SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Dec 01, 2025 09:54 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001053
State Receipt # 37120120250960

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

1876 ELM AVENUE / PRJ-1122086

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 December 1, 2025
Posted December 1, 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: 1876 Elm Avenue / PRJ-1122086

State Clearinghouse No.: N/A

Project Location-Specific: 1876 Elm Avenue, San Diego, California 92154

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

Description of nature and purpose of the Project: The project requests a TENTATIVE PARCEL MAP WAIVER to convert four residential units to condominium units. No new construction is proposed. The site addresses are 1886, 1878, 1880, and 1882 Elm Avenue. The 0.25-acre site is in the RM-1-1 Base Zone, and is within the Otay Mesa-Nestor Community Plan Area. Also, the site is located in the Imperial Beach Naval Outlying Landing Field Airport Influence Area, Review Area 2, and Federal Aviation Administration Part 77 Noticing Area; Brown Field Airport Land Use Compatibility Overlay Zone; and Coastal Height Limit Overlay Zone. LEGAL DESCRIPTION: Lot 22, in Block "L" of Imperial Beach Gardens, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1978 filed in the office of the County Recorder of San Diego County, December 28, 1926. ASSESSOR'S PARCEL NUMBER: 627-201-2000

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Solarius LLC, Robert Bateman, 9665 Chesapeake Drive, Suite 445, San Diego CA 92123. (858) 244-0420

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: Sections 15301 Existing Facilities, 15303 New Construction or Conversion of Small Structures, and 15332 In-fill Development Projects
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: he City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15301 Existing Facilities, 15303 New Construction or Conversion of Small Structures, and 15332 In-fill Development Projects; and where

the exceptions listed in Section 15300.2 would not apply. The project meets the existing facilities exemption criteria considering the conversion of rental units to condominiums involves negligible or no expansion of use. The exemption criteria of New Construction or Conversion of Small Structures is met considering the project is converting no more than six multi-family dwelling units in an urban area from rental to for-sale units with no or minor exterior changes. The project also meets the infill development projects criteria considering it is consistent with the General Plan, zoning and land use designation; is within the city on a site no more than five acres; on a site with no habitat for endangered, rate or threatened species; has no significant effects to traffic, noise, air quality or water quality; and the site can be adequately serviced by all required utilities and public services. The project does not meet any of the exceptions of Section 15300.2 considering the site is not located in a particularly sensitive area that would lead to a significant impact, no significant cumulative impact would result, no significant impact from an unusual circumstance would result, no scenic highway would be impacted, the project is not located on a hazardous waste site, and the project would not cause a substantial adverse change in the significance of a historical resource. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: D. Marshall **Telephone:** (619) 687-5904

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.

Dawn Marshall Senior Planner 10/14/2025

Signature/Title Date

Check One:

☒ Signed by Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

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	
37-12/01/2025-0960	
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		12/01/2025
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
SAN DIEGO		37-2025-0960

PROJECT TITLE
1876 ELM AVENUE / PRJ-1122086

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
SOLARIUS LLC, ROBERT BATEMAN			858-244-0420
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
9665 CHESAPEAKE DRIVE, SUTE 445	SAN DIEGO	CA	92123

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 [signature]	San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference #: CK# 21454

San Diego County

Transaction #: 8759609
Receipt #: 2025462001

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: 12/01/2025
Cashier Location: SD

Print Date: 12/01/2025 9:54 am

Payment Summary

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

Payment

CHECK PAYMENT #CK# 21454 $50.00

Total Payments $50.00

Filing

CEQA - NOE FILE #: 2025-001053 Date: 12/01/2025 9:54AM Pages: 3

State Receipt # 37-12/01/2025-0960

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

Grand Total - All Documents: $50.00