



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Jun 24, 2024 09:36 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000536
State Receipt # 37062420240496

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

4896 DIXIE DRIVE / 1097436

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 24, 2024
Posted June 24, 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: 4896 Dixie Drive / 1097436

State Clearinghouse No.: N/A

Project Location-Specific: 4896 Dixie Street, San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit (CDP) for the conversion of a 270-square-foot garage into an accessory dwelling unit (ADU) including the demolishing of overhead roll up door and stucco finish, the addition of plumbing and electrical fixtures/appliances, nonstructural wall infill with new doors and windows at an existing multifamily residence located 4896 Dixie Drive. The 0.11-acre site is in the RM-1-1, Coastal Overlay (Appealable) Zone (CST-PMT) (CST-APP) (N-APP-2), Parking Impact Overlay Zone (PIOZ-Coastal and Beach Impact, Transit Area Overlay Zone (TAOZ) Parking Standard Transit Priority Area (PSTPA), Affordable Housing Parking Demand and Coastal Height Limit Overlay Zone of the Pacific Beach Community Planning Area within Council District 1. LEGAL DESCRIPTION: LOT 18 IN BLOCK 5 OF NETTLESHIP-TYE N01.1 ACCORDING TO MAP 1931 FILLED THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 3, 1926.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Eduardo Tovar, 840 Hayes St., San Francisco, CA 94117, (650) 953-0402

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
- 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 15303, New Construction which allows for the conversion of small structures from one use to another. Since the proposed project is an

conversion of an existing garage into an ADU, the exemption is appropriate; and where the exceptions listed in 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: Courtney Holowach

Telephone: (619) 446-5187

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.

Courtney Holowach / Senior Planner
Signature/Title

February 27, 2024
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

San Diego County



Transaction #: 7866582
Receipt #: 2024220241

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: 06/24/2024
Cashier Location: SD

Print Date: 06/24/2024 9:36 am

Payment Summary

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

Payment

CHECK PAYMENT #1441 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2024-000536 Date: 06/24/2024 9:36AM Pages: 3

State Receipt # 37-06/24/2024-0496

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:
 37-06/24/2024-0496
 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 06/24/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0496	

PROJECT TITLE
 4896 DIXIE DRIVE / 1097436

PROJECT APPLICANT NAME EDUARDO TOVAR	PROJECT APPLICANT EMAIL	PHONE NUMBER 650-953-0402
PROJECT APPLICANT ADDRESS 840 HAYES ST.	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94117

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			
<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 X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JULIE ANN SAN JUAN, Deputy
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Payment Reference #: CHECK#1441