



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
May 10, 2024 08:59 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000398
State Receipt # 37051020240376

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

MINHAS RESIDENCE / PRJ-1067299

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** May 10, 2024
Posted May 10, 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.

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: Minhas Residence / PRJ-1067299

State Clearinghouse No.: N/A

Project Location-Specific: 4920 Dixie Drive, San Diego, CA, 92109

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

Description of nature and purpose of the Project: A request for a COASTAL DEVELOPMENT PERMIT to demolish the existing two-unit multi-family dwelling unit and construct a new two-unit, two-story over basement, multifamily dwelling unit consisting of 7,711 square feet. The basement would include 826 square feet of living area and 1,645 square feet of garage area, the first floor would include 1,895 square feet of living area and 381 square feet of deck area, and the third floor would include 1,1715 square feet of living area and 409 square feet of balcony/deck area. The project would also include an 840 square-foot roof deck and associated hardscape and landscape. The 5,000 square-foot project site is located at 4920 Dixie Drive. The project site is zoned RM-1-1 (Residential-Multiple Unit) and designated Residential per the Pacific Beach Community Plan. Additionally, the project site is within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable), Parking Impact Overlay Zone (Beach and Coastal), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Area. (LEGAL DESCRIPTION: TR 1931, Blk 5, Lot 21).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Mark D. Lyon, 410 Birdrock Avenue, La Jolla, CA 92037, (858) 459-1171

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 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

5/07/2024

Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 7785380
Receipt #: 2024165825

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: 05/10/2024
Cashier Location: SD

Print Date: 05/10/2024 9:00 am

Payment Summary

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

Payment

CHECK PAYMENT #145 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2024-000398 Date: 05/10/2024 8:59AM Pages: 3

State Receipt # 37-05/10/2024-0376

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: 37-05/10/2024-0376
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 05/10/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0376	
PROJECT TITLE MINHAS RESIDENCE / PRJ-1067299		

PROJECT APPLICANT NAME MARK D LYON	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-459-1171
PROJECT APPLICANT ADDRESS 410 BIRDROCK AVENUE	CITY LA JOLLA	STATE CA
		ZIP CODE 92037

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	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JULIE ANN SAN JUAN, Deputy
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Payment Reference #: CHECK #145