



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Jun 11, 2024 03:27 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000485  
State Receipt # 37061120240457

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

2061 GARNET/ PRJ 1080207

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** June 11, 2024  
**Posted** June 11, 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**

**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:** 2061 Garnet/ PRJ 1080207

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

**Project Location-Specific:** 2061 Garnet Avenue, San Diego, CA 92109

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

**Description of nature and purpose of the Project:** The project proposes a Coastal Development Permit and a Neighborhood Development Permit for the demolition of an existing one-story single-dwelling unit and the construction of two new three-story duplex buildings containing two Dwelling Units (DU), and two shopkeeper units each, two detached two-story Accessory Dwelling Units (ADU), and onsite parking, on a 6,301 square foot site. The project includes a 1,296-square-foot DU-1 above a 679-square-foot commercial space; a 1,381 DU-2 above 702 commercial space; a 1,378 DU-3 above a 701-square-foot commercial space; a 1,386 DU-4 above a 686-square-foot commercial space; a detached 1,186-square-foot ADU-1 and 1,178-square-foot ADU-2, with vehicular, motorcycle, and bicycle parking, bicycle storage, trash enclosure, and stair access on the ground floor. The project also includes two parking deviations. The site is in the CO-1-2 (Commercial-Office) Base Zone, in the Pacific Beach Community Area, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Affordable Housing Parking Demand, Parking Impact Overlay Zone (Coastal Impact), Parking Standards Transit Priority Area/Transit Priority Area. LEGAL DESCRIPTION: Lots 16 and 17, Block 213, Map 854, APN 424-051-1100. The community plan designates the site as commercial.

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

**Name of Person or Agency Carrying Out Project:** Eric Buchanan, 1015 Turquoise Street, Suite 2, San Diego, CA 92109, (858) 273-5632.

**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 15332, In-Fill Development Projects.

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project is consistent with the existing land use designation, and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**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 the California Environmental Quality Act.

*Amer D. [Signature]* SENIOR PLANNER  
 Signature/Title

April 11, 2024  
 Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 7850542  
Receipt #: 2024205921

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: 06/11/2024  
Cashier Location: SD

Print Date: 06/11/2024 3:28 pm

Payment Summary

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

Payment	
CHECK PAYMENT #4987	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2024-000485 Date: 06/11/2024 3:27PM Pages: 3
	State Receipt # 37-06/11/2024-0457
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: 37-06/11/2024-0457
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 06/11/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0457	
PROJECT TITLE 2061 GARNET/ PRJ 1080207		

PROJECT APPLICANT NAME ERIC BUCHANAN	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-273-5632
PROJECT APPLICANT ADDRESS 1015 TURQUOISE STREET, SUITE 2	CITY SAN DIEGO	STATE CA
		ZIP CODE 92109
PROJECT APPLICANT (Check appropriate box)		
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> 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
<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

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JULIE ANN SAN JUAN, Deputy
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Payment Reference #: CHECK#4987