

## NOTICE OF EXEMPTION

(Check one or both)

**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  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** Turquoise Units / 1076676

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 711 and 723 Turquoise Street, San Diego, CA 92109

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

**Description of nature and purpose of the Project:** Coastal Development Permit (CDP) for the demolition of existing structures and construction of a new three-story multi-family residential structure totaling 28,550 square feet over a subterranean parking garage totaling 17,629 square feet. Twelve for-rent residential units are proposed on the first floor and 16 for-rent residential units are proposed on the second and third floors for a total of 44 dwelling units located at 711 and 723 Turquoise Street including the two vacant lots located between the aforementioned addresses. The 0.34-acre site is located in the CC-4-2 and Coastal Overlay (Non-Appealable) zones within the Pacific Beach Community Plan area.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** La Jolla Oceanview Apartments, LLC

**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
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project is consistent with the existing land use designation, and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses.

The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA 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.

**Lead Agency Contact Person:** Courtney Holowach

**Telephone:** 619-446-5187

**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.

                    *Courtney Holowach* /Senior Planner  
Signature/Title

                    January 31, 2024  
Date

**Check One:**

- Signed by Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



**SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET**

**FILED**  
Feb 15, 2024 01:16 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000122  
State Receipt # 37021520240115

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

**TYPE OR PRINT CLEARLY**

**Project Title**

**TURQUOISE UNITS / 1076676**

**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):

**FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON** February 15, 2024  
**Posted** February 15, 2024 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

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.