



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Mar 04, 2025 09:00 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000162  
State Receipt # 37030420250145

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

HERMANNY HOUSE / PRJ-1099348

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** March 4, 2025  
**Posted** March 4, 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 Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** Hermanny House / PRJ-1099348

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

**Project Location-Specific:** East of the intersection of Ruelle Nicole and Ruelle Monte Carlo, San Diego, CA 92037 (APN: 346-831-4400)

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

**Description of nature and purpose of the Project:** The project proposes a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the construction of a new two-story 9,493 square-foot (sf) single-family residence with a 3,347 (sf) basement with a garage, pool, and associated site improvements (i.e. hardscape and landscaping) on a vacant, previously graded site with retaining walls, east of the intersection of Ruelle Nicole and Ruelle Monte Carlo. The 0.4 acre site is zoned LJSPD-SF, is located within the following overlays: Coastal (Non-appealable), Coastal Height Limitation, and Parking Impact; Beach and Coastal, and is designated Open Space Park within the La Jolla Community Plan area. LEGAL DESCRIPTION: Lot 20 Map 5831 La Jolla Shores Hts. Map No. 14620.

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

**Name of Person or Agency Carrying Out Project:** Claudia Ubiarco, 1060 Broadway C101A, Somerville, MA 02144, (617) 710-9373

**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 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 Section 15303, New Construction or Conversion of Small Structures. 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. Although the site

is vacant, it is disturbed with previous grading and the construction of retaining walls. As such, the project would not result in significant environmental impacts. Since CEQA Section 15303 allows for the construction of a single-family residence in urbanized areas, utility extensions, of reasonable lengths to serve such construction, and accessory (appurtenant) structures, this exemption was deemed appropriate. 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:** Marlene Watanabe

**Telephone:** (619) 446-5129

**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 Holcomb / Senior Planner  
Signature/Title

11/14/24  
Date

**Check One:**

- Signed by Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 8244911  
Receipt #: 2025078975

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: 03/04/2025  
Cashier Location: SD

Print Date: 03/04/2025 9:01 am

Payment Summary

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

|   |  |
|---|--|
| Payment   |  |
| CHECK PAYMENT #1618                             | \$50.00  |
| Total Payments                                  | \$50.00  |
| Filing  |  |
| CEQA - NOE                                      | FILE #: 2025-000162 Date: 03/04/2025 9:00AM Pages: 3 |
|   | State Receipt # 37-03/04/2025-0145                   |
| 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<br>37-03/04/2025-0145        |
| STATE CLEARING HOUSE NUMBER (if applicable) |

SEE INSTRUCTIONS ON REVERSE TYPE OR PRINT CLEARLY

|   |                                 |                    |
|---|---------------------------------|--------------------|
| LEAD AGENCY<br>CITY OF SAN DIEGO DEVELOPMENT SERVICES<br>DEPARTMENT | LEAD AGENCY EMAIL               | DATE<br>03/04/2025 |
| COUNTY/STATE AGENCY OF FILING<br>SAN DIEGO                          | DOCUMENT NUMBER<br>37-2025-0145 |                    |
| PROJECT TITLE<br>HERMANNY HOUSE / PRJ-1099348                       |                                 |                    |

|  |                         |                              |                   |
|--|-------------------------|------------------------------|-------------------|
| PROJECT APPLICANT NAME<br>CLAUDIA UBIARCO        | PROJECT APPLICANT EMAIL | PHONE NUMBER<br>617-710-9373 |                   |
| PROJECT APPLICANT ADDRESS<br>1060 BROADWAY C101A | CITY<br>SOMERVILLE      | STATE<br>MA                  | ZIP CODE<br>02144 |

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  |
| <input checked="" type="checkbox"/> 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<br>X | AGENCY OF FILING PRINTED NAME AND TITLE<br>San Diego County Clerk, SILVIA LUNA, Deputy |
|----------------|--|

Payment Reference # CK #1618