

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: KA Shell Gas Station and Convenience Store, PDS2017-STP-17-028; PDS2017-BC-17-0069; PDS2017-ER-17-08-008

Project Location: Southwestern corner of the Deer Springs Road and North Centre City Parkway intersection within the North County Metropolitan Subregional Plan Area (Hidden Meadows Community) within unincorporated San Diego County. (APNs: 186-093-19-00, 186-093-23-00, 186-093-37-00, 186-092-10-00)

Project Applicant: KA Enterprises (Attn: Eugene Marini); 5820 Oberlin Drive Suite 210, San Diego, CA 92121; (619) 820-6180

Project Description: The Site Plan would allow for the construction of a convenience store and gas station and the Boundary Adjustment would result in changes of the acreage of two existing legal lots to consist of 1.23 and 1.61 acres. The project consists of the demolition of an existing patio furniture sales structure and shed, and the construction of a 3,500 square-foot convenience store, a 5,983 square-foot canopy with eight multi-product dispensers which would contain a total of 16 gas pumps and 19 parking spaces. Earthwork consists of approximately 8,800 cubic yards of fill, 4,109 cubic yards of cut, and a net import of 4,691 cubic yards of fill. Of the total quantities of cut and fill, approximately 680 cubic yards of material would be hauled off site and 2,020 cubic yards of material would be removed and recompacted on-site. Water service for the project would be provided by the Valley Center Municipal Water District. The project also proposes the use of an on-site wastewater treatment system. Access to the site would be provided by a driveway connecting to North Centre City Parkway. The project site is subject to the Village Regional General Plan Regional Category, Land Use Designation General Commercial (C-1). Zoning for the site is General Commercial (C36). The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

Agency Approving Project: County of San Diego

County Contact Person: Sean Oberbauer Telephone Number: (858) 495-5747


Date Form Completed: September 30, 2020

This is to advise that the County of San Diego Board of Supervisors on September 30, 2020 upheld the Zoning Administrator's CEQA Section 15183 environmental determination from the May 21, 2020 Zoning Administrator Hearing. On July 31, 2020 the County of San Diego Planning Commission upheld the Director's Decision of approval of the project from June 5, 2020 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section:
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (September 30, 2020 Board of Supervisors Meeting upholding May 21, 2020 Zoning Administrator Hearing Determination)
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures were were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: The proposal is exempt from environmental review pursuant to Section 15183 of the State California Environmental Quality Act Guidelines, because the project is consistent with the development density and use regulations established by the existing zoning, community plan and general plan for which an Environmental Impact Report (EIR) was certified. The proposed use is consistent with the Zoning Use Regulations and no significant impacts not already identified in the General Plan Environmental Impact Report (EIR) (i.e., peculiar impacts) would result from implementation of the Project.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:  _____ Telephone: (858) 495-5747

Name (Print): Sean Oberbauer Title: Land Use/Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.