



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

FILED
Feb 20, 2026 09:05 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000174
State Receipt # 37022020260160

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

1312 PACIFIC BEACH / PRJ 1095144

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 <u>February 20, 2026</u>
Posted <u>February 20, 2026</u> 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: 1312 Pacific Beach / PRJ 1095144

State Clearinghouse No.: N/A

Project Location-Specific: 1312 Pacific Beach Drive, San Diego, CA 92019

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

Description of nature and purpose of the Project: Coastal Development Permit (CDP) to demolish an existing one-story, 1,028 square-foot (SF) single dwelling unit and existing hardscape to construct two, three-story, 984 SF multi-family residential units with a penthouse and a 214 SF roof deck, on a 0.06-acre site. Each of the two units would also include an attached 646 SF accessory dwelling unit (ADU) (two total, one in each structure). The project requests a deviation for removal of an accessible street parking agreement. The project site is in the RM-2-5 (Residential-Multi-family) zone, within the Pacific Beach Community Plan, Coastal Overlay Zone (Non-appealable), Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone (Coastal impact/Beach Impact), Parking Standards Transit Priority Area, and the Transit Priority Area. The community plan designates the site as Medium-Density Residential (14-29 dwelling units per acre). LEGAL DESCRIPTION: Lot 38, Block 301 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 923 recorded in the Office of the County Recorder of San Diego County, APN 423-263-19-00.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Santiago Casado, 7156 Eads Ave., La Jolla, 92037; (858) 281-8518.

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 (l) (1) (Existing Facilities) and 15303 (b) (New Construction or Conversion of Small Structures).

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the

environment. The project meets the criteria set forth in CEQA Section 15301 (I) that involves demolition and removal of individual small structures listed in this subdivision: one single family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. Further, the project also meets the criteria set forth in CEQA Section 15303 which consists of construction and location of limited numbers of new small facilities or structures. Since CEQA Section 15303 allows for the construction of a new multi-family residential, this exemption was deemed appropriate. This exemption includes but is not limited to (b) a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units; and where the exceptions listed in Section 15300.2 would not apply. The project would construct a multi-family residential structure with a total of four dwelling units. **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:

John Norris / (619) 687-5988
Name/Phone Number

John Norris
Signature

Development Project Manager
Title

02-19-2026
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8894595
Receipt #: 2026066868

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: 02/20/2026
Cashier Location: SD

Print Date: 02/20/2026 9:06 am

Payment Summary

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

Payment

CHECK PAYMENT #1003 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000174 Date: 02/20/2026 9:05AM Pages: 3

State Receipt # 37-02/20/2026-0160

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: 37-02/20/2026-0160
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 02/20/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0160	

PROJECT TITLE
1312 PACIFIC BEACH / PRJ 1095144

PROJECT APPLICANT NAME SANTIAGO CASADO	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-281-8518
PROJECT APPLICANT ADDRESS 7156 EADS AVE	CITY LA JOLLA	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:

<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, TIFFANI HOOD, Deputy
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Payment Reference #: CHECK # 1003