

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-2A
San Diego, CA 92108

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

Project Title / Number: 2545 Ruelle Nice / PRJ-1135846

State Clearinghouse No.: N/A

Project Location-Specific: 2545 Ruelle 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 8,025 square-foot two-story single-family residence with a basement, and 3 car garage (basement level). . The 0.38-acre site is located at 2545 Ruelle Nice in the La Jolla Shores Planned District-Single Family Unit (LJSPD-SF) Base Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, and Parking Impact Overlay Zone, City Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Spencer Miller, Island Architect, 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 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects)

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 15303, New Construction or Conversion of Small Structures. Section 15303 allows for the construction and location of a limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another, where only minor modifications are made in the exterior of the structure. Section 15303(a) allows one single-family residence, or second dwelling unit in a residential zone. The proposed project is the construction of a single-family home in a residential zone. The project would also qualify to be

categorically exempt from CEQA pursuant to Section 15332, in-Fill Development Projects. Section 15332 allows for the construction of infill development within an urbanized area. The project site is an infill site as defined by CEQA Statute Section 21061.3. The project is consistent with the applicable General Plan designation and policies, as well as applicable zoning designation and regulations. The 0.38-acre project site occurs within the City's jurisdictional limits, is surrounded by similar residential uses and is less than five acres in size. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. Furthermore, the project can be adequately served by all required utilities and public services, as it is located within an urban area with services present. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project is not located within a particularly sensitive environment; would not significantly contribute to a cumulative impact; would not result in any physical changes visible from a scenic highway; is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource.

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:

Andrew Murillo / (619) 557-7986

Name/Phone Number



Signature

Development Project Manager

Title

4/29/26

Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or LCI: