

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-1A
San Diego, CA 92108

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

Project Title / Number: 2045 Galveston St / PRJ-1126399

State Clearinghouse No.: N/A

Project Location-Specific: 2045 Galveston St., San Diego, CA 92110

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

Description of nature and purpose of the Project: The project is a Tentative Map to subdivide a lot with an existing single dwelling unit into two lots, and a Neighborhood Development Permit for a deviation to the base zone regulation for proposing a lot without street frontage. There are no new buildings or development proposed. The lot is 0.3 acres in a Sustainable Development Area, Mobility Zone 2, and Low-Density Residential zone within Clairemont Mesa Community Plan Area. It is surrounded by similar low-density single-family development. LEGAL DESCRIPTION: LOT 2 OF BELLEVUE PINES ACCORDING TO MAP THEREOF NO. 4729, FILED IN THE OFFICE OF THE COUNTY RECORDER ON MARCH 3, 1961 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Dan Hayes, 2045 Galveston St., San Diego, CA, 92110. (949) 375-3113.

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: §15315, Minor Land Divisions and §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 15315, Minor Land Divisions, and Section 15332, In-Fill Development. Section 15315 allows for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services

and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project meets all of these requirements. The project will require a deviation of the street frontage and lot depth to be smaller than the minimum required, however, no variances or exceptions are required. Section 15332 permits for infill development when projects meet the specified conditions. The project site is within city limits, is less than five acres in size (0.3 acres), and is surrounded on the north, south, east, and west by similar residential development. 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. 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 exceptions listed in Section 15300.2 would not apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

If filed by applicant:

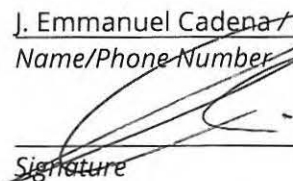
1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

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:

J. Emmanuel Cadena / (619) 446-5077
Name/Phone Number


Signature

Development Project Manager
Title

10/7/2028
Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: