



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Apr 17, 2026 02:45 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000367
State Receipt # 37041720260338

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

1021 LAW / PRJ-1124385

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):

Posted: 4/17/26

Filed by: TIFFANI HOOD

Deputy County Clerk

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: 1021 Law / PRJ-1124385

State Clearinghouse No.: N/A

Project Location-Specific: 1021, 1023, and 1025 Law Street, San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit (CDP) for addition and remodel of an existing 1,502 square feet one-story single dwelling unit to include 980 square feet second-story addition, 400 square remodel (front unit - 1021), 608 square feet portion of existing single dwelling unit converted to the accessory dwelling unit (front unit - 1023), and demolition of the existing garage and construction of 1,712 square feet two-story single dwelling unit to include 488 square foot attached two car garage, and 523 square foot roof deck (back unit - 1025), located at 1021, 1023, and 1025 Law Street. The 0.14-acre site is in the RM-1-1 Base Zone, Coastal (Non-Appealable) Overlay Zone within the Pacific Beach Community Plan Area. Council District 1. LEGAL DESCRIPTION: Lot 5 and 6, Map No. 1042, Pacific Beach Block 113.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Mark Lyon, 410 Bird Rock Ave., San Diego, CA 92037, (858) 459-1171

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 15332, In-fill development
- 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 Section 15332, In-fill development. The project meets the criteria set forth in CEQA Guidelines Section 15332, as the project (a) would be consistent with the general plan designation and applicable general plan policies as well as with the zoning designation and regulations; (b) is within City limits on a site less than five acres (0.14-acre site) and is substantially

surrounded by urban use; (c) the site was previously developed and has no value as habitat for endangered, rare, or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality as these issue areas have been analyzed by subject matter experts who determined that impacts would be less than significant; and (e) would continue to be served by all required utilities and public services. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project would not significantly contribute to a cumulative impact; there are no unusual circumstances relating to the proposed project or site that would result in the project having a significant effect on the environment; the project site is not mapped within or adjacent to a state scenic highway; the project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and the project site does not contain an individually designated resource and is not located within a designated historic district. 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: Courtney Holowach / (619) 446-5187

Filed by:

Christian Hoppe / (619) 446-5293
Name/Phone Number

Christian Hoppe
Signature

Development Project Manager
Title

04/16/2026
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8987447
Receipt #: 2026149222

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: 04/17/2026
Cashier Location: SD

Print Date: 04/17/2026 2:46 pm

Payment Summary

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

Payment

CHECK PAYMENT #3426 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000367 Date: 04/17/2026 2:45PM Pages: 3

State Receipt # 37-04/17/2026-0338

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: 37-04/17/2026-0338
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 04/17/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0338	

PROJECT TITLE
1021 LAW / PRJ-1124385

PROJECT APPLICANT NAME MARK LYON	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-459-1171
PROJECT APPLICANT ADDRESS 410 BIRD ROCK AVE	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:

<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

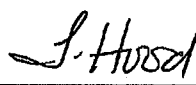
- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<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 # 3426