



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Apr 25, 2025 01:19 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000324
State Receipt # 37042520250289

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

4546 BOUNDARY STREET / PRJ-1085488

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** April 25, 2025
Posted April 25, 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: 4546 Boundary Street / PRJ-1085488

State Clearinghouse No.: N/A

Project Location-Specific: 4546 Boundary Street, San Diego CA 92116

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

Description of nature and purpose of the Project: Neighborhood Development Permit to construct a two-story structure (duplex) with one 415-square-foot accessory dwelling unit (ADU) on the first floor and a second 415-square-foot ADU on the second floor on an undeveloped portion of a 0.18-acre lot. The project site is currently developed with an existing nine-unit apartment building and the project would require deviations to the underlying base zone to allow the proposed duplex to encroach into the front and street side setbacks. The site is zoned Residential - Multiple Unit (RM-3-9) and designated as Residential - Very High in the North Park Community Plan. The project is also within the following overlays: Sustainable Development Areas, Complete Communities Housing Solutions, Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 3. LEGAL DESCRIPTION: LP 8 PG 36 BLOCK NO 61 LOT NO 1 UNIVERSITY HEIGHTS D'HEMECOURT AMENDED.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Permits in Motion, 4715 60th Street, San Diego, CA 92115. (619) 994-5557.

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 and Section 15332, In-Fill Development Projects
- 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 15303, New Construction or Conversion of Small Structures. Section 15303 allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project is proposing to construct a two-story structure (duplex) with one ADU on the first floor and the second ADU on the second floor. This would not exceed the maximum allowable limit of no more than six dwelling units for duplexes located in an urbanized area. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15332, In-Fill Development Projects. Section 15332 allows for the construction of in-fill development within an urbanized area. The project site is an in-fill site as defined by CEQA Statute Section 21061.3, "The site has been previously developed for qualified urban uses." The project is consistent with the applicable General Plan designation and policies as well as applicable zoning designation and regulations. The 0.18-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential and commercial) and is less than five acres. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. 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: Kristy Blodgett

Telephone: (619) 236-7788

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.

Kristy Blodgett, Senior Planner April 16, 2025
 Signature/Title Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8330461
Receipt #: 2025155239

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: 04/25/2025
Cashier Location: SD

Print Date: 04/25/2025 1:22 pm

Payment Summary

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

Payment

CHECK PAYMENT #5333 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000324 Date: 04/25/2025 1:19PM Pages: 3

State Receipt # 37-04/25/2025-0289

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: 37-04/25/2025-0289
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 04/25/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0289	

PROJECT TITLE
4546 BOUNDARY STREET / PRJ-1085488

PROJECT APPLICANT NAME PERMITS IN MOTION	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-994-5557
PROJECT APPLICANT ADDRESS 4715 60TH STREET	CITY SAN DIEGO	STATE CA
		ZIP CODE 92115

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>ERS</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, ELVA STOPKE, Deputy
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Payment Reference #: CHECK #5333