FILED

Jul 14, 2025 03:57 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000593
State Receipt # 37071420250543

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

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

991 SCOTT STREET / PRJ-1111697

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 July 14, 2025
Posted July 14, 2025 **Removed** AUG 13 2025
Returned to agency on AUG 13 2025
DEPUTY S. Sangthai Steve Sangthai

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

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Project Title / Number: 991 Scott Street / PRJ-1111697

State Clearinghouse No.: N/A

Project Location-Specific: 991 Scott Street, San Diego, CA 92106

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

Description of nature and purpose of the Project: Coastal Development Permit for the addition and remodel of an existing 3,497square-foot two-story single dwelling unit, with a detached 417 square-foot garage (totaling 3,914 square feet). The project proposes to construct a 45 square-foot addition and convert approximately 725 square feet of space into an accessory dwelling unit (ADU) on the first floor; construct a 42 square-foot addition to the existing second floor; and construct a new 951 square-foot third floor. The total proposed square footage additions would be 1,038 square feet. The 0.12-acre (5,355 square-feet) site, located at 991 Scott Street, is zoned Residential – Single Unit (RS-1-7) and designated as Residential – Single Family in the Peninsula Community Plan. The project is also within the following overlays: Complete Communities Mobility Choices – Mobility Zone 2, Airport Land Use Compatibility Overlay Zone (ALUCP) for Naval Air Station (NAS) North Island and San Diego International Airport (SDIA), Coastal Height Limit Overlay Zone, Coastal (Appealable) Overlay Zone, Coastal Overlay Zone First Public Roadway, Parking Impact Overlay Zone (Coastal Impact), Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area – Review Area 2 for NAS North Island and SDIA and Federal Aviation Administration (FAA) Part 77 Noticing Area for NAS North Island and SDIA within Council District 2. LEGAL DESCRIPTION: LOT 5 BLOCK 1 MAP 1152 BAY SHORE ADDITION, NOV. 16, 1908.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Tom Quaas, 703 16th Street, Suite 200, San Diego CA 92101, (619) 704-2654.

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 15301(e), Existing Facilities and 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 15301(e), Existing Facilities. CEQA Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The project meets the criteria under 15301(e) because the proposed 1,038-square-foot addition to the existing single-family residence would not result in an increase of more than 50 percent of the existing 3,914 square feet of floor area before the addition, or 2,500 square feet, nor 10,000 square feet since project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The project would also qualify to be categorically exempt from CEQA pursuant to Section 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 would convert 725 square feet of area on the first floor into an accessory dwelling unit, resulting in one new dwelling unit, totaling two dwelling units at the project site. 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 M. Gallegos
Signature/Title

July 3, 2025
Date

Check One:
☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County

Transaction #: 8473178
Receipt #: 2025265592

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: 07/14/2025
Cashier Location: SD

Print Date: 07/14/2025 3:57 pm

Payment Summary

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

Payment

CHECK PAYMENT #3022 $50.00

Total Payments $50.00

Filing

CEQA - NOE FILE #: 2025-000593 Date: 07/14/2025 3:57PM Pages: 3

State Receipt # 37-07/14/2025-0543

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:
37-07/14/2025-0543

STATE CLEARING HOUSE NUMBER (*If applicable*)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT		07/14/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	37-2025-0543

PROJECT TITLE
991 SCOTT STREET / PRJ-1111697

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
TOM QUAAS		619-704-2654

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
703 16TH STREET, SUITE 200	SAN DIEGO	CA	92101

PROJECT APPLICANT (*Check appropriate box*)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	$2,968.75	$	0.00
☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☒ County documentary handling fee		$	50.00
☐ Other		$	0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Steve Sangthai	San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #: CHECK NO. 3022