



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Sep 30, 2024 09:35 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000874
State Receipt # 37093020240802

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

3043 NICHOLS STREET CDP/ PRJ-1058754

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** September 30, 2024
Posted September 30, 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

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: 3043 Nichols Street CDP/ PRJ-1058754

State Clearinghouse No.: N/A

Project Location-Specific: 3043 Nichols Street, San Diego, California 92106

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

Description of nature and purpose of the Project: The project proposes a Coastal Development Permit (CDP) to demolish an existing 1,283 square-foot (sf) single-story family residence and 538 sf detached single-story garage, shed and playhouse and the construction of a new two-story, 4,724 sf single family dwelling unit with attached garage, decks and a detached 520 sf accessory dwelling unit, on a 0.34-acre site. The site is in the RS-1-4 (Residential Single Unit) Zone within the Peninsula Community Plan area, Coastal Overlay Zone (Non Appealable), Coastal Height Limitation Overlay Zone, Transit Priority Area, Parking Impact Overlay Zone (Coastal Impact), Airport Land Use Compatibility Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA) and NAS North Island, Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA). LEGAL DESCRIPTION: APN 532-451-01. The community plan designates the site as single-family development, 4 dwelling units per acre.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Janice Cleator, 3043 Nichols Street, San Diego, CA 92106, (619) 917-3644.

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, Section 15301(l)(1) and (4) (Existing Facilities) and 15303(a) (New Construction or Conversion of Small Structures).

Reasons why project is exempt: The City of San Diego conducted an environmental review that 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(l) Demolition and

removal of individual small structures listed in the subdivision: (1) one single family residence. In urbanized areas, up to three single family residences may be demolished under this exemption and (4) accessory (appurtenant) structures including garages. This project meets this criterion of this exemption since it proposes demolition of a single-family residence, garage, shed and a playhouse. Since the project also proposes the construction of a single-family dwelling unit and an ADU in a residential zone, it also meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new, small facilities or structures. This exemption includes but is not limited to one single family residence, or a second dwelling unit in a residential zone. 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: Rhonda Benally

Telephone: (619) 446-5468

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.

Rhonda Benally / Senior Planner
Signature/Title

July 10, 2024
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 8023678
Receipt #: 2024351680

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: 09/30/2024
Cashier Location: SD

Print Date: 09/30/2024 9:36 am

Payment Summary

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

Payment

CHECK PAYMENT #1099 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2024-000874 Date: 09/30/2024 9:35AM Pages: 3

State Receipt # 37-09/30/2024-0802

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:
 37-09/30/2024-0802
 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 09/30/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0802	

PROJECT TITLE
 3043 NICHOLS STREET CDP/ PRJ-1058754

PROJECT APPLICANT NAME JANICE CLEATOR	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-917-3644
PROJECT APPLICANT ADDRESS 3043 NICHOLS STREET	CITY SAN DIEGO	STATE CA
		ZIP CODE 92106

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 GDFW	\$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, SILVIA LUNA, Deputy
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Payment Reference #: CK # 1099