



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

FILED
Mar 11, 2026 08:51 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000241
State Receipt # 37031120260220

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

956 CORDOVA STREET / PRJ-1118355

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** March 11, 2026
Posted March 11, 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.



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 37-03/11/2026-0220 |
| 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 03/11/2026 |
| COUNTY/STATE AGENCY OF FILING SAN DIEGO | | DOCUMENT NUMBER 37-2026-0220 |

PROJECT TITLE
956 CORDOVA STREET / PRJ-1118355

| | | | |
|--|--------------------------------|-------------------------------------|--------------------------|
| PROJECT APPLICANT NAME TIM SEAMAN | PROJECT APPLICANT EMAIL | PHONE NUMBER 619-993-8846 | |
| PROJECT APPLICANT ADDRESS 1127 11TH STREET | CITY IMPERIAL BEACH | STATE CA | ZIP CODE 91932 |

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 |

- 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 <i>Steve Sangthai</i> | AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy |
|---|--|

Payment Reference #: CHECK NO. 1079

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: 956 Cordova Street / PRJ-1118355

State Clearinghouse No.: N/A

Project Location-Specific: 956 Cordova Street, San Diego, CA 92107

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

Description of nature and purpose of the Project: Coastal Development Permit to demolish the existing 1,095 square-foot one-story single-dwelling unit to construct a 5,660 square-foot two-story single-dwelling unit. The new two-story residence, located at 956 Cordova Street, would include a 1,310 square-foot attached below-grade garage and a 592 square-foot roof deck. The 0.18-acre (7,897 square-foot) site is zoned Residential - Single Unit (RS-1-7) and designated as Residential - Single Family in the Peninsula Community Plan. The project is also within the following overlays: Complete Communities Mobility Choices, Airport Land Use Compatibility (ALUCP) Overlay Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 2. LEGAL DESCRIPTION: Lot three (3), Block "L" of Azure Vista, in the City of San Diego, County of San Diego, State of California, According to map thereof no. 1981, files in the Office of the County Recorder on January 4, 1927.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Tim Seaman, 1127 11th Street, Imperial Beach, CA 91932, (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 15302, Replacement or Reconstruction and Section 15303, New Construction or Conversion of Small Structures
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15302, Replacement or Reconstruction. CEQA Section 15302 allows for the replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The project is proposing to demolish the existing single-dwelling unit and replace it with a single-dwelling unit. The replacement of the structure will be located on the same site and have the same purpose and capacity. 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 limited numbers 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. This project would not exceed the maximum allowable limit of no more than one single-family residence located in a residential zone. No environmental impacts would occur. 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.

Jana D. Garcia, Senior Planner

Signature/Title

August 5, 2025

Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8926113
Receipt #: 2026094316

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: 03/11/2026
Cashier Location: SD

Print Date: 03/11/2026 8:51 am

Payment Summary

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

Payment

CHECK PAYMENT #1079 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000241 Date: 03/11/2026 8:51AM Pages: 3

State Receipt # 37-03/11/2026-0220

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00