

NOTICE OF EXEMPTION

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260
San Diego CA 92101
MS: A-33

From: CITY OF CARLSBAD
Planning Division
1635 Faraday Avenue
Carlsbad, CA 92008
(442) 339-2600

Subject: Filing of this Notice of Exemption is in compliance with Section 21152b of the Public Resources Code (California Environmental Quality Act).

Project Number and Title: CDP 2025-0039 (DEV2025-0093) – HIBISCUS RESIDENCE

Project Location - Specific: 3995 HIBISCUS CIRCLE

Project Location - City: Carlsbad

Project Location - County: San Diego

Description of Project: Remodel and addition to an existing nonconforming single-family residence within the appealable jurisdiction of the Coastal Zone. Project includes a 2,790 square-foot addition to a 1,302 square-foot, single-story, single-family residence. The additions include 1,141 square feet added to the first floor and 1,649 square feet added as a second floor.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: Renee Coquereau, JLC Architecture

Name of Applicant: Renee Coquereau, JLC Architecture

Applicant's Address: 5111 Hawley Blvd, San Diego, CA 92116

Applicant's Telephone Number: (619) 204-9329

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):

Exempt Status: (Check One)

- ☐ Ministerial (Section 21080(b)(1); 15268);
☐ Declared Emergency (Section 21080(b)(3); 15269(a));
☐ Emergency Project (Section 21080(b)(4); 15269 (b)(c));
☒ Categorical Exemption - State type and section number: Class 1, Section 15301(e) Existing Facilities – Section 15301
☐ Statutory Exemptions - State code number: _____
☐ Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: CEQA Section 15301 (e), allows for additions to existing structures provided that the addition will not result in as increase of more than 10,000 square feet if: (A) the project is in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive. The project consists of the remodel and 2,790 square-foot addition to an existing structure, where all public services and facilities area available and on a site that is not environmentally sensitive.

Exceptions to Exemptions

CEQA Section 15300.2 – Exceptions

Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project (in accordance with CEQA Guidelines Section 15300.2) and determined that none of these exceptions apply as explained below:

- a. **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

Response – Class 1 categorical exemptions are not subject to this exception.

- b. **Cumulative Impact** - “All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.”

Response – There is no evidence of successive similar projects in the area that would result in cumulative environmental impacts. The project consists of a new detached accessory dwelling unit on a property developed with a single-family home. The project will not contribute to cumulative impacts related to air quality, noise, transportation, or other environmental concerns. Therefore, this exception does not apply.

- c. **Significant Effect** - “A categorical exemption shall not be used for any activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Examples include projects, which may affect scenic or historical resources.”

Response – There are no unusual circumstances associated with the project or project site that would have a significant impact on the environment due to the project.

- d. **Scenic Highway** - “A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.”

Response – Hibiscus Street is not officially designated as a state scenic highway nor are there any scenic or historic resources located onsite. Therefore, implementation of the Project will result in similar visual conditions compared with a “no project” scenario.

- e. **Hazardous Waste Site** - “A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.”

Response – A review of available records did not identify any sites which are included on any list compiled pursuant to Section 65962.4 of the Government Code.

- f. **Historical Resources** - "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

Response – There is no evidence that the project site contains or is associated with any historical resources. Therefore, this exception does not apply.

Carlsbad Municipal Code Section 19.04.070(B) - Exceptions

Exceptions. Even though a project may otherwise be eligible for an exemption, no exemption shall apply in the following circumstances:

1. Grading and clearing activities affecting sensitive plant or animal habitats, which disturb, fragment or remove such areas as defined by either the California Endangered Species Act (Fish and Game Code Sections 2050 et seq.), or the Federal Endangered Species Act (16 U.S.C. Section 15131 et seq.); sensitive, rare, candidate species of special concern; endangered or threatened biological species or their Revised 04/19 habitat (specifically including sage scrub habitat for the California Gnatcatcher); or archaeological or cultural resources from either historic or prehistoric periods;

Or

2. Parcel maps, plot plans and all discretionary development projects otherwise exempt but which affect sensitive, threatened, or endangered biological species or their habitat (as defined above), archaeological or cultural resources from either historic or prehistoric periods, wetlands, stream courses designated on U.S. Geological Survey maps, hazardous materials, unstable soils, or other factors requiring special review, on all or a portion of the site. (Ord. NS-593, 2001)

Response – The proposed project is remodel and addition to an existing single-family residence on a developed lot, located in an established residential neighborhood. There are no sensitive plant or animal habitats located on site. While the broader area is identified in the city's Tribal, Cultural and Paleontological Resources Guidelines as having sensitivity for cultural and paleontological resources, the site itself is not associated with any known archaeological site or Tribal Cultural Resource. Therefore, the exceptions outlined in Carlsbad Municipal Code Section 19.04.070(B) do not apply.

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MICHAEL STRONG, Director of Community Development

7/2/26
Date

Date received for filing at OPR: