



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

**FILED**  
Mar 21, 2025 09:41 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000224  
State Receipt # 37032120250203

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

OCEAN BEACH LIBRARY EXPANSION / PRJ-1080135

**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** March 21, 2025  
**Posted** March 21, 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 Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** Ocean Beach Library Expansion / PRJ-1080135

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 4801 and 4817 Santa Monica Avenue, San Diego, CA 92107

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

**Description of nature and purpose of the Project:** COASTAL DEVELOPMENT PERMIT (CDP) to allow for the demolition of the existing, two-story annex building on an adjacent City-owned parcel located at 4817 Santa Monica Avenue to facilitate the renovation and expansion of the existing historic branch library located at 4801 Santa Monica Avenue. The existing, single-story 4,648 square-foot historic library, originally constructed in 1928, would remain and include an interior remodel. The proposed 4,136 square-foot expansion would include a new community room, restrooms, and an additional 600-square foot courtyard area for a total 9,384 square foot building area (existing and proposed).

The annex building to be demolished was originally constructed in 1964 and determined not to be historic. The existing library entry on the corner of Sunset Cliffs Boulevard and Santa Monica Avenue would continue to function as the main building entry. The historic portion of the library would remain intact on the exterior, except with the removal of some wall and/ or window portions necessary to connect to the new addition. This new addition is meant to compliment, yet not emulate the historic style of the original building. The architectural plans have been reviewed by qualified historic staff for consistency with the Secretary of the Interior Standards for the Treatment of Historic Properties (Standard 9) and the City's Historical Resources Regulations. Site work for the project would include minimal grading, new landscaping and hardscaping, biofiltration features, with some off-site work including utilities connections and sidewalk repairs which would match existing color and scoring patterns in accordance with City requirements. Eight parking spaces would be provided on-street (Santa Monica Avenue) and an additional 12 parking spaces on-site at the rear of the library with access off the alley from Sunset Cliffs Boulevard. The project would utilize sustainable design strategies to seek at a minimum a LEED Silver certification. The project is scheduled to be constructed utilizing the Design/ Build delivery method that would be implemented at the completion of the Bridging Documents.

The 0.60-acre (26,136 square-foot) project site is zoned Commercial-Community (CC-4-2) and designated for Institutional (Library) and Community Commercial as identified in the Ocean Beach

Community Plan. The site is also located within the following overlay zones: Coastal Overlay (non-appealable), Coastal Height Limit, Business Improvement District, Complete Communities-Housing Solutions, Complete Communities-Mobility Choices, Parking Impact, Transit Priority Area, Airport Land Use Compatibility Plan (ALCUP) for NAS North Island and San Diego International Airport (SDIA), Airport Influence Area (NAS North Island Review Area 2 and SDIA Review Area 1), 60-65 CNEL ALUCP Noise Contour (SDIA) FAA Part 77. Assessor's Parcel Number (APNs): 448-301-1200 and 448-301-1300. (LEGAL DESCRIPTION: Lots 25 through 28 in Block 77 and Lots 29 and 30 in Block 53 of Ocean Beach, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 279, filed in the Office of the County Recorder of San Digo County, May 28, 1887).

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** City of San Diego Engineering & Capital Projects, Shannon Stoks, 525 B Street, Suite 600, San Diego, CA 92101. (858) 752-9730.

**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(l) (Existing Facilities/Demolition), 15331 (Historical Resources Restoration/Rehabilitation), and 15332 (In-Fill Development Projects)
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15301(l) (Existing Facilities/Demolition), 15331 (Historical Resources Restoration/Rehabilitation), and 15332 (In-Fill Development Projects); and where the exceptions listed in Section 15300.2 would not apply. The project was determined to be consistent with the Secretary of the Interior Standards for Treatment of Historic Structures and does not involve impacts to any other resources under CEQA. The project would require demolition of a non-historic annex building to expand the existing historic library to house additional library functions. The project would be constructed to protect the quality of this historical resources and the action would not result any significant impacts. This project meets the criteria set forth in CEQA Section 15301 which allows for demolition and removal of individual small structures; Section 15331 which allows for the construction of new additions to historic buildings when reviewed for consistency with the Secretary of the Interior Standards; and Section 15332 which allows for infill development when all the criteria in the subsection have been met; and where 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.

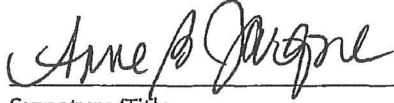
**Lead Agency Contact Person:** Anne B. Jarque

**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.



/Senior Planner

January 7, 2024

Signature/Title

Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8273750  
Receipt #: 2025104548

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](http://www.sdarcc.gov)

Cashier Date: 03/21/2025  
Cashier Location: SD

Print Date: 03/21/2025 9:42 am

Payment Summary

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

Payment

CHECK PAYMENT #0002044064 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000224 Date: 03/21/2025 9:41AM Pages: 4

State Receipt # 37-03/21/2025-0203

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 37-03/21/2025-0203
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 03/21/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0203	

PROJECT TITLE  
OCEAN BEACH LIBRARY EXPANSION / PRJ-1080135

PROJECT APPLICANT NAME CITY OF SAN DIEGO ENGINEERING & CAPITAL PROJECTS, SHANNON STOKS	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-752-9730
PROJECT APPLICANT ADDRESS 525 B STREET, SUITE 600	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 <b>X</b> <i>Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: CHECK # 0002044064 \$50