FILED
Oct 28, 2026 11:53 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000994
State Receipt # 37102820260917

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

258 ROSEMONT ST / PRJ-1135785

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.

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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: 258 Rosemont St / PRJ-1135785

State Clearinghouse (SCH) No.: N/A

Project Location-Specific: 258 Rosemont Street, San Diego, CA 92037

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

Description of nature and purpose of the Project: The project consists of the demolition of five existing dwelling units and a three-car garage, and the construction of five single-family dwelling units, one located on each of the five existing legal lots. Lots 44 and 45 would each include a three-story, 1,867.4-square-foot single dwelling unit with a two-car carport. Lots 46, 47, and 48 each include a three-story, 1,872 -square-foot single dwelling unit with a two-car carport. The development includes demolition of existing paved walkways, and the construction of concrete walkways, paved driveways, and associated landscaping. The 0.28-acre site is located in the Low Medium Density Residential zone of the La Jolla Community Plan Area, within the Coastal (Non-Appealable) Overlay Zone. The project is within a designated view corridor per the La Jolla Community Plan. LEGAL DESCRIPTION: LOTS 44 THROUGH 50 INCLUSIVE IN BLOCK 11 OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1216 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 18, 1909.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Roberto Jinich, Project Sponsor; Rosemont Windansea, LLC; San Diego, CA, 92037; (858) 230-8112; roberto@paragoncompany.com.
7979 Ivanhoe Ave, Suite 300; La Jolla, CA 92037

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: §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 15332, In-Fill Development. The La Jolla Community Plan designates the site and surrounding area as Low Medium Density Residential (9-15 dwelling units/acre). The resulting density from the project is consistent with the adopted land use designation and remains within the permitted range. The project is located within city limits, on a site less than five acres in size, and is surrounded by established urban uses.

The project is expected to generate approximately 45 average daily trips, which is under the 300 ADT trip generation screening criteria for Small Projects per the City of San Diego Transportation Study Manual. Under the City of San Diego's Transportation Study Manual, projects that meet the "Small Project" criteria are screened out from further Vehicle Miles Traveled analysis and are presumed have a less than significant impact on traffic. The project similarly does not meet any City of San Diego Significance Determination Thresholds for noise, air quality, or water quality. All required utilities and public services can adequately serve the site.

The site does not overlap any mapped environmentally sensitive lands or habitat for endangered, rare, or threatened species, as verified through the City's Biology Guidelines. Therefore, the exemption is not precluded under Section 15300.2(a). The project is located within a fully urbanized area characterized by single and multi-family residential development, and no significant cumulative impacts from similar projects in the vicinity have been identified, ensuring compliance with 15300.2(b). No unusual circumstances are present that would create a reasonable possibility of significant environmental effect; the site reflects typical infill conditions, consistent with Section 15300.2(c). The project is within the allowable development footprint of the lot and meets the required setback and height requirements pursuant to the City of San Diego's Land Development Code (LDC). site is not located along, nor visible from any officially designated State scenic highways, and the project will not impact scenic resources satisfying Section 15300.2(d). Additionally, 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, satisfying Section 15300.2(f). Because the project meets 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. 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: Hector Rios / (619) 533-6733
Name/Phone Number

Signature

Development Project Manager
Title

10-28-2026
Date

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

Date Received for Filing with County Clerk or LCI:

San Diego County

Transaction #: 9345924
Receipt #: 2026417473

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 11:54 am

Payment Summary

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

Payment

CHECK PAYMENT #0073013049 $50.00

Total Payments $50.00

Filing

CEQA - NOE FILE #: 2026-000994 Date: 10/28/2026 11:53AM Pages: 4

State Receipt # 37-10/28/2026-0917

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:
37-10/28/2026-0917

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		37-2026-0917

PROJECT TITLE
258 ROSEMONT ST / PRJ-1135785

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
ROBERTO JINICH, PROJECT SPONSOR; ROSEMONT WINDANSEA, LLC			858-230-8112
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
7979 IVANHOE AVE, SUITE 300	LA JOLLA	CA	92037

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. 0073013049

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5A (Rev. 01012026)