



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
May 20, 2026 09:05 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000475  
State Receipt # 37052020260439

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

2880 SHELTER ISLAND DRIVE / PRJ-1129849

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):

Posted: 5/20/26

Filed by: ELVA STOPKE

Deputy County Clerk

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  
7650 Mission Valley Road, MS DSD-1A  
San Diego, CA 92108

Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** 2880 Shelter Island Drive / PRJ-1129849

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

**Project Location-Specific:** 2830 and 2880 Shelter Island Drive, San Diego CA 92106

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

**Description of nature and purpose of the Project:** COASTAL DEVELOPMENT PERMIT to demolish an existing one-story commercial building and to construct a 31,990 square-foot, three-story, mixed-use multi-family development (one commercial unit and 32-residential dwelling units). The project includes an open parking structure on the first floor, as well as on-site hardscape and landscape areas. The 14,918 square-foot (0.34 acre) site located at 2830 and 2880 Shelter Island Drive. The site is zoned Commercial Visitor (CV-1-2) and designated for Commercial Recreation uses in the Peninsula Community Plan. The site is also located in the following: Airport Land Use Compatibility Overlay Zone (San Diego International Airport (SDIA) and Naval Air Station (NAS) North Island), Airport Influence Area (SDIA & NAS North Island – Review Area 2), Federal Aviation Administration Part 77 Noticing Area (SDIA & NAS North Island), Community Plan Implementation Overlay Zone Type-B, Parking Impact Overlay Zone (Beach Impact), Coastal Height Limit Overlay Zone, Coastal Overlay Zone (non-appealable area), Complete Communities Housing Solutions, Floor Area Ratio Tier 2.5, Complete Communities Mobility Choices: Mobility Zone 2, Parking Standards Transit Priority Area, Transit Priority Area, and Affordable Housing Parking Demand (High). (LEGAL DESCRIPTION: Parcel A: Parcel 1 of Parcel Map No. 2717, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, June 6, 1974; Parcel B: Parcel 2 of Parcel Map No. 6381, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, September 23, 1977; and Parcel C: Parcel 3 of Parcel Map No. 6381, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, September 23, 1977). Assessor Parcel Numbers (APNs): 531-352-1500, 531-352-0200, and 531-352-0300.

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

**Name of Person or Agency Carrying Out Project:** Steve Cairncross, 960 Oliver Avenue, San Diego CA, 92109. Phone Number: (858) 735-1045.

**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: CEQA Section 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 section 15332, In-fill Development Projects. The In-Fill Development Projects exemption applies to projects characterized as in-fill that meet the conditions described in sections 15332(a) – (e). Consistent with section 15332(a), the proposed project would be consistent with the applicable general plan designation and policies as well as zoning regulations. The project is consistent with policies and regulations pertaining to the Commercial Recreation designation and the zoning code. Consistent with section 15332(b), the project would occur within City limits, the project site is no more than 5 acres and is substantially surrounded by urban uses. As defined in Public Resources Code section 21072, qualified urban uses mean *any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses*. Per Public Resources Code section 21085.2(a)(4), *“substantially surrounded” means at least 75 percent of the perimeter of the project site adjoins or is separated only by an improved public right-of-way from parcels that are developed with qualified urban uses*. Pertaining to section 15332(b), the project would occur within City limits, the project site is no more than five acres (0.24 acres) and is substantially surrounded by urban uses. The site is considered substantially surrounded by urban uses (commercial and multi-family uses). In accordance with section 15332(c), the site has no value as a habitat for endangered, rare or threatened species because the site is entirely developed. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in section 15332(d). The proposed project would be under the 300 ADT trip generation screening criteria and therefore presumed to be less than significant. The project would comply with SDMC Sections 59.5.401 (Sound Level Limits) and 59.5.0404 (Construction Noise), therefore noise impacts would be less than significant. The project would comply with applicable local, state and federal regulations, thereby also ensuring that significant air quality impacts would be less than significant. The project adhere to applicable City, state, and federal requirements thereby ensuring impacts are less than significant. Lastly, consistent with CEQA Guidelines section 15332(e), the project would be adequately served by all required utilities and public services, as the site is located within an urban areas where all required utilities and public services exists.

The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed and determined that none apply. Although not applicable to the Class 32 Infill Development exemption, the project is not located in an environmentally sensitive area as defined by CEQA section 15300.2(a) (applicable to exemption Classes 3,4,5,6, and 11 only). The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines section 15300.2(c). Considering the nature of the project and its location, no scenic highway impact would occur as identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to section 65962.5 of the Government Code as identified in CEQA Guidelines section 15300.2(e). No historic resources exist on the site, and the project would not cause a substantial adverse change in

the significance of a historical resource as identified in CEQA Guidelines section 15300.2(f).  
Therefore, none of the exceptions apply.

**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

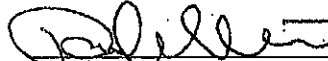
It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

**Analyst:** Anne B. Jarque / (619) 557-7953

**Filed by:**

Robin MacCartee / (619) 687-5942

Name/Phone Number

  
Signature

Development Project Manager

Title

5/19/26  
Date

**Check One:**

- Signed by Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 9037555  
Receipt #: 2026194607

JORDAN Z. MARKS

Assessor/Recorder/County Clerk  
1600 Pacific Highway Sulte 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: 05/20/2026  
Cashier Location: SD

Print Date: 05/20/2026 9:06 am

Payment Summary

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

Payment

CHECK PAYMENT #2261 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000475 Date: 05/20/2026 9:05AM Pages: 4

State Receipt # 37-05/20/2026-0439

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  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 37-05/20/2026-0439
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 05/20/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0439	

PROJECT TITLE  
2880 SHELTER ISLAND DRIVE / PRJ-1129849

PROJECT APPLICANT NAME STEVE CAIRCROSS	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-735-1045
PROJECT APPLICANT ADDRESS 960 OLIVER AVENUE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92109

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)	\$4,227.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	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 X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, ELVA STOPKE, Deputy
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Payment Reference #: CHECK #2261