

# 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

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

**Project Title:** Project 2023-2564 (Spring Street Station TOD)

**Project Applicant:** Spring Street Family Housing, LP

**Project Location - Specific:** 4250 Spring Street, 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 Spring Street Family Housing, LP proposes to construct a 100% affordable transit-oriented development at the Spring Street Station parking lot serving the MTS Trolley Orange Line. The proposed project consists of 147 apartment units over ground-level parking within two partially connected six-story buildings. The proposed project provides 223 parking spaces, of which 64 will serve the residential use and 159 will serve the transit station. The project includes new pedestrian and parking lot improvements, landscaping and irrigation, recreation areas, and stormwater treatment. The development qualifies as a density bonus project under Government Code Section 65915 and was submitted for ministerial review and processed in accordance with the requirements of Senate Bill (SB) 35.

The 3.6-acre project site is comprised of multiple parcels owned by San Diego Metropolitan Transit System (MTS) and is located at the intersection of Spring Street and High Street in the City of La Mesa. Surrounding uses include MTS railway right-of-way and multi-family residential development to the west, multi-family residential to the east, single-family and multi-family residential to the north, and single-family residential to the south. Zoning is R3-P-D (Multiple Unit Residential/Scenic Preservation Overlay/Urban Design Overlay) and R1S (Suburban Residential) and the General Plan Planned Land Use is Transportation Uses. A Site Development Plan for the project and a Parcel Map Waiver for lot consolidation were approved by the City of La Mesa Director of Community Development (Notice of Decision No. 2026-02) on April 22, 2026. Assessor's Parcel Numbers: 494-641-34-00, 499-020-08-00, 499-020-40-00, and 499-020-18-00.

**Name of Public Agency Approving Project:** City of La Mesa

**Name of Person or Agency Carrying Out Project (applicant):** Spring Street Family Housing, LP, c/o Affirmed Housing, Lindsey Carr (650-839-3439), 11673 George Cooke Express Drive, San Diego, CA 92127


## 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)]  
 Categorical Exemption. Type and section number: Class 32, 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 a Class 32 categorical exemption under Section 15332 for in-fill development: (a) the project is consistent with Zoning and the General Plan; (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:**  Date: 5.27.2026 Title: Associate Planner  
 Signed by Lead Agency  Signed by Applicant Date received for filing at OPR: 5/27/2026