



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Aug 11, 2026 09:23 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000752
State Receipt # 37081120260696

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

4079 HONEYCUTT / PRJ 1124383

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: 8/11/26

Filed by: ELVA STOPKE

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: 4079 Honeycutt / PRJ 1124383

State Clearinghouse No.: N/A

Project Location-Specific: 4077-4079 Honeycutt Street, San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit (CDP) for the demolition of the existing 446 square-foot (SF) single dwelling unit (Rear Unit) to construct a new two-story, 1,979 SF single-family dwelling unit with a balcony/open roof deck, a 732 SF two-car garage and 639 SF carports; as well as the renovation of the existing one-story, 846 SF single dwelling unit (Front Unit) to include an 80 SF addition, interior remodel, and conversion of the 289 SF attached garage into a 445 SF accessory dwelling unit (ADU). The 0.12-acre site is in RM-1-1 (Residential-Multiple Unit) Base Zone, within the Pacific Beach Community Plan area, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area and the Parking Impact Overlay Zone (PIOZ-Beach Impact). LEGAL DESCRIPTION: Lots 5 and 6, Block 2, Map 991, Venice Park, APN 424-432-0400.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Sandip Minhas, 1021 Law Street, San Diego, CA 92109, phone no.: (619) 890-4674.

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 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Guidelines, Section 15301, and 15303 and where the exceptions listed in Section 15300.2 would not apply. The site is located in an urbanized area of the City surrounded by existing residential development within the Pacific Beach planning area. The demolition of the Rear Unit to construct a new SF residence, renovation of the Front Unit, and the conversion of the existing attached garage into an ADU would meet the criteria under 15301(l)(1) which allows for the demolition and removal of individual small structures for up to three single-

family residences, in urbanized areas. The project also meets 15301 (a) and (e) because the addition and interior remodel of the Front Unit would add 80 SF and would not exceed 50 percent of the floor area of the structures before the addition or 2,500 SF, whichever is less - or - 10,000 SF in urbanized areas. The project qualifies under CEQA Section 15303(a) which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single family residences may be constructed or converted under this exemption. Because the project proposes two units with an ADU in an urbanized area, the project meets this criterion. The project also meets CEQA Section 15303(e) which allows for construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences since the remodel of the existing single-family residence would include the conversion of an existing garage to an ADU and on-site amenities, such as the decks and carports.

The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed and determined that none apply. Although not applicable to the Class 32 Infill Development exemption, the project is not located in an environmentally sensitive area as defined by CEQA section 15300.2(a) (applicable to exemption Classes 3,4,5,6, and 11 only). The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines section 15300.2(c). Considering the nature of the project and its location, no scenic highway impact would occur as identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to section 65962.5 of the Government Code as identified in CEQA Guidelines section 15300.2(e). No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of a historical resource as identified in CEQA Guidelines section 15300.2(f). Therefore, none of the exceptions apply. **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: Rhonda Benally / (619) 446-5468

Filed by:

Ollie Shepherd / (619) 446-5412

Name/Phone Number



Signature

Development Project Manager

Title

8/10/2026

Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 9206897
Receipt #: 2026310146

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: 08/11/2026

Cashier Location: SD

Print Date: 08/11/2026 9:23 am

Payment Summary

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

Payment

CHECK PAYMENT #3428 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000752 Date: 08/11/2026 9:23AM Pages: 4

State Receipt # 37-08/11/2026-0696

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:

37-08/11/2026-0696

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 08/11/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0696	

PROJECT TITLE
4079 HONEYCUTT / PRJ 1124383

PROJECT APPLICANT NAME SANDIP MINHAS	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-890-4674
PROJECT APPLICANT ADDRESS 1021 LAW STREET	CITY SAN DIEGO	STATE CA
	ZIP CODE 92109	

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
☐ 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)

☐ 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

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy.

Payment Reference #: CHECK #3428