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: 3425 Wilshire / PRJ-1085813

State Clearinghouse No.: N/A

Project Location-Specific: 3425 Wilshire Terrace, San Diego, CA 92104

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

Description of nature and purpose of the Project: Tentative Map and Site Development Permit to subdivide a single parcel into five individual parcels. The 0.17-acre site, located at 3425 Wilshire Terrace, is currently developed with one existing duplex, and has four single-family dwelling units under construction. The project site is zoned Residential-Multiple Unit (RM-3-7) and designated as Residential – Medium High (30-44 Du/Ac) in the North Park Community Plan, within Council District 3. The project is also within the following zones: Sustainable Development Areas, Complete Communities Housing Solutions, Complete Communities Mobility Choices, Airport Land Use Compatibility (ALUCP) Overlay Zone, Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone. LEGAL DESCRIPTION: Lots 17 & 18, Block 253, In Book 8, Page 36.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Alejandro Parra, 2502 Catamaran Way, Chula Vista, CA 91914, (619) 227-8941.

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:
☐ Other:

Reasons why project is exempt: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of in-fill development within an urbanized area. The project site is an in-fill site as defined by CEQA Statute Section 21061.3., "The site has been previously developed

for qualified urban uses." The project is consistent with the applicable General Plan designation and policies as well as applicable zoning designation and regulations. The 0.17-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential, commercial) and is less than five acres. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant impacts on traffic, noise, air quality, or water quality. Furthermore, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: Kristy Blodgett **Telephone:** (619) 236-7788

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.

Anne B. Gaspre, Senior Planner

Signature/Title

July 11, 2025

Date

Check One:

☒ Signed by Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: