

Notice of Exemption

To be filed after project approval

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

From: CITY OF LA MESA
Community Development Department
8130 Allison Avenue
La Mesa, CA 91942

Attn. CEQA / Fish & Wildlife Notices
San Diego County Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS A33

Project Title: Project 2021-47 (Jackson Residence)

Project Location - Specific: Vacant lot located on Alto Drive (495-173-08-00), La Mesa, CA 91941

Project Location - City: La Mesa **Project Location - County:** San Diego

Description of Nature, Purpose and Beneficiaries of Project: Project proponent and beneficiaries John and Elizabeth Jackson propose to construct a new 2,534-square-foot, two-story single-family dwelling and attached 607-square-foot garage with related site improvements such as retaining walls to create level areas for the driveway, exterior walkways, decks and patios. The lot slopes downhill from Alto Drive from north to south with a relatively steep average slope of 29.73%. Access to the property would be via a 22-foot-wide existing private access easement along the southern boundary of the property.

The subject property is a 0.441 acre (19,226 square foot) vacant lot located on south side of Alto Drive, situated between Lemon Avenue to the northwest and Beaumont Drive to the southeast. The lot was created in 2020 as part of a three-lot subdivision of land. Development on Alto Drive is primarily single-family residential on existing sloped properties. The project site is located within the R1S-P (Suburban Residential/ Scenic Preservation Overlay) zone and the General Plan Planned Land Use is Suburban Residential, which is applied to suburban neighborhoods with lots of 10,000 square feet or larger, resulting in lower density developments with space between residences and relatively large yards. In the Scenic Preservation Overlay Zone, development that proposes to alter the surface of the land in a way that will remove trees, alter water courses, or create earth banks exceeding three feet in height requires approval from the Planning Commission. The La Mesa Planning Commission reviewed and approved the Site Development Plan to allow earth banks exceeding three feet in height pertaining to the construction of a single-family residence with an attached garage at a public meeting on January 18, 2023. Assessor's Parcel Number: 495-173-08-00.

Name of Public Agency Approving Project: City of La Mesa

Name of Person or Agency Carrying Out Project (applicant): John Jackson (650-385-5925) PO Box 586, Clio, CA 96106

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. State Type and section number: Class 3, CEQA Section 15303, New Construction or Conversion of Small Structures

Statutory Exemptions. State code number:

Reasons why project is exempt: The project is exempt from environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15303. Section 15303 exempts the construction of one single-family residence in a zone which permits residential uses. The project meets all of the conditions necessary to qualify for the exemptions and none of the exceptions listed in Section 15300.2 apply.

Lead Agency Contact Person: Laura Traffenstedt, Assistant Planner **Area Code/Telephone/Extension:** 619.667.1188