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
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: 5004 Hastings Road / PRJ-1108438

State Clearinghouse No.: N/A

Project Location-Specific: 5004 Hastings Road, San Diego, CA 92116

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

Description of nature and purpose of the Project: The project is requesting a SITE DEVELOPMENT PERMIT due to the presence of Environmentally Sensitive Lands (Steep Hillsides) and Sensitive Biological Resources (Tier I Habitat and MHPA). The project proposes to permit a previously constructed rear-yard retaining wall that is up to five feet in height, and a deck; to remove a portion of the existing retaining wall that is within an existing drainage easement; to add a custom pool, spa and stormwater improvements; and to revegetate the area below the existing deck. The project also includes a Multiple Species Conservation Program, Multi-Habitat Planning Area boundary line correction to remove areas from the City's planned conservation area that were previously developed. The 0.52-acre project site located at 5004 Hastings Roadis zoned Residential Single Unit (RS-1-1 and RS-1-7) and Open Space – Residential (OR-1-1), and designated Open Space and Residential in the Mid-City: Kensington – Talmadge Community Plan area. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (Montgomery Field), Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand (High), Airport Land Use Compatibility Plan Airport Influence Area (Montgomery Field - Review Area 2), Federal Aviation Administration Part 77 Noticing Area (Montgomery Field), and the Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Lot 143 of Kensington Heights, No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1912, filed in the office of the County Recorder of San Diego County, May 24, 1926. Assessor's Parcel Number: 465-052-1200).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Matthew Coder, Financially Responsible Party, President, Coder Construction, 2208 Pentuckett Avenue, San Diego, CA, 92104, (619) 770-9408, mjcoder@gmail.com.

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: Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land).
☐ Statutory Exemptions:
☐ Other:

Reasons why project is exempt: The project qualifies for an exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities) because the project consists of the permitting of an existing retaining wall and deck that was added to an existing single-family home and other additional minor improvements related to the existing residential use that would not result in an expansion of the existing use. The project also qualifies for an exemption pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) because the project proposes a swimming pool, spa and rip-rap that are considered accessory structures and supporting improvements. Additionally, the project qualifies for an exemption pursuant to CEQA Guidelines Section 15304 (Minor Alterations to Land) because it would revegetate a portion of the rear yard and would not include the removal of healthy, mature, scenic trees.

The exceptions outlined in CEQA Guidelines Section 15300.2 do not apply. CEQA Guidelines Section 15300.2(a) would not apply, as the project is not in a particularly sensitive environment, given that the proposed development footprint area is already developed and surrounded by similarly developed areas. Considering the project scope and location, no significant cumulative impact would result from the project, and the exception identified in CEQA Guidelines Section 15300.2(b) would not apply. No significant effect due to unusual circumstances would result from the project considering the scope of the project is residential consistent with the land use and the project is in an existing residential neighborhood, and the exception identified in CEQA Guidelines Section 15300.2(c) would not apply. The project site is not visible from a designated state scenic highway and the scenic highway exception identified in CEQA Guidelines Section 15300.2(d) would not apply. The site is not located on a list compiled pursuant to Government Code Section 65962.5 and the hazardous waste sites exception identified in CEQA Guidelines Section 15300.2(e) would not apply. Pursuant to CC-1095771 Building Construction Plan Field Change, DSD-Historic staff determined that no potentially significant historical resources exist on site and that the parcel would be exempt from further historical review for five years from June 12, 2023. Therefore, the project would not cause a substantial adverse change in the significance of any historical resource and the CEQA Guidelines Section 15300.2(f) Historical Resources exception would not apply. In conclusion, none of the exceptions outlined in CEQA Guidelines Section 15300.2 apply.

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 CEQA.

Analyst: C. Garcia / (619) 687-5959

Filed by:

Daniel Neri / (619) 687-5967
Name/Phone Number

Signature

Development Project Manager
Title

9/3/26
Date

Check One:
☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: