



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: 37-04/10/2025-0251
STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN DIEGO UNIFIED PORT DISTRICT DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 04/10/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0251	

PROJECT TITLE
873 SAN ANTONIO VOLEN RESIDENCE REMOVAL OF ENCROACHMENTS

PROJECT APPLICANT NAME JOSHUA VOLEN	PROJECT APPLICANT EMAIL	PHONE NUMBER 916-225-0693
PROJECT APPLICANT ADDRESS 948 CORDOVA ST.	CITY SAN DIEGO	STATE CA
		ZIP CODE 92107

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 <i>ERS</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, ELVA STOPKE, Deputy
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Payment Reference #: VITALCHEK 199716825/046521

San Diego County



Transaction #: 8304026
Receipt #: 2025131613

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: 04/10/2025
Cashier Location: SD

Print Date: 04/10/2025 8:49 am

Payment Summary

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

Payment

VITALCHEK PAYMENT \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000280 Date: 04/10/2025 8:48AM Pages: 3
State Receipt # 37-04/10/2025-0251

Fees: Fish & Wildlife County Administrative Fee \$50.00
Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00



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

FILED
Apr 10, 2025 08:48 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000280
State Receipt # 37041020250251

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

873 SAN ANTONIO VOLEN RESIDENCE REMOVAL OF ENCROACHMENTS

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 10, 2025
Posted April 10, 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*CEQA Guidelines Appendix E*

To: ■ San Diego County Recorder/County Clerk
1600 Pacific Highway, Suite 260
San Diego, CA 92101-2480

From: ■ San Diego Unified Port District
Development Services Department
3165 Pacific Highway
San Diego, CA 92101

Project Title: 873 San Antonio Volen Residence Removal of Encroachments
Project Applicant: Joshua Volen; 916-225-0693, 946 Cordova St., San Diego, CA 92107
Project Location – Specific: 873 San Antonio Place, San Diego, CA 92106
Project location – City: San Diego
Project Location – County: San Diego

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project would involve the removal of existing hardscape and replacement of landscape at the Volen residence at 873 San Antonio Place in the city of San Diego, California. The project site consists of existing encroachments on District property, including an existing high level, retaining/site wall; landscape; patio area; and a portion of concrete walkway totaling approximately 200 square feet (sf). Work to specifically complete the proposed project would involve removing the existing hardscape and replacing any existing landscaping removed during the proposed project. Work would also include removal of the existing approximately 50-foot-long by 5-foot-wide concrete walkway extending from the property to a nearby public pier. Once removed, the walkway area would be replaced with landscape or recontoured to match the grade of the existing Bessemer Path and left as compacted, bare earth. The Applicant shall revegetate the area directly northwest of the existing Bessemer Path in accordance with a plant palette created by the District for the La Playa area. Prior to the revegetation, the applicant shall provide a landscape design subject to District review for consistency with the plant palette. All species proposed for replanting shall be non-invasive and drought tolerant. No existing irrigation systems are located on District property, and no new irrigation systems are proposed. The intention of the proposed project is to return the designated Open Space area to its natural state for use and enjoyment by the general public, with minimal landscape maintenance required in the long-term.

Work for the proposed project is anticipated to occur in Spring 2025 and would take approximately two (2) weeks to complete. Equipment to complete the proposed project would include hand tools and a mini-excavator and compactor to complete demolition activities. A small construction crew would be required to complete the proposed project, and all project staging would take place on the project site. Temporary closures on Bessemer Path adjacent to the project site would be required during construction of the proposed project and shall be minimized to the fullest extent feasible. Signage notifying the public of the duration of the closures and alternative access points shall be posted during closures. No closures to the path shall take place on weekend days.

A Right of Entry License Agreement (ROELA) is required for the proposed project for the Applicant to enter certain District property located in La Playa. The area proposed for use under this ROELA would be used by the Applicant and their authorized agent(s) and contractor(s) for the purpose of removing current encroachments and replacing of encroachments with stabilized decomposed granite and District approved, non-invasive and drought tolerant plants, as well as ingress and egress in support of those activities. It is anticipated that the ROELA would have a total term of approximately one (1) year, or upon completion of the work, whichever occurs earlier. The ROELA may be terminated by the District as a matter of right and without cause at any time upon providing twenty-four (24) hours' notice in writing to the Applicant of such termination.

Due to its nature and limited scope, construction of the proposed project would generate a minor amount of vehicle trips and would require limited use of equipment. Therefore, impacts related to air quality, greenhouse gas

emissions, and transportation and traffic are not anticipated to occur. Furthermore, the Applicant would be responsible for complying with all applicable federal, state, and local laws regarding construction demolition debris, hazards and hazardous materials, and stormwater.

Name of Public Agency Approving Project: San Diego Unified Port District (SDUPD)

- 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(s): Existing Facilities (SG § 15301) (Class 1) and Minor Alterations to Land (SG § 15304) (Class 4)**
 - Statutory Exemption. State code number:

Reason Why Project is Exempt: The proposed project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15304 (Minor Alterations to Land) and Section 3.a.(8) and 3.d.(5) of the District's Guidelines for Compliance with CEQA because the project would consist of the removal of existing hardscape and replacement of landscaping with native and drought tolerant species that would involve no expansion of use beyond that previously existing, would result in no permanent effects on the environment, and would not involve the removal of mature, scenic trees. Section 3.a.(8) and 3.d.(5) of the District's CEQA Guidelines is as follows:

- 3.a. Existing Facilities (SG § 15301) (Class 1): Includes operation, repair, maintenance, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing.
- (8) Existing highways, streets, sidewalks, bicycle and pedestrian trails, and similar facilities, except where the activity would involve removal of a scenic resource including a stand of trees, a rock outcropping, or a historic building.

AND/OR

- 3.d. Minor Alterations to Land (SG § 15304) (Class 4): Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees, including, but not limited to:
 - (5) New gardening or landscaping.

Lead Agency Contact Person and Telephone Number: Betsy Viramontes, 619-890-0465

Signature: Betsy Viramontes **Date:** 4/10/25 **Title:** Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk: