



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 37-06/24/2025-0483
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ESCONDIDO	LEAD AGENCY EMAIL	DATE 06/24/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0483	
PROJECT TITLE WEST 4TH LOFTS/PL25-0149/PL24-0150/PL25-0151		

PROJECT APPLICANT NAME STEPHEN DALTON ARCHITECTS C/O SEVASTIAN BEINGOLEA	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-792-5906
PROJECT APPLICANT ADDRESS 444 SOUTH CEDROS AVE, STUDIO 185	CITY SOLANA BEACH	STATE CA
		ZIP CODE 92075

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED	\$	50.00
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SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, CARLOS TERAN, Deputy
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Payment Reference #: CHECK # 194



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Jun 24, 2025 12:19 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000531
State Receipt # 37062420250483

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

WEST 4TH LOFTS/PL25-0149/PL24-0150/PL25-0151

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** June 24, 2025
Posted June 24, 2025 **Removed** _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



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: West 4th Lofts/PL25-0149/PL24-0150/PL25-0151

Project Location - Specific: Located on the northwest corner of South Escondido Boulevard and West 4th Street, and is addressed as 339 South Escondido Blvd (APN: 233-141-15-00)

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

Description of Project: Approval of a Planned Development Permit (Master and Precise Plan) and Design Review Permit (inclusive of density bonus) for the demolition of an existing four-unit multi-family building and used car dealership and for the construction of a new five-story, 35-unit multi-family residential development. There would be 31 market rate and four very low-income for rent dwelling units, ranging in size from studios to one-bedroom apartments. The ground floor would have 16 parking spaces, bicycle parking, biofiltration basin planter, and water efficient landscaping. Amenities will include a common 990 square foot common courtyard, private balconies or patios, private storage, and laundry. The project includes a density bonus of 12 units in addition to the 23 units allowed by current zoning, with four units reserved for very low-income households in accordance with State Density Bonus Law and SB 330. The Project is permitted three incentives or concessions and unlimited waivers. The Applicant has chosen to request two concessions to reduce the required usable open space, reduce the required front setback. The subject property is zoned Specific Plan (S-P) with adherence to the development standards in the Southern Gateway District within the Downtown Specific Plan. The General Plan land use designation for the property is SPA 9.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Stephen Dalton Architects (c/o Sebastian Beingolea)
Address: 444 South Cedros Ave, Studio 185, Solana Beach, CA 92075
Telephone: 858-792-5906

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

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

Reasons why project is exempt:

- a. The Project is consistent with applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, in that the proposed Project entails a multi-family residential development consistent with the Specific Planning Area 9 and all applicable General Plan policies, as well as the development standards within the Downtown Specific Plan for Southern Gateway District, except for the incentives/concessions and waivers requested and granted as part of the Density Bonus request;
- b. The Project site is located within City of Escondido limits, on a site that is less than five acres, and is substantially surrounded by urban uses, as the Project site is approximately 0.23 acres. It is surrounded by residential uses to the south and west, and commercial uses to the north and east;

Updated: 6/17/2021

- c. The Project site has no value as habitat for endangered, rare or threatened species, in that the Project site was previously developed as a mixed-use development with commercial and residential uses. The Project

site is listed as "Urban/Developed" within the City's Draft Subarea Plan;

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the Project would be required to comply with the City's noise ordinance, which includes construction and operational noise limits. The Project site is within a half-mile walking distance of a major transit stop, the Escondido Transit Center. Per the VMT Memo (dated January 17, 2025) prepared by Marc Mizuta (Mizuta Traffic Consulting), the Project is presumed to have a less than significant impact on VMT as it is located in a transit-accessible area, and VMT efficient area, thus screening out of VMT analysis pursuant to the City's adopted Traffic Impact Analysis guidelines. Per the LMA analysis the Project is forecasted to generate less than 500 daily trips, and does not add 30 or more peak-hour trips to an intersection. The Project is designed to comply with required storm water regulations for the purpose of containing drainage and ensuring water quality. Project construction would be required to comply with the Air Quality's Resource Board's standards on construction emissions and is below identified thresholds within the City's adopted, qualified Climate Action Plan (2021), as detailed in the CAP Consistency Checklist for the Project. The Project is consistent with the City's General Plan and Zoning regulations except for all incentives/concessions and waivers requested and granted as a part of the Density Bonus request and would therefore would not result in adverse impacts related to traffic, noise, air quality, or water quality;
- e. The Project site can be adequately served by all required utilities and public services in that the Project site is a previously developed site with existing utilities located adjacent to the site. The Project would be required to build to the City's standards that allow for the Project to connect to existing services, including sewer and water connections.

Additionally, the Project also does not trigger Section 15300.2 (Exceptions) of the CEQA Guidelines, which would disqualify the use of an exemption for the following reasons:

- a. Location – The exemption proposed is a Class 32 (In-Fill Development Projects) exemption, and the Project does not include a Class 3, 4, 5, 6, or 11 exemptions. Based on this, this exception is not applicable.
- b. Cumulative Impact – The Project is located within the Downtown Specific Plan which has a certified Final Environmental Impact Report for the existing land uses through the specific plan. The Project is consistent with the adopted specific plan, and is consistent with the types of projects envisioned for this area of the plan.
- c. Significant Effect – There are no unusual circumstances involved in the Project, as it is located in an urban area of the City and is consistent with the development standards and use of the property as envisioned through the adopted Downtown Specific Plan.
- d. Hazardous Waste Site – As demonstrated by the Applicant, the Project is not located within a Hazardous Waste Site pursuant to Section 65962.5 of the Government Code.
- e. Historical Resource – The Project includes demolition of an existing mixed-use building comprised of commercial uses and residential units. The existing building is not identified in the City's Local Register or in Escondido Sites Survey. This exception is not triggered.

Lead Agency Contact Person: Ivan Flores

Area Code/Telephone/Extension: 760-839-4529

Signature: Ivan Flores
Ivan Flores, AICP Principal Planner

June 24, 2025
Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant



San Diego County



Transaction #: 8441691
Receipt #: 2025237216

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 06/24/2025
Cashier Location: SD

Print Date: 06/24/2025 12:20 pm

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment	
CHECK PAYMENT #194	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2025-000531 Date: 06/24/2025 12:19PM Pages: 3
	State Receipt # 37-06/24/2025-0483
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00