

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: Pala Mesa Commercial; PDS2020-STP-20-021; LOG NO. PDS2020-ER-20-02-003

Project Location: 3233 Old Highway 395 in the Fallbrook Community Planning Area in the unincorporated County of San Diego (APN: 125-050-54-00)

Project Applicant: TGRH 3, LLC (Attn: Rafid Hamika); 4775 Via Belmonte, Fallbrook, CA 92028; (703) 340-5116

Project Description: The Project consists of the expansion and remodeling of an existing commercial plaza. The Project site contains an existing market with attached businesses consisting of restaurants and personal services such as financial and insurance companies. The Project site also contains an existing hamburger restaurant as well as a parking lot. The existing market building with attached businesses will be remodeled with architectural changes resulting in an approximately 9,075 square foot structure. The existing hamburger restaurant will be retained. Additionally, a new gas station with 12 fueling stations and an approximately 4,980 square foot convenience store as well as two new approximately 6,000 square foot retail buildings are proposed. The existing parking lot will be expanded and re-designed to include a total of 134 parking spaces. Access to the site will be provided by two commercial driveways connecting to Old Highway 395. The existing road on the northern portion of the Project site known as Via Belmonte will be widened with a half width improvement of 14 feet and a graded half width of twenty feet along the south side of Via Belmonte. The existing Project frontage along Old Highway 395 will be improved and include restriping of Old Highway 395 in order to accommodate a turn lane into the Project while retaining the two existing commercial driveway access points. The Project also includes a vacation and/or removal and re-dedication of road, drainage, and slope easements related to maintenance along Old Highway 395. Water and sewer service will be provided by the Rainbow Municipal Water District. Proposed earthwork quantities for the project consist of approximately 7,725 cubic yards of cut, 5,575 cubic yards of fill, and 2,150 cubic yards of export. The project site is subject to the Semi-Rural Regional Category, Land Use Designation General Commercial (C-1). The Zoning Use Regulation for the site is General Commercial (C36). The proposed uses are consistent with the Zoning and General Plan Land Use Designation of the property. The site is also subject a "B" Special Area Designator for community design review which requires the processing of a Site Plan permit.

Agency Approving Project: County of San Diego

County Contact Person: Sean Oberbauer Telephone Number: (619) 323-5287

Date Form Completed: February 20, 2025

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above-described project on February 20, 2025 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 (January 23, 2025 Zoning Administrator Hearing)
 - 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 further environmental review pursuant to Section 15183 of the State of 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 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: (619) 323-5287

Name (Print): Sean Oberbauer Title: Land Use & Environmental Planning 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.