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: PL25-0082 / Ash Subdivision Model Homes

Project Location - Specific: The 5.09-acre site is located at intersections of Ash Street, Lehner, and Stanley Avenue and is addressed as 0 Ash Street (Assessor Parcel Number: 224-130-10-00).

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

Description of Project: A Temporary Use Permit/Model Home Agreement for a temporary sales office and display of model homes for marketing efforts for the project known as Capistrano II (formerly the Ash Street Subdivision) ("Project").

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Suzie Aceves (Beazer Homes)
Address: 310 Commerce Suite 150, Irvine, CA 92602 Telephone: 714-417-0578

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

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines section 15304 (Minor Alternation to Land).

Reasons why project is exempt: The Project is approval of a temporary use associated with a previously approved Tentative Subdivision Map/Annexation. This exemption applies to minor temporary use of land having negligible or permanent effects on the environment, including carnivals, sales of Christmas trees, etc. All environmental effects for the previously approved subdivision and annexation have been addressed through the adoption of a Mitigated Negative Declaration. The Project includes a temporary sales homes/office within the proposed single-family dwellings and temporary parking lot for future residents. All temporary improvements will be removed upon sales being finalized.

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

Signature: Ivan Flores
Ivan Flores, AICP
Principal Planner

July 08, 2025
Date

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: