



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671

Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No: Valley Creek Senior/PL25-0076

Project Location - Specific: The project is located at the northwest corner of N Fig Street and E Valley Parkway, on the western side of N Fig Street, and is addressed as 620 E Valley Parkway (APN: 230-091-09-00).

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project: A Ministerial Plot Plan Approval in accordance with Assembly Bill 2011 (Affordable Housing and High Road Jobs Act of 2022) to construct 136 dwelling units of 100% affordable senior housing targeting homeless veterans, extremely low-, very low- and low-income households with programs, and a 4,795 square-foot commercial space ("Project"). The Project includes a Density Bonus Request to utilize various incentives/concessions and waivers pursuant to State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: San Diego Community Housing Corporation (c/o John Wurster, Senior Vice President of Development)

Address: 4725 Mercury Street, Suite 202, San Diego, CA 92111 Telephone: (619) 876 - 4228

Private entity School district Local public Agency State agency Other special district

Exempt Status: The project is categorically exempt pursuant to CEQA Guidelines section 15268 (Ministerial Projects).

Reasons why project is exempt: Pursuant to Assembly Bill 2011 (Affordable Housing and High Road Jobs Act of 2022), the Project is a "Ministerial Project" and as such is statutorily exempt from further environmental review under Section 15268 of the California Environmental Quality Act (CEQA) Guidelines.

Lead Agency Contact Person: Ivan Flores, Principal Planner, AICP Area Code/Telephone/Extension: 760-839-4529

Signature: Ivan Flores
Ivan Flores, AICP
Principal Planner

6/13/26
Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant