

NOTICE OF EXEMPTION

TO: ☒ Mail Stop: A-33
ARCC-Recorder
Attn: Karina Ortiz
1600 Pacific Highway, MS A-33
San Diego, CA 92101

FROM: County of San Diego
General Services
Attn: Marcus Lubich
5560 Overland Avenue, Suite 410, MS 0-368
San Diego, CA 92123

☒ State Office of Land Use and Climate Innovation
CEQASubmit.opr.ca.gov

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: 620 East Valley Parkway Affordable Housing Project Ground Lease and Amendment to Disposition and Development Agreement

Project Location: 620 East Valley Parkway, Escondido, CA 92025 (APN 230-091-09-00 and portion of 230-091-08-00)

Project Applicant: County of San Diego General Services 5560 Overland Avenue, Suite 410, San Diego, CA 92123

Project Description: The project involves authorization to execute a 99-year ground lease to allow for phased construction of a 100 percent affordable senior residential development and to amend an existing Disposition and Development Agreement to allow for the childcare facility to be replaced with additional robust communal amenity spaces tailored to senior resident population. The project consists of the construction of two buildings with 136 dwelling units for seniors, an approximately 5,100 square foot (SF) communal amenity spaces tailored to senior resident population, and linear park on County-owned property. Each building would be five stories and up to 67 feet in height. Building 1 would total approximately 72,000 square feet (SF) of floor area and Building 2 would total approximately 36,000 SF. Building 1 would front East Valley Parkway and the first level would primarily include accessory spaces, including a lobby, bicycle parking, offices, a common space, and laundry room. Eight studio units would be located on first floor of Building 1, and 17 one-bedroom and 3 two-bedroom units would be located on each of floors two through five. Building 2 would be located along North Fig Street and would include the communal amenity spaces and a laundry room. Floors two through five of Building 2 would each include 7 studio units and 5 one-bedroom units. A drive aisle accessible from North Fig Street would bisect the site between the two buildings and provide access to approximately 78 parking spaces along the drive aisle and to the north along the Esperanza Crisis Center site. The project would meet and exceed the requirements of the 2022 California Energy Code and is anticipated to achieve a Leadership in Energy and Environmental Design (LEED) designation of Silver. The buildings would include solar façades in addition to rooftop photovoltaic systems and would be all-electric buildings. Off-site improvements included as part of the project include sidewalk improvements and utility connections to existing public mains. A series of 2-inch water service connections and additional fire water and irrigation connections to the existing 12-inch water main in East Valley Parkway and 6-inch main in North Fig Street would be constructed. Sewer connections to an existing 10-inch main in North Grape Street would be constructed via 6-inch laterals from the buildings feeding into an 8-inch lateral through the project drive aisle. Two existing outfalls at the northern edge of the site would be used for stormwater runoff, with best management practices (BMPs) to be implemented throughout the site in accordance with a Stormwater Quality Management Plan (SWQMP). Existing overhead electrical lines at the eastern edge of the project site would be undergrounded at the site.

Agency Approving Project: County of San Diego

Date Form Completed: April 28, 2026

County Contact Person: Marcus Lubich

Telephone: 858-414-4593

This is to advise that the County of San Diego Board of Supervisors has approved the above-described project on June 26, 2026 (17), and found the project to be exempt from the CEQA under the following criteria:

**FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152
620 East Valley Parkway Affordable Housing Project Ground Lease and Amendment to Disposition and
Development Agreement– Page 2**

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(s):
☒ Categorical Exemption. G Sections: 15332 In-Fill Development Projects
☐ G 15182 – Residential Projects Pursuant to a Specific Plan
☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
☐ 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.

Statement of reasons why project is exempt:

The proposed project is consistent with the criteria required by CEQA Guidelines Section 15332 for a Class 32 Categorical Exemption and would not result in significant environmental effects as documented in the CEQA Class 32 Categorical Exemption Report dated June 2026, on file with the County of San Diego General Services, as it involves in-fill development consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species, will be adequately served by all required utilities and public services, and would not result in any significant effects relating to traffic, noise, air quality, or water quality. Further, no exceptions listed in CEQA Guidelines Section 15300.2 apply to the project. The project will not impact environmental resources of hazardous or critical concern that are designated, precisely mapped and officially adopted by government agencies; does not contribute to cumulative environmental impact; will not have a significant impact on the environment due to unusual circumstances; does not damage scenic resources within a designated state scenic highway; is not on the list of Hazardous Waste and Substance Sites pursuant to Section 65962.5 of the Government Code; and does not cause adverse change in the significance of a historical resource.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: Marcus Lubich Telephone: (858) 414-4593

Name (Print): Marcus Lubich Title: Project Manager

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.