

NOTICE OF EXEMPTION

(Title 14, California Code of Regulations, §15062)

TO: [X] Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

[X] County Clerk
County of San Diego
1600 Pacific Highway, Suite 260
San Diego, CA 92101

FROM: [X] San Marcos Unified School District
255 Pico Avenue, Suite 250
San Marcos, CA 92069

Project Name: Removal of potential overflow parking for special events and parking area from the Double Peak School

Project Location (specific): Double Peak School located at 111 San Elijo Road, San Marcos, California 92078
Overflow parking area located at 700 Attebury Drive, San Marcos, California 92078 (APN 222-121-04) (“Property”)

Project Location: (County) San Diego
(City) San Marcos 92078

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project includes the removal of potential overflow parking for special events and the parking area from the Double Peak School (“School”).

In or around October 2013, the District’s Governing Board (“Board”) approved a Final Environmental Impact Report (“EIR”) under the California Environmental Quality Act (“CEQA”), which discussed the construction of the School (at that time called the Proposed San Marcos K-8 School Project). The EIR for the School contemplated the potential future construction of certain overflow parking: “An unpaved parking lot with a capacity of 90 parking spaces will be provided to the east of the staff lot and access will be controlled with a gate that will be closed most of the time. This parking lot will be used only for overflow parking during special events” (“Overflow Parking”). The Overflow Parking was to be constructed on a parcel of land located at 700 Attebury Drive, San Marcos, California 92078, and identified as San Diego County Assessor’s Parcel No. 222-121-04 (“Pearson Property”). The District does not presently own the Pearson Property, but, on or about May 12, 2014, the

District entered into an Agreement for Grant of Easement and Option to Purchase Real Property regarding the Pearson Property (“Option Agreement”). The Option Agreement provided the District with an easement allowing for the construction of the School’s staff parking lot and granted the District with an option to purchase the entire Pearson Property upon the occurrence of certain events. In or around 2015, the District completed construction of the School.

The District has never constructed the Overflow Parking and the District has determined that it has not needed and will not need Overflow Parking for the School. This Notice of Exemption declares that the removal of the Overflow Parking, and area for such parking from the School is exempt from CEQA.

Name of Public Agency Approving Project: San Marcos Unified School District

Name of Person or Agency Carrying Out Project: San Marcos Unified School District

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(6); 15269(b)(c));
- Categorical Exemption. State type and section number: Common Sense (Title 14, California Code of Regulations (“CCR”) § 15061, subd. (b)(3)), Existing Facilities (14 CCR § 15301), Replacement/Reconstruction (14 CCR § 15302), New Construction/Conversion of Small Structures (14 CCR § 15303), Minor Alterations in Land Use Limitations (14 CCR § 15305), Accessory Structures (14 CCR § 15311), Minor Additions to Schools (14 CCR § 15314), and Transfers of Ownership in Land (14 CCR § 15325).
- Statutory Exemptions. State code number: _____
- [Sec. 15061(b)(3)]
- See below

Reasons Why Project is Exempt:

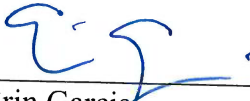
The Project consists of the removal of overflow parking and the parking area from the Double Peak K-8 school. There will be no expansion of existing/former use for the School. The parking has not been needed since construction of the school was completed and will not be needed at the School.

Contact Person: Erin Garcia,
Assistant Superintendent of Business Services
San Marcos Unified School District
Phone: (760) 752-1212

If filed by applicant: *Not Applicable*

1. Attach certified document of exemption finding. *N/A*
2. Has Notice of Exemption been filed by the public agency approving the project?
N/A

Date: 10-10-2025



Erin Garcia
Assistant Superintendent of Business Services
San Marcos Unified School District