



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

FILED
Feb 25, 2026 02:17 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000197
State Receipt # 37022520260181

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

LA JOLLA SCENIC DRIVE NORTH / PRJ-1117322

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 25, 2026
Posted February 25, 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-2A
San Diego, CA 92108

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

Project Title / Number: La Jolla Scenic Drive North / PRJ-1117322

State Clearinghouse No.: N/A

Project Location-Specific: 8383 La Jolla Scenic Drive North, San Diego, CA 92037

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

Description of nature and purpose of the Project: Site Development Permit (SDP) for the demolition of a 3,300 square-foot one-story single-family residence and 300 square-foot detached garage and the construction of a 6,519 square-foot one-story single-family residence with a 505 square foot attached 2-car garage and an 843 square foot detached accessory dwelling unit. The 0.59-acre site is located at 8383 La Jolla Scenic Drive North in the La Jolla Shores Planned District-Single Family Unit (LJSPD-SF) Base Zone, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Parking Standards Transit Priority Area ALUCP Influence Review Area 2 (MCAS Miramar) and Transit Priority Area within the La Jolla Community Plan, and City Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Ryan Honnet, DraftSense, 5252 Waring Road San Diego, CA 92120. (619) 618-1715

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 15302 (Replacement or Reconstruction), Section 15303 (New Construction or Conversion of Small Structures) and Section 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 Section 15302, Replacement or Reconstruction which allows the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project is proposing to demolish a 3,300 square foot single-family residence and construct a new 6,519 square foot single-family home with a

detached accessory dwelling unit on the same site as the demolished home. The proposed project will have substantially the same purpose and capacity as the replaced residence. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures. Section 15303 allows for the construction and location of a limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another, where only minor modifications are made in the exterior of the structure. Section 15303(a) allows one single-family residence, or second dwelling unit in a residential zone. The proposed project is the construction of a single-family home and detached accessory dwelling unit in a residential zone. The project would also qualify to be categorically exempt from CEQA pursuant to Section 15332, In-Fill Development Projects. Section 15332 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 and policies, as well as applicable zoning designation and regulations. The 0.59-acre project site occurs within the City's jurisdictional limits, is surrounded by similar residential uses and is less than five acres in size. 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 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; would not result in any physical changes visible from 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:

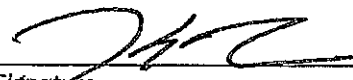
1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

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: Kelli Rasmus / (619) 557-7990

Filed by:

Hector Rios / (619) 533-6733
Name/Phone Number


Signature

Development Project Manager
Title

2/24/26

Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8903289
Receipt #: 2026074673

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: 02/25/2026
Cashier Location: SD

Print Date: 02/25/2026 2:20 pm

Payment Summary

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

Payment	
CHECK PAYMENT #1093	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2026-000197 Date: 02/25/2026 2:17PM Pages: 4
	State Receipt # 37-02/25/2026-0181
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 37-02/25/2026-0181
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 02/25/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0181	

PROJECT TITLE
LA JOLLA SCENIC DRIVE NORTH / PRJ-1117322

PROJECT APPLICANT NAME RYAN HONNET, DRAFTSENSE	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-618-1715
PROJECT APPLICANT ADDRESS 5252 WARING ROAD	CITY SAN DIEGO	STATE CA
		ZIP CODE 92120

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entry

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
<hr/>			
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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
<hr/>			

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 50 00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, SILVIA LUNA, Deputy
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Payment Reference # - CK# 1093