



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
May 29, 2026 10:52 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000522
State Receipt # 37052920260485

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

9450 LA JOLLA SHORES DRIVE / PRJ-1121692

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: 5/29/26

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: 9450 La Jolla Shores Drive / PRJ-1121692

State Clearinghouse No.: N/A

Project Location-Specific: 9450 La Jolla Shores Drive San Diego, CA 92037

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

Description of nature and purpose of the Project: Coastal Development Permit to construct a new 735 square foot detached two-story accessory dwelling unit on a site with an existing one-story single-family dwelling unit at 9450 La Jolla Shores Road. The 0.33-acre site is in the RS-1-4 Base Zones, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, First Public Roadway, Existing Scripps Estates Historic District, Parking Standards Transit Priority Area and Affordable Housing Parking Demand (high) Overlay Zones within the La Jolla Community Plan Area. (Assessor Parcel Number: 344-043-1200)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: T7 Architecture, 646 Valley Avenue, Suite A, San Diego, CA 92075 (858) 345-1295,

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 15303 (New Construction) and section 15332 (In-fill Development)

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 Projects. The In-Fill Development Projects exemption applies to projects characterized as In-fill that meet the conditions described in sections 15332(a) – (e). Consistent with section 15332(a), the proposed project would be consistent with the applicable general plan designation and policies as well as zoning regulations. The project is consistent with policies and regulations pertaining to the Residential Single Dwelling Unit designation and the zoning code. Consistent with section 15332(b), the project would occur within City limits, the project site is no more than 5 acres and is substantially

surrounded by urban uses. As defined in Public Resources Code section 21072, qualified urban uses mean *any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses*. Per Public Resources Code section 21085.2(a)(4), *"substantially surrounded" means at least 75 percent of the perimeter of the project site adjoins or is separated only by an improved public right-of-way from parcels that are developed with qualified urban uses*. Pertaining to section 15332(b), the project would occur within City limits, the project site is no more than five acres (0.33 acres) and is substantially surrounded by urban uses (single family residences). In accordance with section 15332(c), the site has no value as a habitat for endangered, rare or threatened species because the site is entirely developed. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in section 15332(d). The proposed project would be under the 300 ADT trip generation screening criteria and therefore presumed to be less than significant. The project would comply with SDMC Sections 59.5.401 (Sound Level Limits) and 59.5.0404 (Construction Noise), therefore noise impacts would be less than significant. The project would comply with applicable local, state and federal regulations, thereby also ensuring that significant air quality impacts would be less than significant. The project would adhere to applicable City, state, and federal requirements thereby ensuring impacts are less than significant. Lastly, consistent with CEQA Guidelines section 15332(e), the project would be adequately served by all required utilities and public services, as the site is located within an urban areas where all required utilities and public services exists. The project would also qualify to be categorically exempt from CEQA pursuant to section 15303, New Construction. Consistent with section 15303(a), the project would construct a second dwelling unit in a residential zone.

The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed and determined that none apply. Although not applicable to the Class 32 Infill Development exemption, the project is not located in an environmentally sensitive area as defined by CEQA section 15300.2(a) (applicable to exemption Classes 3,4,5,6, and 11 only). The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines section 15300.2(c). Considering the nature of the project and its location, no scenic highway impact would occur as identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to Section 65962.5 of the Government Code as identified in CEQA Guidelines section 15300.2(e). No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of a historical resource as identified in CEQA Guidelines section 15300.2(f). Therefore, none of the exceptions apply.

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

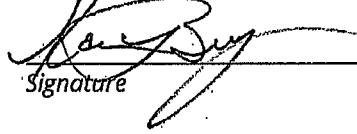
It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Analyst: Kelli Rasmus / (619) 557-7990

Filed by:

Karen Bucey / (619) 446-5049

Name/Phone Number



Signature

Development Project Manager

Title

6/25/2026

Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 9051730
Receipt #: 2026207382

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: 05/29/2026
Cashier Location: SD

Print Date: 05/29/2026 10:53 am

Payment Summary

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

Payment

CHECK PAYMENT #1879 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000522 Date: 05/29/2026 10:52AM Pages: 4

State Receipt # 37-05/29/2026-0485

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: 37-05/29/2026-0485
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 05/29/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0485	

PROJECT TITLE
9450 LA JOLLA SHORES DRIVE / PRJ-1121692

PROJECT APPLICANT NAME T7 ARCHITECTURE	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-345-1295
PROJECT APPLICANT ADDRESS 646 VALLEY AVENUE, SUITE A	CITY SAN DIEGO	STATE CA
		ZIP CODE 92075

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 # 1879