

Notice of Exemption

To be filed after project approval

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

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

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

Project Title: Project 2022-0965 (La Mesa View Apartments)

Project Applicant: The Westphal Company

Project Location - Specific: 4400 Palm Avenue, 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 beneficiary The Westphal Company proposes to construct a 40-unit apartment development comprised of one four-story building, surface parking, 6,000 square feet of community recreation area, and right-of-way pedestrian improvements. Planned site improvements include walkways, a barbecue area, and landscaping including 72 trees. An estimated 25,000 yards of earthwork is proposed to excavate into a slope at the rear of the site. The project provides five deed-restricted very-low-income affordable units under Government Code Section 65915.

The 1.5-acre project site is located on the west side of Palm Avenue, a local collector street, and is surrounded by multi-family residential development to the north, south, and west, and a neighborhood park to the east. It was previously developed with commercial buildings but is currently vacant except for 19 parking spaces serving the adjacent apartments to the south. Zoning is RB-P-D-MU (Residential Business/Scenic Preservation Overlay/Urban Design Overlay/Mixed Use Overlay) and the Planned Use classification is Mixed Use Urban. A site development plan for the project (Project 2022-0965) was approved by Notice of Decision No. 2023-11 on September 20, 2023, following a public review period. The La Mesa City Council ratified the Design Review Board's approval of the project at a noticed public meeting on October 24, 2023. The Assessor's Parcel Number is 494-641-09-00.

Name of Public Agency Approving Project: City of La Mesa

Name of Person or Agency Carrying Out Project (applicant): The Westphal Company, c/o Blake Hertel (619-464-3161) 9320 Fuerte Drive #105, La Mesa, CA 91941

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)]

X Categorical Exemption. Type and section number: Class 32, CEQA Section 15332, In-Fill Development Projects

Statutory Exemptions. State code number:

Reasons why project is exempt: The project meets all of the conditions necessary to qualify for the Section 15332 infill development exemption: (a) the project is consistent with the applicable general plan designation and policies and with applicable zoning designation and regulations; (b) the project occurs within city limits on a project site of no more than five acres surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare, or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. None of the exceptions listed in Section 15300.2 apply.

Lead Agency Contact Person: Allyson Kinnard, Associate Planner Area Code/Telephone/Extension: 619-667-1196

If filed by applicant: 1. Attach certified document of exemption finding.

2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: Allyson Kinnard
X Signed by Lead Agency Signed by Applicant

Date: 11.1.2023 Title: Associate Planner
Date received for filing at OPR: 11/01/2023