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: 0 Benton Place / PRJ-1113452

State Clearinghouse No.: N/A

Project Location-Specific: 0 Benton Place, San Diego, CA 92116 (Assessor's Parcel Number: 440-110-1600)

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

Description of nature and purpose of the Project: A request for a SITE DEVELOPMENT PERMIT and EASEMENT VACATION to vacate an existing sewer easement and construct a 1,680-square-foot, one-story single-family residence with a detached two-story building containing two 600-square-foot Accessory Dwelling Units (ADUs). The project includes the removal and replacement of the existing curb with a new curb and gutter and a right-of-way (ROW) dedication along the frontage on Benton Place. Sewer and water service would be provided via laterals within the Benton Place ROW. The project also proposes stormwater infrastructure including a gravel detention basin, a flow spread curb and rip rap. Other proposed site improvements include a driveway, deck, and retaining walls. The project includes standard brush management, which includes a 35-foot Zone One and 65-foot Zone Two. Trees and fencing located within the proposed Brush Management Zone One would be removed along with an existing wall located toward the front of the lot. The 0.73-acre project site located at 0 Benton Place is zoned RS-1-1 (Residential-Single Unit), RS-1-7, and OR-1-1 (Open Space Residential) and is designated Single Family Residential (1-5 dwelling units per acre) and Open Space within the Mid-City: Normal Heights Community Plan. Additionally, the project site is within the Central Urbanized Planned District, Airport Land Use Compatibility Overlay Zone (Montgomery Field), Transit Priority Area, 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 28, Block B, Subdivision of Villa Lots 117 to 127, both inclusive, and a portion of Lot 116, Normal Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1156, on file in the Office of the County Recorder of said San Diego County. Assessor's Parcel Number: 440-110-1600).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Luis A. Espinoza, 551 Woods Drive, San Marcos, CA 92069. (760) 270-6947.

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: California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures)
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project qualifies for an exemption pursuant to CEQA Guidelines Section 15303 because the project consists of the construction of one single-family residence and two ADUs on a lot that is zoned residential and is within an urbanized area. Additionally, the quantity of proposed dwelling units does not exceed the maximum allowed on any legal parcel. The exceptions listed in CEQA Guidelines Section 15300.2 would not apply considering the project is not located within a particularly sensitive environment; would not significantly contribute to a cumulative impact; is not adjacent to a scenic highway; is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource.

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: C. Garcia / (619) 687-5959

Filed by:

Ollie Shepherd / (619) 446-5412
Name/Phone Number

Signature

Development Project Manager II
Title

10/15/2026
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: