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
Project Management Division
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: 1250 Grand Avenue / PRJ-1143865

State Clearinghouse No.: N/A

Project Location-Specific: 1250 Grand Avenue, San Diego, CA 92109

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

Description of nature and purpose of the Project: The project includes a Coastal Development Permit to demolish two existing one-story duplexes and construct a new three-story, 10,102 square-foot multi-dwelling unit building with 17 units, two of which will be affordable to very low-income households. The 0.14-acre site is in the Residential (29 du/ac) community plan zoning designation, RM-2-5 Base Zone and Coastal Overlay Zone (Non-Appealable Area) within the Pacific Beach Community Plan Area. LEGAL DESCRIPTION: LOTS 27 AND 28, BLOCK 232, PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAPS THEREOF NOS. 697 AND 854, 1234, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1892 AND SEPTEMBER 28, 1898, RESPECTIVELY.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Matthew Holt, 5666 La Jolla Blvd, #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: §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 Projects; and where the exceptions listed in Section 15300.2 would not apply. Section 15332 permits for infill development when projects meet the specified conditions. This project would demolish two existing

one-story duplexes and construct a new three-story, 10,102 square-foot multi-dwelling unit building with 17 units. This is within the allowable development footprint of the lot and conforms with the Pacific Beach Community Plan designation of Residential (29 du/ac). The project site is within city limits, is less than five acres in size, and is surrounded by urban uses. The site is bordered on the north, south, east, and west by similar residential development that is also designated Residential (29 du/ac) in the Pacific Beach Community Plan. The site is of no value as a habitat for endangered species, as a developed urban lot that does not contain or support Environmentally Sensitive Lands (ESL) as defined by the Biology Guidelines of the City's Land Development Manual. The project site does not contain any sensitive biological resources on site. It 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.

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: Stephanie Kellogg / (619) 533-3190

Filed by:

Xavier Del Valle / (619) 446-5407
Name/Phone Number

Signature

Development Project Manager
Title

8/26/2026
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: