



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

FILED
Apr 09, 2025 09:03 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000275
State Receipt # 37040920250246

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

741 SUNSET CLIFFS BOULEVARD / PRJ-1105619

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 <u>April 9, 2025</u>
Posted <u>April 9, 2025</u> 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
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Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 741 Sunset Cliffs Boulevard / PRJ-1105619

State Clearinghouse No.: N/A

Project Location-Specific: 741 Sunset Cliffs Boulevard, San Diego CA 92107

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

Description of nature and purpose of the Project: Coastal Development Permit to construct a single dwelling unit on a vacant, undeveloped lot at 741 Sunset Cliffs Boulevard. The single-dwelling unit would be a two-story, 2,339 square-foot structure with a detached 960 square-foot garage. The 0.25-acre lot is zoned Residential - Single Unit (RS-1-7) and designated as Residential - Single Family in the Peninsula Community Plan. The project is also within the following overlays: Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Parking Impact Overlay Zone, Affordable Housing Parking Demand, ALUCP Airport Influence Area, FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone, within Council District 2. **LEGAL DESCRIPTION:** Lot 15, Block N, Map No. 1981.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Chris Nirschl, 766 Laguna Drive, Carlsbad, CA 92008, (303) 818-9551.

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 15303, New Construction or Conversion of Small Structures
- 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 Section 15303, New Construction or Conversion of Small Structures. CEQA Section 15303 allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only

minor modifications are made in the exterior of the structure. The legal parcel is allowed a maximum of one single-family residence, or a second dwelling unit in a residential zone. The project is proposing to construct a single-family residence on a vacant, undeveloped lot within a residential (RS-1-7) zone and this would not exceed the maximum limit for the parcel. The vacant, undeveloped lot is located within an urbanized area and does not support any native habitats or sensitive biological resources as defined by the City's Biological Resources Guidelines and Environmentally Sensitive Lands Regulations. 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 site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

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

December 23, 2024
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County



Transaction #: 8301924
Receipt #: 2025129688

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: 04/09/2025
Cashier Location: SD

Print Date: 04/09/2025 9:03 am

Payment Summary

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

Payment

CHECK PAYMENT #104 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000275 Date: 04/09/2025 9:03AM Pages: 3

State Receipt # 37-04/09/2025-0246

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: 37-04/09/2025-0246
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 04/09/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0246	

PROJECT TITLE
741 SUNSET CLIFFS BOULEVARD / PRJ-1105619

PROJECT APPLICANT NAME CHRIS NIRSCHE	PROJECT APPLICANT EMAIL	PHONE NUMBER 303-818-9551
PROJECT APPLICANT ADDRESS 766 LAGUNA DRIVE	CITY CARLSBAD	STATE CA
		ZIP CODE 92008

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, ELVA STOPKE, Deputy
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Payment Reference #: CHECK #104