



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jul 22, 2026 08:33 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000695
State Receipt # 37072220260645

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

2534 RUETTE NICE / 1126264

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: 7/22/26

Filed by: ELVA STOPKE

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: 2534 Ruette Nice / 1126264

State Clearinghouse No.: N/A

Project Location-Specific: 2534 Ruette Nice, San Diego, CA 92037

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

Description of nature and purpose of the Project: Coastal Development Permit (CDP) and Site Development Permit (SDP) for the construction of a two-story, 5,115 square-foot single dwelling unit over a 4,201 square-foot basement that includes a 1,882-square-foot garage and associated site improvements at 2534 Ruette Nice. The 0.51-acre vacant site is in the LJSPD-SF zone (La Jolla Shores Planned District - Single Dwelling Unit), the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit Overlay Zone, and a Very High Fire Severity Zone within the La Jolla Community Plan and Council District 1.

Name of Person or Agency Carrying Out Project: Spencer Miller, Island Architects, 7626 Herschel Avenue, San Diego, CA 92037 (858) 459-9291

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 15332 (In-Fill Development Projects)

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332 (a) (In-Fill Development Projects). Section 15332 allows for construction of projects that are consistent with the applicable general plan designation, zoning designation and regulations, located on a site less than 5 acres in size within city limits surrounded by urban uses, contains no sensitive biological resources, would not result in significant impacts relating to traffic, noise, air quality, or water quality and can be served by all required utilities and public services and where the exceptions listed in Section 15300.2 would not apply. 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: Kelli Rasmus / (619) 557-7990

Filed by:

Xavier Del Valle / (619) 557-7941

Name/Phone Number



Signature

Development Project Manager

Title

July 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 #: 9162506
Receipt #: 2026281769

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: 07/22/2026
Cashier Location: SD

Print Date: 07/22/2026 8:34 am

Payment Summary

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

Payment

CHECK PAYMENT #133107 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000695 Date: 07/22/2026 8:33AM Pages: 3

State Receipt # 37-07/22/2026-0645

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:

37-07/22/2026-0645

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 07/22/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0645	

PROJECT TITLE
2534 RUETTE NICE / 1126264

PROJECT APPLICANT NAME ISLAND ARCHITECTS	PROJECT APPLICANT EMAIL		PHONE NUMBER 858-459-9291
PROJECT APPLICANT ADDRESS 7626 HERSEL AVENUE	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:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	0.00

PAYMENT METHOD☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

ERS

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: CHECK #133107