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

FILED
Oct 10, 2025 03:43 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000871
State Receipt # 37101020250792

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**

2467 CONGRESS/PRJ-1103374

**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** October 10, 2025
**Posted** October 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

**TO:** Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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

**From:** City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

**Project Title/ Number:** 2467 Congress / PRJ-1103374

**State Clearinghouse No.:** NIA

**Project Location-Specific:** 2467 Congress Street, San Diego, CA 92110

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

**Description of nature and purpose of the Project:** Neighborhood Development Permit to convert 2 existing single-story dwelling units into 3 dwelling units with 2 accessory dwelling units (ADUs) on a 0.11-acre site located at 2467 Congress Street. The project proposes to remodel the first existing 927 square-foot dwelling unit by adding 381 square feet and converting it into 3 attached dwelling units (each 436 square feet) in a single-story structure. The second existing 455 square-foot dwelling unit in the rear would be demolished and two new ADUs (each 433 square feet) would be constructed in a two-story structure. The site is zoned Old Town San Diego Commercial Zone (OTCC-2-2) and designated as Community Commercial - Residential Permitted (0-25 du/ac) in the Old Town Community Plan. The project site is also within the following overlays: Sustainable Development Areas, Complete Communities Housing Solutions, Complete Communities Mobility Choices, Communities of Concern, Airport Land Use Compatibility Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 2. LEGAL DESCRIPTION: The northwesterly 50 feet of the southeasterly 100 feet of the northeasterly 100 feet of LOT 3 in BLOCK 482 of Old San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870.

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

**Name of Person or Agency Carrying Out Project:** Tim Seaman, PO Box 5955, Chula Vista, CA 91912, (619) 993-8846).

**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 in-fill development within an urbanized area. The project site is an in-fill 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 and policies as well as applicable zoning designation and regulations. The 0.11-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential, commercial) 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.

Cm / senior planner

Signature/Title

June 6, 2025

Date

**Check One:**

☒ Signed by Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

# San Diego County

Transaction #: 8627999
Receipt #: 2025394805

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: 10/10/2025
Cashier Location: SD

Print Date: 10/10/2025 3:43 pm

## Payment Summary

| | |
|---|---|
| Total Fees: | $50.00 |
| Total Payments: | $50.00 |
| Balance: | $0.00 |

### Payment

CHECK PAYMENT #6493 $50.00

Total Payments $50.00

### Filing

CEQA - NOE FILE #: 2025-000871 Date: 10/10/2025 3:43PM Pages: 3

State Receipt # 37-10/10/2025-0792

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:
37-10/10/2025-0792

STATE CLEARING HOUSE NUMBER (*if applicable*)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
|---|---|---|
| CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT | | 10/10/2025 |

| COUNTY/STATE AGENCY OF FILING | DOCUMENT NUMBER |
|---|---|
| SAN DIEGO | 37-2025-0792 |

PROJECT TITLE
2467 CONGRESS/PRJ-1103374

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | | PHONE NUMBER |
|---|---|---|---|
| TIM SEAMON | | | 619-993-8846 |
| **PROJECT APPLICANT ADDRESS** | **CITY** | **STATE** | **ZIP CODE** |
| PO BOX 5955 | CHULA VISTA | CA | 91912 |

**PROJECT APPLICANT** (*Check appropriate box*)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

## CHECK APPLICABLE FEES:

| | | | |
|---|---|---|---|
| ☐ Environmental Impact Report (EIR) | $4,123.50 | $ | 0.00 |
| ☐ Mitigated/Negative Declaration (MND)/(ND) | $2,968.75 | $ | 0.00 |
| ☐ 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)

| | | | |
|---|---|---|---|
| ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) | $850.00 | $ | 0.00 |
| ☒ County documentary handling fee | | $ | 50.00 |
| ☐ Other | | $ | 0.00 |

## PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ 50.00

| SIGNATURE | AGENCY OF FILING PRINTED NAME AND TITLE |
|---|---|
| X | San Diego County Clerk, CARLOS TERAN, Deputy |

Payment Reference #: CHECK# 6493

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5A (Rev. 01012025)