



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

FILED
Mar 06, 2026 02:18 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000235
State Receipt # 37030620260215

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

5646 CHELSEA / PRJ-1079635

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>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>March 6, 2026</u></p> <p>Posted <u>March 6, 2026</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY _____</p>

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
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

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

Project Title / Number: 5646 Chelsea / PRJ-1079635

State Clearinghouse No.: N/A

Project Location-Specific: 5646 Chelsea Ave., San Diego, CA 92037

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

Description of nature and purpose of the Project: Coastal Development Permit for an 0.11-acre (4,275 square foot) site located at 5646 Chelsea Avenue and contains an existing single dwelling unit. The project proposes demolishing the existing single dwelling unit and construct a new 5,440 square foot, two story house with a subterranean garage and an attached 780 square foot accessory dwelling unit (ADU). The project also includes hardscape and a roof deck. LEGAL DESCRIPTION: TR 1138 BLK C*LOT 9*, APN: 357-424-06-00

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Daniel Magy, 5646 Chelsea Ave., San Diego, CA 92037, 760-224-3393

92037

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: 15331, In-fill Development
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project is consistent with the applicable General Plan designation and policies as well as zoning designation and regulations. The project site occurs within City of San Diego's jurisdiction and is surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species, nor would the project result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality. Lastly, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. Therefore, this

exemption is deemed appropriate for infill development of residential units. Further, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

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.

Analyst: Courtney Holowach / (619) 446-5187

Filed by:

Christian Hoppe / (619) 446-5293
Name/Phone Number

Christian Hoppe
Signature

Development Project Manager
Title

03/04/2026
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753 5a (Rev 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER 37-03/06/2026-0215
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 03/06/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0215	
PROJECT TITLE 5646 CHELSEA / PRJ-1079635		

PROJECT APPLICANT NAME DANIEL MAGY	PROJECT APPLICANT EMAIL	PHONE NUMBER 760-224-3393
PROJECT APPLICANT ADDRESS 5646 CHELSEA AVE.	CITY LA JOLLA	STATE CA
		ZIP CODE 92037

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)	\$4,227 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437 25	\$	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>Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
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Payment Reference #: CHECK NO. 1035



San Diego County



Transaction #: 8920227
Receipt #: 2026089266

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: 03/06/2026
Cashier Location: SD

Print Date: 03/06/2026 2:18 pm

Payment Summary

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

Payment

CHECK PAYMENT #1035 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000235 Date: 03/06/2026 2:18PM Pages: 3

State Receipt # 37-03/06/2026-0215

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00