

# 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: Valley Park Apartments Site Plan; PDS2014-STP-14-034; PDS2014-ER-06-09-006A

Project Location: Vacant parcel along 16<sup>th</sup> Street, south of Main Street (State Route 67), in the Ramona Community Planning Area, within the unincorporated area of the County of San Diego. (APN 282-262-75).

Project Applicant: Casey Malone, Lansing Companies, 12671 High Bluff Drive, San Diego, CA 92130  
(858) 523-0719

Project Description: The project is a 62-unit apartment complex located in the downtown Ramona area. The parcel was rezoned within the recently adopted Ramona Form Based Code (RFBC). Twenty-four of the 62 units are one-bedroom units, and the remaining 38 are two-bedroom units. Three different architectural/building designs are proposed. All buildings would be two stories. The RFBC parking requirements would only necessitate 62 spaces; however, the applicant proposes 96. Eight of these 96 spaces would be located along 16th Street, to accommodate Building #2. The project would include a single, 30-foot wide driveway entering the property off of 16th Street. In addition, amenities would include a pool, spa, and an outdoor recreational area. The Ramona Municipal Water District (MWD) would provide water, sewer, and fire protection, and the site is within the Ramona Unified School District. The site is subject to the Village Residential General Plan, Regional Category Village. Zoning for the site is Ramona Village Center 5 (RM-V5). The project is consistent with density requirements of the General Plan, Zoning Ordinance, and Community Plan.

Agency Approving Project: County of San Diego  
County Contact Person: Marisa Smith Telephone Number: (858) 694-2621  
Date Form Completed: September 10, 2015

This is to advise that the County of San Diego Director of Planning & Development Services has approved the above described project on \_\_\_\_\_ 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
        - 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 project is consistent with the development density established by existing zoning, community plan, or general plan polices for which an EIR was certified. The project shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

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) 694-2621  
Name (Print): Marisa Smith 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.