

NOTICE OF EXEMPTION

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: 1048 Wilbur / PRJ-1096328

State Clearinghouse No.: N/A

Project Location-Specific: 1048-1050 Wilbur Avenue, San Diego, CA, 92109

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

Description of nature and purpose of the Project: The project is proposing a Coastal Development Permit to demolish two existing residential structures and detached garage, to construct a 2,662 square-foot 2-story residential dwelling unit in the front portion of the parcel and a 1,247 square-foot detached rental unit over the garage in the back of the parcel located at 1048-1050 Wilbur Avenue. The 0.142-acre project site is zoned Residential-Multiple (RM-1-1) and designated as Multi Family Residential in the Pacific Beach Community Plan, within Council District 1. The project is also within the Complete Communities Mobility Choices, Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone, Transit Priority Area, and Affordable Housing Parking Demand.

LEGAL DESCRIPTION: Lots 28 & 29, Block 44, Map No. 932.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Sarah Horton, 1048 Wilbur Ave, San Diego, CA 92109, (619) 231-9905

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: 15302, Replacement or Reconstruction and 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 Section 15302, Replacement or Reconstruction and 15303, New Construction or Conversion of Small Structures; and where the exceptions listed in

Section 15300.2 would not apply. CEQA Guideline Section 15302, Replacement or Reconstruction allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. CEQA Guideline Section 15303, New Construction or Conversion of Small Structures allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: Kristy J. Blodgett

Telephone: (619) 236-7788

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

January 30, 2023
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 21, 2024 09:56 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000133
State Receipt # 37022120240125

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

1048 WILBUR / PRJ-1096328

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 21, 2024
Posted February 21, 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.

San Diego County



Transaction #: 7628520
Receipt #: 2024061718

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

Cashier Date: 02/21/2024
Cashier Location: SD

Print Date: 02/21/2024 9:57 am

Payment Summary

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

Payment	
CHECK PAYMENT #1669	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2024-000133 Date: 02/21/2024 9:56AM Pages: 3
	State Receipt # 37-02/21/2024-0125
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
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-02/21/2024-0125
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 02/21/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0125	
PROJECT TITLE 1048 WILBUR / PRJ-1096328		

PROJECT APPLICANT NAME SARAH HORTON	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-231-9905
PROJECT APPLICANT ADDRESS 1048 WILBUR AVE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92109

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)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 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

SIGNATURE X <i>Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: 1669