SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Oct 28, 2026 11:38 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000993
State Receipt # 37102820260916

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

1334 SOUTH 36TH STREET / PRJ-1088953

Check Document being Filed:

- ◯ Environmental Impact Report (EIR)
- ◯ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ◉ Notice of Exemption (NOE)
- ◯ Other (Please fill in type)

Posted: 10/28/26

Filed by: Steve Sangthai

Deputy County Clerk

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5

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: 1334 South 36th Street / PRJ-1088953

State Clearinghouse No.: N/A

Project Location-Specific: 1334 South 36th Street, San Diego CA 92113

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

Description of nature and purpose of the Project: The project is proposing a variance for setback and garage requirements for the proposal of a two-story, 700 square-foot single-dwelling unit on a vacant lot. Each proposed floor would be 350 square feet, with a 40 square-foot proposed porch. The 1,532 square-foot (0.035-acre) site located at 1334 South 36th Street is zoned Residential – Multiple Unit (RM-1-1) and designated as Residential - Low Medium (10-14 du/ac) in the Southeastern San Diego Community Plan. The project is also within the following overlays and planning areas: Sustainable Development Areas, Complete Communities Mobility Choices, Communities of Concern, San Diego Promise Zone, Transit Priority Area, and Affordable Housing Parking Demand, within Council District 8. LEGAL DESCRIPTION: TR 579 BLK 10, LOTS 25&26, DOC73-15 1546 IN.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Omar Beltran, 1893 Lorient Place, Unit 2436, ~~San Diego,~~ Chula Vista CA 91913, (619) 312-3010.

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 15303, New Construction or Conversion of Small Structures and Section 15332, In-Fill Development Projects
- ☐ 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 15303, New Construction or Conversion of Small Structures. Section 15303 allows for the construction and location of limited numbers of new, small

facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project is proposing to construct a two-story, single-dwelling unit. This would not exceed the maximum allowable limit of one single-family residence in a residential zone.

The project would also qualify for categorical exemption under CEQA section 15332, In-Fill Development Projects. This exemption applies to projects characterized as in-fill that meet the conditions described in subsections 15332(a) – (e). Per subsection 15332(a), the project is consistent with the applicable general plan designation and policies as well as zoning regulations. The site is designated Residential - Low Medium and zoned RM-1-1 (Residential – Multiple Unit) per the Southeastern San Diego Community Plan. Consistent with subsection 15332(b), the project would occur within City limits, and the project site is no more than 5 acres (0.035 acres) and is substantially surrounded by urban uses. As defined in Public Resources Code section 21072, qualified urban uses are defined as any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. The site is substantially surrounded by residential uses. In accordance with subsection 15332(c), the site is developed with urban uses and has no value as a habitat for endangered, rare or threatened species. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in subsection 15332(d). The project would be under the 300 ADT trip generation screening criteria and, therefore, presumed to have a less than significant transportation impact. The project would be required to comply with San Diego Municipal Code sections 59.5.401 (Sound Level Limits) and 59.5.0404 (Construction Noise), thereby ensuring that noise impacts would be less than significant. The project would be required to comply with applicable local, state and federal regulations, thereby ensuring that significant air quality impacts would not occur. The project would adhere to applicable local, state, and federal requirements to ensure it would not affect water quality. Lastly, consistent with CEQA Guidelines subsection 15332(e), the project would be adequately served by utilities and public services, as the site is located within an urban area where all required utilities and public services are available.

The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed, and it was determined that none applied. The project is not located in an environmentally sensitive area as defined by CEQA section 15300.2(a). The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines section 15300.2(c). No scenic highway impact would occur as identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to section 65962.5 of the Government Code as identified in CEQA Guidelines section 15300.2(e). No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of a historical resource as identified in CEQA Guidelines section 15300.2(f). Therefore, none of the exceptions 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 the California Environmental Quality Act.

Analyst: Kristy Blodgett / (619) 236-7788

Filed by:

Xavier Del Valle / (619) 557-7941
Name/Phone Number

Signature

Development Project Manager
Title

October 22, 2026
Date

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

Date Received for Filing with County Clerk or LCI:

San Diego County

Transaction #: 9345883
Receipt #: 2026417425

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 213
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 10/28/2026
Cashier Location: SD

Print Date: 10/28/2026 11:39 am

Payment Summary

Total Fees:	$50.00
Total Payments:	$50.00
Balance:	$0.00

Payment

CHECK PAYMENT #1346 $50.00

Total Payments $50.00

Filing

CEQA - NOE FILE #: 2026-000993 Date: 10/28/2026 11:38AM Pages: 4

State Receipt # 37-10/28/2026-0916

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

Grand Total - All Documents: $50.00

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753 5a (Rev 01/01/26) Previously DFG 753 5a

RECEIPT NUMBER
37-10/28/2026-0916
STATE CLEARING HOUSE NUMBER (*If applicable*)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT		10/28/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	37-2026-0916

PROJECT TITLE
1334 SOUTH 36TH STREET / PRJ-1088953

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
OMAR BELTRAN		619-312-3010

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1893 LORIENT PLACE, UNIT 2436	CHULA VISTA	CA	91913

PROJECT APPLICANT (*Check appropriate box*)
☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227 50	$	0 00
☐ Mitigated/Negative Declaration (MND)/(ND)	$3,043 75	$	0 00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437 25	$	0 00

☒ Exempt from fee
- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850 00	$	0 00
☒ County documentary handling fee		$	50 00
☐ Other		$	0 00

PAYMENT METHOD

☐ Cash ☐ Credit ☒ Check ☐ Other TOTAL RECEIVED $ 50 00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Steve Sangthai	San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #: CHECK NO 1346

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753 5A (Rev 01012026)