FILED
Aug 14, 2025 01:00 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000678
State Receipt # 37081420250618

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

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

1511 HORNBLEND ST / PRJ-1123911

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 August 14, 2025
Posted August 14, 2025 **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.

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
1222 First Avenue, MS 501
San Diego, CA 92101

Project Title / Number: 1511 Hornblend St / PRJ-1123911

State Clearinghouse No.: N/A

Project Location-Specific: 1511 Hornblend St, San Diego, CA 92109

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

Description of nature and purpose of the Project: Coastal Development Permit (Process 2) to demolish an existing single dwelling unit and construct two new multifamily buildings consisting of four units divided into two three-story duplex buildings and five attached garage spaces for all four units, located at 1509, 1511,1513, and 1515 Hornblend Street. The 0.14-acre site is in the RM-2-5 Base Zone, Coastal (Non-appealable) Overlay Zone, Parking Impact Overlay Zone (PIOZ), Parking Standards Transit Priority Area, within the Pacific Beach Community Plan Area. Council District 1. This development is within the Coastal Overlay zone (NON-APPEALABLE). LEGAL DESCRIPTION: Pacific Beach Map 697 & 854, Block 235, Lots 3 & 4.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Ryan Cloud, 5429 Beaumont Ave., San Diego, CA 92037, (559) 647-4650.

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: §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, and where the exceptions listed in Section 15300.2 would not apply. Section 15332 allows for infill development where projects meet the specified conditions. The project would demolish an existing single dwelling unit and construct two new multifamily buildings consisting of two units each and five attached garage spaces. This construction is within the allowable development footprint of the lot and

conforms with the Pacific Beach Community Plan designation of Medium-Density Residential. The project site is within city limits, is less than five acres in size, is surrounded by urban uses, is of no value as a habitat for endangered species, would not result in significant effects on traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: Stephanie Kellogg **Telephone:** (619) 533-3190

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.

Courtney Thilenius / Senior Planner
Signature/Title

March 13, 2025
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County

Transaction #: 8534557
Receipt #: 2025312055

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: 08/14/2025
Cashier Location: SD

Print Date: 08/14/2025 1:02 pm

Payment Summary

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

Payment

CHECK PAYMENT #970 $50.00

Total Payments $50.00

Filing

CEQA - NOE FILE #: 2025-000678 Date: 08/14/2025 1:00PM Pages: 3

State Receipt # 37-08/14/2025-0618

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

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753 5a (Rev 01/01/25) Previously DFG 753 5a

RECEIPT NUMBER	
37-08/14/2025-0618	
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		08/14/2025
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
SAN DIEGO		37-2025-0618

PROJECT TITLE
1511 HORNBLEND ST / PRJ-1123911

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
RYAN CLOUD			559-647-4650
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
5429 BEAUMONT AVE	LA JOLLA	CA	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)	$4,123 50	$	0 00
☐ Mitigated/Negative Declaration (MND)/(ND)	$2,968 75	$	0 00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401 75	$	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 Steve Sangthai	San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #. CHECK NO 970

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753 5A (Rev 01012025)