



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

**FILED**  
Feb 13, 2025 02:12 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000107  
State Receipt # 37021320250094

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**

3616 BUENA VISTA / PRJ 1120887

**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** February 13, 2025  
**Posted** February 13, 2025 **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 Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** 3616 Buena Vista / PRJ 1120887

**State Clearinghouse No.:** Not Applicable

**Project Location-Specific:** 3616 Buena Vista Street, San Diego, CA 92109

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

**Description of nature and purpose of the Project** The project is a Coastal Development Permit (CDP) for addition and remodel of an existing 1,353 square foot (SF), one-story single dwelling unit to include 300 SF addition to the 1st floor, 1,412 SF addition to the new 2nd floor, 251 sf 2nd-floor deck and conversion of 443 SF existing detached garage to an accessory dwelling unit, on a 0.11-acre site. The project site is in the RS-1-7 Base Zone, within the Pacific Beach Community Plan Area, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, and Parking Impact Overlay Zone (Coastal Impact/Beach Impact). LEGAL DESCRIPTION: TR 1891 Block 7 Lot 150, APN 423-466-1400. The community plan designates the site as low density residential (5-9 dwelling units per acre).

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

**Name of Person or Agency Carrying Out Project:** Scot Frontis, 1020 Grand Avenue, San Diego, CA 92109 (858) 837-2078.

**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 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 and policies as well as zoning designation and regulations. The project site occurs within City of San Diego's jurisdiction and is surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species, nor would the project result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality. Lastly, 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 environmental were identified; the project is not adjacent to a scenic highway; and 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.

*Rhonda Benally / senior planner*  
Signature/Title

January 10, 2025  
Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County



Transaction #: 8218319  
Receipt #: 2025054950

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: 02/13/2025  
Cashier Location: SD

Print Date: 02/13/2025 2:13 pm

Payment Summary

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

Payment	
CHECK PAYMENT #024651	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2025-000107 Date: 02/13/2025 2:12PM Pages: 3
	State Receipt # 37-02/13/2025-0094
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: 37-02/13/2025-0094
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 02/13/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0094	

PROJECT TITLE  
3616 BUENA VISTA / PRJ 1120887

PROJECT APPLICANT NAME SCOT FRONTIS	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-837-2078
PROJECT APPLICANT ADDRESS 1020 GRAND AVENUE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92109

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 # 024651