

# CEQA DETERMINATION OF EXEMPTION

**Subject:** This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

**City Planner Decision Date:** April 20, 2022

**Project Number and Title:** CT 2021-0002/PUD 2021-0007/CDP 2021-0038 – GARFIELD BEACH HOMES

**Project Location - Specific:** 3570-3590 GARFIELD STREET

**Project Location - City:** Carlsbad

**Project Location - County:** San Diego

**Description of Project:** The demolition of three residential units and the development of a 12-unit, residential air-space condominium project on a 0.57-acre site.

**Name of Public Agency Approving Project:** City of Carlsbad

**Name of Person or Agency Carrying Out Project:** RREG INVESTMENTS SERIES LLC SERIES

**Name of Applicant:** Tom St. Clair

**Applicant's Address:** 5315 AVENIDA ENCINAS, Suite 200, Carlsbad, CA 92008

**Applicant's Telephone Number:** (888) 357-3553

**Name of Applicant/Identity of person undertaking the project (if different from the applicant above):**  
Same as above.

**Exempt Status:** *(Check One)*

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- Categorical Exemption - State type and section number: 15332, Infill Development Project
- Statutory Exemptions - State code number: \_\_\_\_\_
- Common Sense Exemption (Section 15061(b)(3))


**Reasons why project is exempt:** In-Fill development project on site less than five acres.

**Lead Agency Contact Person:** Paul Dan

**Telephone:** 442-339-2614



DON NEU, City Planner



Date