



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Apr 14, 2026 08:37 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000354  
State Receipt # 37041420260326

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

**4575 BERMUDA / PRJ-1116462**

**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):

Posted: 4/14/26

Filed by: Aimee Salomon

Deputy County Clerk

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:** 4575 Bermuda / PRJ-1116462

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

**Project Location-Specific:** 4575 Bermuda Avenue, San Diego, CA 92107

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

**Description of nature and purpose of the Project:** Coastal Development Permit to demolish 2 existing one-story single-family dwelling units and a one-story guest house and to construct 3 detached 2,625 square-foot, three-story single dwelling units, each with a detached 435 square-foot accessory dwelling unit over a garage. The 0.24-acre (10,500 square-foot) project site, located at 4575 and 4577 Bermuda Avenue, is zoned Residential – Multiple Unit (RM-1-1) and designated as Residential Multi-Family in the Peninsula Community Plan. The project is also within the following overlays and planning areas: Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, Airport Land Use Compatibility Planning Airport Influence Area, FAA Part 77 Noticing Area, within Council District 2. LEGAL DESCRIPTION: Lots 42, 43 and 44, Block 14, Map 279, Ocean Beach.

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

**Name of Person or Agency Carrying Out Project:** Bermuda Beach Homes LLC, 7602 Circulo Sequoia, Carlsbad, CA 92009. (858) 449-8419.

**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. Section 15303(a) allows up to three single-family residences to be constructed in an urbanized area. The project would construct a total of 3 single-family residences each with their own ADU, or accessory structure. 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 0.24-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential) 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.

**If filed by applicant:**

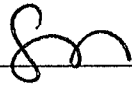
- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

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:** Kristy Blodgett / (619) 236-7788

**Filed by:**

Sarah Hatinen / (619) 446-5394  
Name/Phone Number

  
Signature

Development Project Manager  
Title

APRIL 7, 2016  
Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8979899  
Receipt #: 2026142336

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: 04/14/2026  
Cashier Location: SD

Print Date: 04/14/2026 8:38 am

Payment Summary

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

Payment

CHECK PAYMENT #4493 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000354 Date: 04/14/2026 8:37AM Pages: 3

State Receipt # 37-04/14/2026-0326

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  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:  
 37-04/14/2026-0326  
 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 04/14/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0326	

PROJECT TITLE  
 4575 BERMUDA / PRJ-1116462

PROJECT APPLICANT NAME BERMUDA BEACH HOMES LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-449-8419
PROJECT APPLICANT ADDRESS 7602 CIRCULO SEQUOIA	CITY CARLSBAD	STATE CA
		ZIP CODE 92009

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

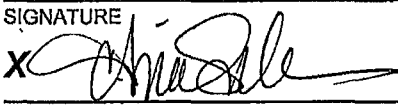
- Exempt from fee
- Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<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 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, AIMEE SALOMON, Deputy
--	--

Payment Reference #: PAID BY CHECK #4493