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: 1805 Hornblend Street / PRJ-1146672

State Clearinghouse (SCH) No.: N/A

Project Location-Specific: 1805 Hornblend Street, 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 for the demolition and conversion of an existing one-story, 1,126 square-foot single dwelling unit, 1,065 square-foot duplex and garage into a new 3-story, 8,180 square-foot multi-family residential building to consist of 15 units of which 4 units shall be set aside for more moderate-income households. In total the project will build 3 dwelling units and 12 Accessory Dwelling Units (ADUs). This project was previously approved with a ministerial building permit. It was resubmitted for a Coastal Development Permit when it was determined that more than 50 percent of the existing exterior walls needed to be removed. The site is 0.14-acres and is in the RM-2-5 Base Zone and the Coastal Overlay Zone (Non-Appealable Area) within the Pacific Beach Community Plan Area. LEGAL DESCRIPTION: LOTS 1 AND 2, BLOCK 238, OF PACIFIC BEACH TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 697, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 9, 1892.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Martin Riego de Dios, RDD Pacific Beach LLC, Managing Member, Financially Responsible Party, 773 El Cerrito Ave., Hillsborough, CA 94010, (660) 580-5963, martinrdd@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: Section 15332, In-Fill Development Projects
- ☐ Statutory Exemptions:

Reasons why project is exempt: The City of San Diego has determined that the project qualifies for a categorical exemption from CEQA under Section 15332, In-Fill Development Projects. This exemption applies to infill development when projects meet the specified criteria. The proposed development is consistent with the community plan's land use designation and remains below the maximum allowable density. The site does not overlap any mapped environmentally sensitive lands or habitat for endangered, rare, or threatened species, as confirmed by the City's Biology Guidelines. Therefore, it does not involve a location that would disqualify the exemption under 15300.2(a). The project is within a fully urbanized area already characterized by multi-family residential development. The scope and scale align with existing development, and no significant cumulative impacts from similar projects in the vicinity have been identified. As such, the exemption is not precluded under 15300.2(b). No site specific unusual circumstances exist that would create a reasonable possibility of significant environmental effects. The site is typical of infill development in the area. Therefore, Section 15300.2(c) does not apply. The site is not located along or visible from any officially designated State scenic highways, and the project will not impact scenic resources. Thus, the exemption is not invalidated by Section 15300.2(d). There are no historical resources on or adjacent to the site, and the project will not cause any substantial adverse change in the significance of historical resources. It is clear of Section 15300.2(f) limitations. Because the project satisfies all criteria of Section 15332 and none of the exceptions listed under Section 15300.2 apply, the project is appropriately classified as categorically exempt under CEQA. Consequently, no further environmental review is required. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

If filed by applicant:

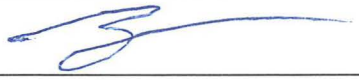
1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

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: Kellog / (619) 533-3190

Filed by:

Blake Sonuga / (619) 687-5928
Name/Phone Number



Signature

Development Project Manager
Title

9/9/26
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: