



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

FILED
Feb 13, 2026 09:23 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000153
State Receipt # 37021320260141

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

827 ROSECRANS ST / PRJ - 1132081

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** February 13, 2026
Posted February 13, 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: 827 Rosecrans St / PRJ-1132081

State Clearinghouse No.: N/A

Project Location-Specific: 827 Rosecrans Street, San Diego CA 92106

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

Description of nature and purpose of the Project: Coastal Development Permit to remodel an existing 4,702 square foot (SF) single dwelling unit into a 6,033 SF single dwelling unit and attached accessory dwelling unit (ADU). The proposed remodel would include the removal of a 450 SF entry level garage that will be converted into the 684 SF ADU. Additions to the existing residence would include a new 852 SF carport at the lower level, and a new 1,367 SF second level over the existing entry level structure. Additional modifications include removal of an existing 841 SF lower-level storage space that will be backfilled to provide structural support, as well as associated on-site landscape and hardscape improvements. The 0.22-acre site is located at 827 Rosecrans Street, zoned RS-1-7 (Residential-Single Unit) and designated for Single-Family Residential in the Peninsula Community Plan. The site is also located within the following overlays: Coastal (Appealable), Coastal Height Limitation, Coastal Overlay Zone, First Public Roadway, Parking Standards Transit Priority Area, Transit Priority Area, Airport Land Use Compatibility, Airport Influence Area (San Diego International Airport (SDIA) and Naval Air Station North Island, Review Area 2) and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA). Assessor Parcel Number(s): 532-322-07 and 532-322-08. **LEGAL DESCRIPTION:** Most Southerly corner of Lot 28 of Yacht Club Terrace as shown on Map Thereof No. 224, filed in the office of the County Recorder of the San Diego County, February 2, 1938.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Howard Lomas, 827 Rosecrans Street, San Diego CA 92106. (858) 722-6872.

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 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Projects)

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Guidelines, Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), Section 15332 (In-Fill Development Projects) and where the exceptions listed in Section 15300.2 would not apply. The project, as described above, meets the criteria under Section 15301(a) which allows for interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances; 15301(e) since the proposed 1,331 SF addition (or a 28% increase) would not exceed more than 50 percent of the existing floor area before the addition, or 2,500 square feet; nor 10,000 square feet since project is located in an area where all public services and facilities are available and the area is not environmentally sensitive; and 15301(l)(4) which allows for the demolition and removal of accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. The project also qualifies to be exempt from CEQA as set forth in CEQA Section 15303(a) which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone and 15303(e) which allows for construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences since the remodel of the existing single-family residence would include construction of an attached ADU and on-site amenities, such as the carport. Furthermore, the project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project site is an infill 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 (residential), the Peninsula Community Plan designation (single-family residential) and policies; as well as applicable zoning designation (RS-1-7) and regulations. The 0.22-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential), 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 site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

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: Rhonda Benally / (619) 446-5468

Filed by:

Robin MacCartee / (619) 687-5942

Name/Phone Number



Signature

November 2025

Development Project Manager
Title

2/12/2026
Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8883738
Receipt #: 2026057069

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: 02/13/2026

Cashier Location: SD

Print Date: 02/13/2026 9:23 am

Payment Summary

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

Payment

CHECK PAYMENT #1131 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000153 Date: 02/13/2026 9:23AM Pages: 4

State Receipt # 37-02/13/2026-0141

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:
37-02/13/2026-0141
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 02/13/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0141	

PROJECT TITLE
827 ROSECRANS ST / PRJ-1132081

PROJECT APPLICANT NAME HOWARD LOMAS	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-722-6872
PROJECT APPLICANT ADDRESS 827 ROSECRANS STREET	CITY SAN DIEGO	STATE CA
	ZIP CODE 92106	

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

J. Hood

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: CHECK # 1131