** Southeast of the intersection of Crespo Drive and Castellana Road San Diego, CA 92037, APN: 350-541-0600

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

**Description of nature and purpose of the Project:** The project proposes a Coastal Development Permit to construct a 3-story, 9,710-square-foot residence and attached 460-sf Accessory Dwelling Unit located on Castellana Road, near Crespo Drive, on a vacant parcel (APN: 350-541-0600). The project would also construct associated site improvements (i.e. hardscape, landscaping, and retaining walls). The 0.27-acre site is in the RS-1-5 Base Zone, Coastal (Non-Appealable), and Coastal Height Limitation Overlay Zones and is designated Very Low Density Residential (0-5 du/ac) within the La Jolla Community Plan area.

LEGAL DESCRIPTION: Lot 42 of Ludington Heights, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 2023, filed in the office of the County Recorder of San Diego County, May 11, 1927

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

**Name of Person or Agency Carrying Out Project:** Matt Sumek, 2223 Avenida De La Playa Ste 201 San Diego CA, 92037, (858) 401-93332

**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 15303, New Construction or Conversion of Small Structures.
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15303, New Construction or Conversion of Small

Structures; and where the exceptions listed in Section 15300.2 would not apply. 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 single-family residence in urbanized areas, utility extensions, of reasonable lengths to serve such construction, and accessory (appurtenant) structures, this exemption was deemed appropriate. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

**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 the California Environmental Quality Act.



/Senior Planner

Signature/Title

1/16/2024

Date

**Check One:**

- Signed by Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Feb 09, 2024 03:06 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000096  
State Receipt # 37020920240092

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

CASTELLANA RESIDENCE / PRJ- 1062257

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** February 9, 2024  
**Posted** February 9, 2024 **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.