



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Feb 04, 2025 10:27 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000068
State Receipt # 37020420250057

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

1160 GRAND / PRJ-1098955

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** February 4, 2025
Posted February 4, 2025 **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: 1160 Grand / PRJ-1098955

State Clearinghouse No.: N/A

Project Location-Specific: 1160 Grand Avenue, San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit to demolish an existing single-story, single-family duplex, to construct a three-story (10,647 square-foot) multi-family residential building for 10 dwelling units (including two affordable dwelling units) located at 1160 Grand Avenue. The 0.14-acre site is zoned Residential-Multiple (RM-2-5) and designated as Residential Medium Density in the Pacific Beach Community Plan. The project is being processed as an Affordable/Infill Housing Expedite Program Project in conformance with the criteria of the Affordable/Infill Housing and sustainable Buildings Expedite Program. The project site is also located within the following overlays: Business Improvement District, Complete Communities Housing Solutions, Complete Communities Mobility Choices, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Coastal Impact), Parking Standards Transit Priority Area, Transit Priority Area, and Affordable Housing Parking Demand, within Council District 1. This development is within the Coastal Overlay zone and the application was filed on August 24, 2023. LEGAL DESCRIPTION: Lots 24 - 27, Block 231, Map No. 854 (APN 423-053-1100).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Matthew Stowe, 710 13th Street, Suite 307, San Diego, CA 92101, (619) 535-0537.

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 15332, In-Fill Development Projects
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project site is an infill 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 (residential) and policies as well as applicable zoning designation (Residential - Multiple (RM-2-5)) and regulations. The 0.14-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.

Lead Agency Contact Person: Kristy Blodgett

Telephone: (619) 236-7788

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 Blodgett / Senior Planner
Signature/Title

August 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 #: 8203881
Receipt #: 2025042082

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: 02/04/2025
Cashier Location: SD

Print Date: 02/04/2025 10:27 am

Payment Summary

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

Payment	
CHECK PAYMENT #1060	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2025-000068 Date: 02/04/2025 10:27AM Pages: 3
	State Receipt # 37-02/04/2025-0057
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
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753 5a (Rev 01/01/25) Previously DFG 753 5a

RECEIPT NUMBER 37-02/04/2025-0057
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 02/04/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0057	

PROJECT TITLE
1160 GRAND / PRJ-1098955

PROJECT APPLICANT NAME MATTHEW STOWE	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-535-0537
PROJECT APPLICANT ADDRESS 710 13TH STREET SUITE 307	CITY SAN DIEGO	STATE CA
		ZIP CODE 92101

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)	\$4,123 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401 75	\$	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, AIMEE SALOMON, Deputy
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Payment Reference #: CHECK #1060