



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

**FILED**  
Oct 17, 2024 11:03 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000921  
State Receipt # 37101720240847

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**

4078 STEPHENS / PRJ-1075228

**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** October 17, 2024  
**Posted** October 17, 2024 **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:** 4078 Stephens / PRJ-1075228

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

**Project Location-Specific:** 4078 Stephens Street, San Diego, CA 92103

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

**Description of nature and purpose of the Project:** Tentative Parcel Map Waiver for a condominium conversion, along with site improvements, such as minor site repairs and routine maintenance. The subject property currently consists of two single family residences (located at 4072 and 4078 Stephens Street) and a single-tenant commercial building (located at 1705 West Lewis Street). The project will not increase the number of dwelling units and the lot will not be altered. The 0.15-acre lot size is zoned Residential-Single Unit (RS-1-7) and designated as Residential - Low (5-9 DU/AC) within the Uptown Community Plan area. The project is also within the Sustainable Development Areas, Complete Communities Mobility Choices (Mobility Zone 2), Airport Land Use Compatibility Overlay Zone, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, FAA Part 77 Noticing Area, and a Very High Fire Hazard Severity Zone. LEGAL DESCRIPTION: Lots 8, Block 14, Map No. 1115 (APN 443-462-1100).

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

**Name of Person or Agency Carrying Out Project:** Steven Bossi, 2488 Historic Decatur Road, Suite 220, San Diego, CA 92106, (619) 523-1930

**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 15315, Minor Land Divisions
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The project meets the criteria set forth in CEQA Section 15315, Minor Land Divisions. The project would convert two single-family residences and a single-tenant commercial building into for-sale condominiums, while staying in conformance with the General

Plan and zoning. The project does not propose any variances or exceptions, all services and access to the proposed parcels to local standards are available, and the parcel was not involved in a division of a larger parcel within the previous 2 years. Furthermore, the developed parcel is relatively flat in an existing urbanized environment and does not exceed the average 20% slope criteria. 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.

*Anne Gargne* /Senior Planner  
 Signature/Title

August 5, 2024  
 Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



San Diego County



Transaction #: 8050224  
Receipt #: 2024375786

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: 10/17/2024  
Cashier Location: SD

Print Date: 10/17/2024 11:04 am

Payment Summary

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

<b>Payment</b>	
CHECK PAYMENT #1066	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
<b>Filing</b>	
CEQA - NOE	FILE #: 2024-000921 Date: 10/17/2024 11:03AM Pages: 3
	State Receipt # 37-10/17/2024-0847
Fees: Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>	<b>\$50.00</b>
<b>Grand Total - All Documents:</b>	<b>\$50.00</b>



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 37-10/17/2024-0847
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 10/17/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0847	
PROJECT TITLE 4078 STEPHENS / PRJ-1075228		

PROJECT APPLICANT NAME STEVEN BOSSI	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-523-1930
PROJECT APPLICANT ADDRESS 2488 HISTORIC DECATUR ROAD SUITE 220	CITY SAN DIEGO	STATE CA
		ZIP CODE 92106
PROJECT APPLICANT (Check appropriate box) <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entry		

**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
<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 x	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, AIMEE SALOMON, Deputy
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Payment Reference #: CHECK #1066