



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

FILED
Apr 26, 2024 10:20 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000340
State Receipt # 37042620240321

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

NICHOLS STREET PIER STAIRWAY / PRJ-1097375

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** April 26, 2024
Posted April 26, 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.

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: Nichols Street Pier Stairway / PRJ-1097375

State Clearinghouse No.: NA

Project Location-Specific: 2905 Nichols Street, San Diego CA 92106

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

Description of nature and purpose of the Project: Coastal Development Permit to construct a new public access stairway to an existing private wooden pier at the unimproved intersection of Nichols Street and San Antonio Avenue. The project would be located on the beach above the high tide line, just east of the La Playa Trail. The stairway would be approximately 7.4 feet measured from the proposed concrete landing at the base of the stairs, which would be approximately 0.5 feet thick, 6 feet by 5 feet (30 square feet). The 0.0034-acre site is zoned Residential-Single (RS-1-7) and designated for single-family use within the Peninsula Community Plan. The private pier is associated with the adjacent Hildreth R. and Marion M. Peckham House located at 2905 Nichols Street, which is listed as a designated historic resource (HRB #453). Qualified historic staff has reviewed the improvement plans and determined that the work proposed would be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties and would not adversely impact or change the structure's eligibility as a historic resource. The site is also located within Coastal (Appealable); Coastal Height; Special Flood Hazard Area (AE, VE); and Airport Influence Area for San Diego International Airport and NAS North Island overlay zone(s), within Council District 2.

LEGAL DESCRIPTION: Lot 3 in Block 137 of La Playa Per Poodle Map Surveyed in 1856, together with a portion of the Westerly 25 feet of San Antonio Avenue Adjoining said Lot 3 on the East as Closed May 25th, 1914 by Resolution No. 17359 of the Common Council of the City of San Diego (APN 532-452-10).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Stephen Haase, 3438 Olive Street, San Diego CA 92104. (619) 818-3550.

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: 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).
- Statutory Exemptions:
- Other:

Reasons why project is exempt: CEQA Section 15301 (Existing Facilities) allows for the permitting or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use and CEQA Section 15303 (New Construction) allows for the construction and location of limited numbers of new, small facilities or structures, such as accessory (appurtenant) structures. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.


Lead Agency Contact Person: Anne B. Jarque

Telephone: (619) 557-7953

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 B. Jarque Digitally signed by Anne B. Jarque
Date: 2024.02.06 10:55:36 -08'00' /Senior Planner

February 7, 2024
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 7745162
Receipt #: 2024147689

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: 04/26/2024
Cashier Location: SD

Print Date: 04/26/2024 10:21 am

Payment Summary

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

Payment	
CHECK PAYMENT #1267	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2024-000340 Date: 04/26/2024 10:20AM Pages: 3
	State Receipt # 37-04/26/2024-0321
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: 37-04/26/2024-0321
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 04/26/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0321	
PROJECT TITLE NICHOLS STREET PIER STAIRWAY / PRJ-1097375		

PROJECT APPLICANT NAME STEPHEN HAASE	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-818-3550
PROJECT APPLICANT ADDRESS 3438 OLIVE STREET	CITY SAN DIEGO	STATE CA
		ZIP CODE 92104

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 X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, LIZANA GUZMAN, Deputy
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Payment Reference #: CHECK #1267