



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Jun 13, 2025 08:27 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000503  
State Receipt # 37061320250457

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

825 ROCKAWAY / PRJ 1067750

**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):

<p><b>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON</b> <u>June 13, 2025</u></p> <p><b>Posted</b> <u>June 13, 2025</u> <b>Removed</b> _____</p> <p><b>Returned to agency on</b> _____</p> <p><b>DEPUTY</b> _____</p>
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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:** 825 Rockaway/ PRJ 1067750

**State Clearinghouse No.:** Not Applicable

**Project Location-Specific:** 825 Rockaway Court, San Diego, CA 92109

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

**Description of nature and purpose of the Project** Coastal Development Permit (CDP) and a Neighborhood Development Permit (NDP) for demolishing an existing garage for a new garage and remodeling the existing duplex. The interior remodel will be 1,076 square feet (SF), the new garage will be 322 SF, and the roof deck will be 377 SF, all on a 0.04-acre site. The site is zoned MBPD-R-N in the Mission Beach Community Plan, Coastal Height Limit Overlay Zone, Coastal Overlay Zones (Appealable), Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay Zone and the Transit Priority Area. **LEGAL DESCRIPTION:** Lot C and a portion of Lot B in Block 192 of Mission Beach altered map in the City of San Diego, State of California, According to Map Thereof no. 1809, APN 423-584-05-00. The community plan identifies the land use as residential (36 dwelling units per acre (du/ac)).

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

**Name of Person or Agency Carrying Out Project:** Larry Dutton, 28936 Old Town Front Street, Suite 205, Temecula, CA, (951) 587-2020.

92590

**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, Sections 15302, Replacement or Reconstruction, and 15303 (b), New Construction or Conversion of Small Structures.

**Reasons why project is exempt** The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15302. Class 2 of CEQA Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new

structure will be located on the same site as structure replaced and will have substantially the same purpose and capacity as the structure replaced. Since the project would replace and reconstruction of the garage, this exemption was deemed appropriate. Class 3 of CEQA Section 15303 consists of construction and location of limited numbers of new, small facilities or structures. Since CEQA Section 15303 allows for the construction of a new garage and remodel, this exemption was deemed appropriate. Further, CEQA Section 15303 (b) includes but is not limited to: a duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. 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.**

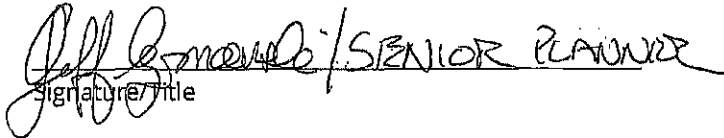
**Lead Agency Contact Person:** Rhonda Benally

**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.

 / SENIOR PLANNER  
 Signature/Title

February 25, 2025  
 Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8426197  
Receipt #: 2025223589

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: 06/13/2025  
Cashier Location: SD

Print Date: 06/13/2025 8:27 am

Payment Summary

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

Payment	
CHECK PAYMENT #112	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2025-000503 Date: 06/13/2025 8:27AM Pages: 3
	State Receipt # 37-06/13/2025-0457
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: 37-06/13/2025-0457
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 06/13/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0457	

PROJECT TITLE  
825 ROCKAWAY/ PRJ 1067750

PROJECT APPLICANT NAME LARRY DUTTON	PROJECT APPLICANT EMAIL	PHONE NUMBER 951-587-2020
PROJECT APPLICANT ADDRESS 28936 OLD TOWN FRONT STREET SUITE 205	CITY TEMECULA	STATE CA
		ZIP CODE 92590

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 #112