FILED
Jul 31, 2026 09:06 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000727
State Receipt # 37073120260674

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

1367 DIAMOND / PRJ-1134359

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: 7/31/26

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

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

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: 1367 Diamond / PRJ-1134359

State Clearinghouse No.: N/A

Project Location-Specific: 1367 Diamond St San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit for partial demolition of the existing single dwelling unit and construction of two 1,805 square foot 2-story duplexes (Building A & B). Building A consists of a single dwelling unit and an accessory dwelling unit. Building B consists of two accessory dwelling units, one of which is affordable. The 0.14-acre site is in the RS-1-7 Base Zone, Coastal (Non-Appealable) Overlay Zone within the Pacific Beach Community Plan Area is located at 1367 Diamond St. within Council District 1. LEGAL DESCRIPTION: Lot 9 in Block "F" of Congress Heights, Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1770, filed in the Office of the Couth Recorder of San Diego County, November 27, 1923. APN 416-481-09.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Scott Schwartz, 301 N Palm Canyon, Palm Springs, CA (619) 890-4204
92262

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 15303, New Construction
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Section 15303 allows the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. The project proposes two duplexes, for a total of four dwelling units. The project site is fully

urbanized and contains no sensitive environmental resources. As a small residential development within an existing neighborhood of similar uses, the project would not result in cumulative impacts, and no unusual circumstances are present that would create a reasonable possibility of a significant effect on the environment. The project is not located along a designated scenic highway. Heritage Preservation staff has reviewed the existing dwelling unit and determined that it is not a historical resource. Therefore, the categorical exemption applies. 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: C. Holowach / (619) 446-5187

Filed by:

Karen Bucey / 619-446-5049
Name/Phone Number

Signature

Development Project Manager
Title

July 29, 2026
Date

Check One:

☒ Signed by Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County

Transaction #: 9180935
Receipt #: 2026295942

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: 07/31/2026
Cashier Location: SD

Print Date: 07/31/2026 9:06 am

Payment Summary

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

Payment

CHECK PAYMENT #1180 $50.00

Total Payments $50.00

Filing

CEQA - NOE FILE #: 2026-000727 Date: 07/31/2026 9:06AM Pages: 3

State Receipt # 37-07/31/2026-0674

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:
37-07/31/2026-0674

STATE CLEARING HOUSE NUMBER (*If applicable*)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT		07/31/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	37-2026-0674

PROJECT TITLE
1367 DIAMOND / PRJ-1134359

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
SCOTT SCHWARTZ		619-890-4204

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
301 N PALM CANYON	PALM SPRINGS	CA	92262

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	AGENCY OF FILING PRINTED NAME AND TITLE
X ERS	San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: CHECK #1180