



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Aug 01, 2024 09:15 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000663  
State Receipt # 37080120240612

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

309 SYCAMORE / PRJ 1062807

**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):

<b>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON</b> <u>August 1, 2024</u>
<b>Posted</b> <u>August 1, 2024</u> <b>Removed</b> _____
<b>Returned to agency on</b> _____
<b>DEPUTY</b> _____

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:** 309 Sycamore/ PRJ 1062807

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

**Project Location-Specific:** 309-11 Sycamore Road, San Diego, CA 92173

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

**Description of nature and purpose of the Project:** The project proposes a Coastal Development Permit for Raintree Terrace - Phase 2 to demolish two (2) existing residences and construction of six (6), three-story multifamily residential buildings totaling 50,628-square-feet, each with (4) townhouses for a total of 24 units, with 2 of those units as accessory dwelling units (ADUs), on a 1.07-acre site. The site is in the RM-1-1 (Residential Multiple Unit) Base Zone within the San Ysidro Community Plan area, San Ysidro South Neighborhood District, Coastal Overlay Zone (Non-Appealable), San Ysidro Redevelopment Project, Very High Fire Hazard Severity Zone, Parking Impact Overlay Zone (Coastal Impact), Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Brownfield Airport (BFA) and NOLF Imperial Beach, Review Area 2), and the Federal Aviation Administration Part 77 Notification Area. **LEGAL DESCRIPTION:** Lot A-62 of San Ysidro Map 1174, APN 666-150-07. The community plan designates the site as Low-Medium Density Residential (10-15 du/nra).

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

**Name of Person or Agency Carrying Out Project:** Gary Taylor, 3241 Adams Avenue, San Diego, CA 92116, (619) 518-6702

**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 which allows for the

construction of infill development within an urbanized area. The project is consistent with the applicable General Plan designation (residential) and policies as well as applicable zoning designation (RM-1-1 (Residential Multiple Unit)) and regulations. The 1.07-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential), and is less than five acres. The project site has no value as a habitat for endangered, rare, or threatened species as the site contains non-native landscape vegetation and is located within a developed area. The project would not result in any significant impacts on traffic, noise, air quality, or water quality per the City staff review. Furthermore, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**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.

Christine Kolman / senior planner  
Signature/Title

July 12, 2024  
Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 7925158  
Receipt #: 2024272474

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: 08/01/2024  
Cashier Location: SD

Print Date: 08/01/2024 9:16 am

Payment Summary

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

Payment	
CHECK PAYMENT #8601	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
Filing	
CEQA - NOE	FILE #: 2024-000663 Date: 08/01/2024 9:15AM Pages: 3
	State Receipt # 37-08/01/2024-0612
Fees: Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>	<b>\$50.00</b>
<b>Grand Total - All Documents:</b>	<b>\$50.00</b>



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:  
 37-08/01/2024-0612  
 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 08/01/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0612	

PROJECT TITLE  
 309 SYCAMORE / PRJ 1062807

PROJECT APPLICANT NAME GARY TAYLOR	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-518-6702
PROJECT APPLICANT ADDRESS 3241 ADAMS AVENUE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92116

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 <i>X Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: CHECK # 8601 \$50