



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

FILED
Jan 16, 2026 09:36 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000041
State Receipt # 37011620260039

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

403 SEA RIDGE DRIVE / PRJ-1109256

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** January 16, 2026
Posted January 16, 2026 **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
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: 403 Sea Ridge Drive / PRJ-1109256

State Clearinghouse No.: N/A

Project Location-Specific: 403 Sea Ridge Drive, San Diego, CA 92037

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

Description of nature and purpose of the Project: A request for a Coastal Development and a Site Development Permit to demolish an existing two-story single-family dwelling unit and construct a new, three-story single-family dwelling unit. The demolition would include a 6,774 square-foot dwelling unit with a garage, covered patio, balcony, accessory dwelling unit and associated hardscape, landscaping, and pool. The proposed 11,247-square-foot dwelling unit would include a garage, covered patio, open deck, balcony, accessory dwelling unit, pool, and a third-story, partially covered roof deck. The project also proposes new drainage infrastructure on- and off-site, which includes a catch basin, a dissipater, and drains. The 0.19-acre site is zoned Residential-Single Unit (RS-1-7) and designated Low Density Residential (5-9 dwelling units per acre) in the La Jolla Community Plan. The project site is in the following overlays/areas: Coastal Overlay Zone (COZ-Appealable), COZ First Public Roadway, Coastal Height Limit Overlay Zone, Transit Priority Zone, Transit Priority Area, Parking Impact Overlay Zone (Coastal and Beach), and Sensitive Coastal Overlay Zone (Coastal Bluff). (LEGAL DESCRIPTION: Lot 1 of Block 4 Pacific Riviera Villas Unit No.1, City of San Diego, County of San Diego, State of California, as per Map 2531 filed in the Office of the County Recorder of San Diego County on December 23, 1948. Assessor's Parcel Number: 415-062-01).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Kyle Kistner, 403 Sea Ridge Drive, San Diego, CA, 92037. (208) 919-8140.

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: California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures)
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The project qualifies for an exemption pursuant to CEQA Guidelines Section 15301(l)(1) because the project would demolish an existing single-family residence. The project qualifies for an exemption pursuant to CEQA Guidelines Section 15302 since the project would demolish an existing single-family residence and replace it with a new one on the same site and with substantially the same purpose and capacity as the structure replaced. The project qualifies for the CEQA Guidelines Section 15303(a) exemption since the project would construct a single-family residence with an ADU, in a residential zone. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project is not located within a particularly sensitive environment; would not significantly contribute to a cumulative impact; is not adjacent to a scenic highway; is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource.

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: C. Garcia / (619) 687-5959

Filed by:

Martin Mendez / (619) 446-5309

Name/Phone Number



Signature

Development Project Manager III

Title

4/15/26

Date

Check One:

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8841164
Receipt #: 2026019755

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: 01/16/2026
Cashier Location: SD

Print Date: 01/16/2026 9:36 am

Payment Summary

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

Payment

CHECK PAYMENT #170 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000041 Date: 01/16/2026 9:36AM Pages: 3

State Receipt # 37-01/16/2026-0039

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:

37-01/16/2026-0039

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 01/16/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0039	
PROJECT TITLE 403 SEA RIDGE DRIVE / PRJ-1109256		

PROJECT APPLICANT NAME KYLE KISTNER	PROJECT APPLICANT EMAIL	PHONE NUMBER 208-919-8140
PROJECT APPLICANT ADDRESS 403 SEA RIDGE DRIVE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92037

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
☐ 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)

☐ 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

X

T. Hood

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: CHECK # 170