



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

FILED
Oct 25, 2024 10:35 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000961
State Receipt # 37102520240885

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

4954 WEST POINT LOMA / PRJ-1057567

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 <u>October 25, 2024</u>
Posted <u>October 25, 2024</u> 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: 4954 West Point Loma / PRJ-1057567

State Clearinghouse No.: N/A

Project Location-Specific: 4954-4958 West Point Loma Boulevard, San Diego, CA 92107

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

Description of nature and purpose of the Project: The project proposes a Coastal Development Permit (CDP) to convert the existing attached garage of a 2,829 square-foot (sf) existing multi-family residence into a new 480 sf accessory dwelling unit (ADU) and the creation of a new two-story detached structure containing two 414 (sf) ADU's. The 0.13-acre site is zoned RM-2-4 (Residential Multiple Unit) within the Ocean Beach Community Plan area, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, First Public Roadway, Ocean Beach Cottage Emerging District, Transit Priority Area, Parking Impact Overlay Zone (Coastal Impact/Beach Impact), 65-70 dB Airport Noise Contours (CNEL), Airport Land Use Compatibility Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA), Review Area 1, NAS North Island, Review Area 2), and the Federal Aviation Administration Part 77 Notification (SDIA and NAS North Island). (LEGAL DESCRIPTION: Lots 5 and 6 in Block 29 of Ocean Beach Park Annex, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 1217 Filed in the Office of the County Recorder of San Diego County, October 23, 1909, APN 448-230-0300.) The community plan designates the site as medium density residential (15-29 dwelling units/acre).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Kevin Hemstreet, 811 25th Street, #101, San Diego, CA 92102, (619) 309-9296.

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 15303 (New Construction or Conversion of Small Structures).

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 15303 which consists of construction and location of limited numbers of new small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Since CEQA Section 15303 allows for the construction of a new residential dwelling unit and conversion of existing small structure, this exemption was deemed appropriate. This exemption includes, but is not limited to, a duplex or similar multi-family residential structure, totaling no more than 4 dwelling units. 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.

Constance Kuhn / Senior planner

Signature/Title

June 19, 2024

Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 8063500
Receipt #: 2024387182

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: 10/25/2024
Cashier Location: SD

Print Date: 10/25/2024 10:37 am

Payment Summary

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

Payment	
CHECK PAYMENT #1328	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2024-000961 Date: 10/25/2024 10:35AM Pages: 3
	State Receipt # 37-10/25/2024-0885
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 37-10/25/2024-0885
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 10/25/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0885	

PROJECT TITLE
4954 WEST POINT LOMA / PRJ-1057567

PROJECT APPLICANT NAME KEVIN HEMSTREET	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-309-9296
PROJECT APPLICANT ADDRESS 811 25TH STREET, #101	CITY SAN DIEGO	STATE CA
		ZIP CODE 92102

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 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, SILVIA LUNA, Deputy
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Payment Reference #: CK# 1328