

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
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: PDS2021-AD-21-008 – Molnar Gate/Over Height Fence
Project Location: 4722 Sun Valley Road in the San Dieguito Community Planning Area within unincorporated San Diego County (APN: 302-202-11-00)
Project Applicant: David Molnar (858-442-1599); 4722 Sun Valley Rd, Del Mar, CA 92014
Project Description: The project proposes to permit the replacement of a previously existing chain link fence and gate with an over-height fence and gate that is within the 60-foot front yard setback (measured from the centerline of Sun Valley Road) and within the exterior side yard setback (15-feet from the edge of the easement of Echo Hill Lane). The fence and gate are approximately six feet tall and are a solid earth-tone brown color. The County Zoning Ordinance (Section 6708) allows an administrative permit to authorize exceptions to the fencing and gate requirements. This AD permit would authorize an exception for the fence to be six feet within the front and exterior side yard setback instead of 42 inches. It would also reduce the setback for the gate to be located as shown on the plot plan instead of being set back 10 feet from the edge of the easement. Since the fence/gate were already constructed, conditions are proposed to require the fence to be relocated onto the subject property and to ensure compliance with building code and fire district requirements. This site is subjected to the General Plan Regional Category Semi-Rural, Land Use Designation SR-2. Zoning for the site is Residential Single Family (RS).


Agency Approving Project: County of San Diego
County Contact Person: Michael Johnson Telephone Number: 619-972-5887
Date Form Completed: March 1, 2024

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above described project on March 1, 2024 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: 15303 New Construction or Conversion of Small Structures
 - 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
 - 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: Pursuant to Section 15303 of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA because it involves minor construction of a fence and gate, which is installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

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

Signature:  Telephone: 619-972-5887

Name (Print): Michael Johnson Title: Group Program Manager

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.