

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: Spring Valley Housing Tentative Map;
Record ID: PDS2019-TM-5636; PDS2021-AD-21-011; PDS2019-ER-19-19-006.

Project Location: Property abutting the west side of Grand Avenue, south of Eucalyptus Street, in Spring Valley, CA 91977 (APN: 578-161-02-00).

Project Applicant: Light House Builders, Inc., c/o Mark Khouli (619-300-6040; MarkKhouli@sbcglobal.net), 1620 La Presa Avenue, Spring Valley, 91977.

Project Description: The project is a Tentative Map to subdivide a 9.91-acre site into seven single-family residential lots and one biological open space lot. The residential dwellings would be built out individually. The project also includes an Administrative Permit to allow for lot area averaging. This allows the applicant to create smaller lot sizes while retaining the same density, consistent with Section 4230 of the Zoning Ordinance. Lot sizes are proposed at 0.5 acres rather than the current 1-acre minimum lot size to accommodate for the on-site 5.86-acre biological open space easement. Access to the project site would be provided by private driveways off Grand Avenue. The project is in the Spring Valley Community Plan area. The site is subject to the General Plan Designation Semi-Rural Residential (SR-1). Zoning for the site is Rural Residential (RR). Fire service will be provided by San Miguel Fire & Rescue. Sewer will be provided by the County Sanitation District and water service will be provided the Helix Water District. Earthwork will consist of 4,700 cubic yards of cut, 2,300 cubic yards of fill and 2,400 cubic yards of exported material. APN 578-161-02-00.

Agency Approving Project: County of San Diego

County Contact Person: Christopher Jacobs, (619) 323-8718

Date Form Completed: February 28, 2025

This is to advise that the County of San Diego Planning Commission has approved the above-described project on February 28, 2025/Item #4 and found the project to be exempt from the CEQA under the following criteria:

1. 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 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.
2. Mitigation measures were were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan was was not adopted for this project.

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Vista II Tentative Map Project is consistent with the analysis performed for the GPU EIR. The Project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General Plan Update Final Program EIR (GPU EIR, ER #02-ZA-001, SCH #2002111067), and all required

findings can be made. The density of the project, 37 dwelling units on 5.33 acres, was anticipated by the General Plan and analyzed by the GPU EIR. The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects.

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

Signature: Christopher Jacobs Telephone: (619) 323-8718

Name (Print): Christopher Jacobs 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.