

NOTICE OF EXEMPTION

(Check one or both)

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 Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 1231 Thomas Ave / PRJ-1063860

State Clearinghouse No.: N/A

Project Location-Specific: 1231 Thomas Ave, San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit and Tentative Map Waiver for a proposed four-unit apartment to condominium conversion, located at 1231 Thomas Ave. No new development is proposed. Landscape improvements including the removal of existing turf and shrubs are proposed. The 0.14-acre site is zoned Residential (RM-1-1) and designated Multi Family within the Pacific Beach Community Planning area. The site is also located within the Coastal Overlay (Non-Appealable) and Council District 2. LEGAL DESCRIPTION: Lots 7 and 8, in Block 266 of Pacific Beach, Map No. 697 and 854.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Joy Christenson, Christensen Engineering & Surveying, 7888 Silverton Avenue, Suite J, San Diego, CA 92126, (858) 271-9901

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, Existing Facilities
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego 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 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is requesting a Coastal Development Permit and Tentative Map Waiver to convert an

existing four-unit apartment to condominiums. No new development is proposed. Therefore, this exemption was deemed appropriate. 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: Marlene Watanabe

Telephone: 619-446-5129

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.

Jeff Szymanski /Senior Planner
Signature/Title

November 15, 2023
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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

FILED
Jan 17, 2024 10:01 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000026
State Receipt # 37011720240025

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

1231 THOMAS AVE / PRJ-1063860

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** January 17, 2024
Posted January 17, 2024 **Removed** _____
Returned to agency on _____
DEPUTY _____

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.

San Diego County



Transaction #: 7579938
Receipt #: 2024018711

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: 01/17/2024
Cashier Location: SD

Print Date: 01/17/2024 10:01 am

Payment Summary

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

Payment	
CHECK PAYMENT #1588	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2024-000026 Date: 01/17/2024 10:01AM Pages: 3
	State Receipt # 37-01/17/2024-0025
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
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-01/17/2024-0025
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 01/17/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0025	

PROJECT TITLE
1231 THOMAS AVE / PRJ-1063860

PROJECT APPLICANT NAME JOY CHRISTENSON, CHRISTENSEN ENGINEERING & SURVEYING	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-271-9901
PROJECT APPLICANT ADDRESS 7888 SILVERTON AVENUE, SUITE J	CITY SAN DIEGO	STATE CA
		ZIP CODE 92126

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)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	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, LIZANA GUZMAN, Deputy
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Payment Reference #: CHECK #1588