



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jan 17, 2025 09:34 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000028
State Receipt # 37011720250021

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

809 SUNSET COURT / PRJ-1111718

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>January 17, 2025</u>
Posted <u>January 17, 2025</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: 809 Sunset Court / PRJ-1111718

State Clearinghouse No.: N/A

Project Location-Specific: 809 Sunset Court, San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit to demolish an existing 700 square-foot (sq. ft.) dwelling unit and construct a new 1,560 sq. ft. three-story structure located at 809 Sunset Court. The proposed structure would contain a main dwelling unit on the second and third floors, with an Accessory Dwelling Unit (ADU) and garage on the first floor. The 0.28-acre site is zoned Mission Beach Planned District: Residential Neighborhood and designated for Residential (36 dwelling units per acre) use in the Mission Beach Community Plan. The project site is in the following overlays/areas: Coastal Overlay Zone (Coastal Appealable), Transit Priority Area, Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone, Affordable Housing Parking Demand (High), Coastal Height Limit Overlay Zone and the Mission Beach Local Coastal Program Area, Council District 2. (LEGAL DESCRIPTION: That portion of Block 208 of Mission Beach, according to map thereof No. 1809, filed in the Office of County Recorder of San Diego County, December 14, 1914.)

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: CEQA Section 15301(l) (Existing Facilities) and 15303(a) (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 15301(l) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures). The project meets the criteria set forth in CEQA Section 15301(l) which allows for the demolition of one-single family residence or up to three single-family residences in an urban area. This exemption was deemed appropriate since the project proposes to demolish an existing 700 sq. ft. single-family residence. Additionally, the project meets the criteria set forth in CEQA Section 15303(a) which allows for construction and location of one single-family residence, or a second dwelling unit in a residential zone. This exemption was deemed appropriate since the project would construct a new three-story, single-family residence and first floor ADU on a lot which is zoned Residential Neighborhood. The exceptions listed in CEQA Section 15300.2 would not apply in that it is not located in a particularly sensitive environment; no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highways; the project would not cause substantial adverse change in the significance of a historical resource; and the project is not included on any list compiled pursuant to Section 65962.5 of the Government Code of hazardous waste sites.


Lead Agency Contact Person: Carissa L. Garcia

Telephone: (619) 687-5959

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

September 20, 2024

 Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 8179644
Receipt #: 2025020538

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: 01/17/2025
Cashier Location: SD

Print Date: 01/17/2025 9:38 am

Payment Summary

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

Payment

CHECK PAYMENT #1032 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000028 Date: 01/17/2025 9:34AM Pages: 3

State Receipt # 37-01/17/2025-0021

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
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 37-01/17/2025-0021
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 01/17/2025
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0021
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PROJECT TITLE
809 SUNSET COURT / PRJ-1111718

PROJECT APPLICANT NAME ERIC BUCHANAN	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-273-5632
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PROJECT APPLICANT ADDRESS -1015 TURQUOISE STREET, SUITE 2	CITY SAN DIEGO	STATE CA	ZIP CODE 92109
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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)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	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 <i>Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: CHECK # 1032