



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Mar 03, 2026 08:48 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000209
State Receipt # 37030320260191

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

1830 GRAND AVENUE / PRJ-1136083

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** March 3, 2026
Posted March 3, 2026 **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

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: 1830 Grand Avenue / PRJ-1136083

State Clearinghouse No.: NA

Project Location-Specific: 1828 to 1836 Grand Avenue, San Diego, CA 92109

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

Description of nature and purpose of the Project: The project is requesting a COASTAL DEVELOPMENT PERMIT for the demolition of two, one-story residential structures, and construction of a three-story multi-family residential structure with 26 for-rent units. This affordable housing infill project is requesting incentives and waivers. The project requests three incentives: 1) to reduce SDMC 131.0443(e)(1) standard front yard setbacks to 15 feet for 67% and the minimum front yard setback to 7.5 feet for 33%; 2) to reduce SDMC 131.0443(e)(2) side yard setbacks to 5 feet on both sides; and 3) to reduce the SDMC 131.0443(e)(4) rear setback from 5 to 0-foot setbacks along the alley. The project requests three waivers: 1) from SDMC 131.0456 to remove common open space requirement, 2) from SDMC 131.0455 to reduce private open space requirement to 54% (14 units) with private open space and 42% (11 units) with reduced dimensions of 6 feet and 1 unit with no space; and 3) from SDMC 142.0525 to remove the motorcycle parking requirement. Supporting Infrastructure Improvements would be provided, including lateral connections in the alley and Grand Avenue driveway and frontage improvements. Landscaping is proposed along the perimeter. The 0.29-acre project site is located at 1828 to 1836 Grand Avenue and is zoned RM-2-5 and designated Residential (29 dwelling units per acre) within the Pacific Beach Community Plan area. Additionally, the project site is within the Business Improvement District, Complete Communities Housing Solutions - 2.5 FAR, Complete Communities Mobility Choices - Mobility Zone 2, Coastal Height Limit Overlay Zone, Coastal Overlay Zone N-APP-2, Parking Standards Transit Priority Area, and Transit Priority Area. (LEGAL DESCRIPTION: Lots 29 through 32 in Block 238 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to the map No. 854, filed in the Office of the County Recorder of San Diego County, September 28, 1898; Assessor's Parcel Numbers: 424-032-15-00, and 242-032-16-00).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Matt Holt, Grand Pacific SD LLC, 5666 La Jolla Boulevard #334, San Diego, CA 92037; (925) 766-1062.

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 Guidelines Section 15332, In-fill Development Projects
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The project is exempt from CEQA as it meets the criteria for the CEQA Guidelines Section 15332 In-fill Development Projects exemption. Specifically, the project would be consistent with the RM-2-5 zone and Residential designation as well as the associated policies. The project is located on a 0.29-acre site within the City that is less than five acres and is surrounded by urban uses. The project site was previously developed and has no value as habitat for endangered, rare or threatened species. As determined during project review, the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services. The project would not meet any of the exceptions in CEQA Guidelines Section 15300.2, as no significant cumulative or significant effect would result, the site is not in the viewshed of a scenic highway, and the site does not contain historical resources. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

If filed by applicant:

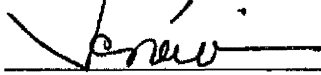
1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

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: D. Marshall / (619) 687-5904

Filed by:

H Veronica Davison/ 619-446-5462
Name/Phone Number


Signature

Development Project Manager
Title

3. 2. 2026
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8911741
Receipt #: 2026081921

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: 03/03/2026
Cashier Location: SD

Print Date: 03/03/2026 8:48 am

Payment Summary

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

Payment	
CHECK PAYMENT #4567	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2026-000209 Date: 03/03/2026 8:48AM Pages: 3
	State Receipt # 37-03/03/2026-0191
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 37-03/03/2026-0191
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 03/03/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0191	
PROJECT TITLE 1830 GRAND AVENUE / PRJ-1136083		

PROJECT APPLICANT NAME MATT HOLT, GRAND PACIFIC SD LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 925-766-1062
PROJECT APPLICANT ADDRESS 5666 LA JOLLA BOULEVARD #334	CITY LA JOLLA	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:

<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 <i>Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
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Payment Reference #: CHECK NO. 4567