NOTICE OF EXEMPTION

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

From: **CITY OF CARLSBAD**
Planning Division
1635 Faraday Avenue
Carlsbad, CA 92008
(442) 339-2600

Subject: Filing of this Notice of Exemption is in compliance with Section 21152b of the Public Resources Code (California Environmental Quality Act).

Project Number and Title: CDP 2025-0003 (DEV2025-0011) – MADISON ST ADU

Project Location - Specific: 3055 Madison Street

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

Description of Project: A Minor Coastal Development Permit (CDP) to allow for a 398-square-foot, 22'-4"-tall, detached, Accessory Dwelling Unit (ADU) and a 225-square-foot deck above a new detached garage.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: Mackenzie VanZyverden, City of Carlsbad

Name of Applicant: Catherine Cassanelli

Applicant's Address: 1749 Vulcan Ave. Unit: 23, Encinitas, CA 92024

Applicant's Telephone Number: (973) 979-6511

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):

Exempt Status: (*Check One*)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- ☒ Categorical Exemption – New Construction or Conversion of Small Structures– Section 15303(a)
- ☐ Statutory Exemptions - State code number:
- ☐ Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: Section 15303(a)- New Construction or Conversion of Small Structures exempts the construction of a second dwelling unit in a residential zone. The project site is in the Village-Barrio (V-B) Zone and the Village Center (VC) District of the Village and Barrio Master Plan. Residential uses are permitted by right. The site is developed with two single-family residences, a four-unit apartment, and a detached garage. Except for the detached garage, all existing structures are to remain. The existing 398-

square-foot detached garage is proposed to be demolished and rebuilt in the same footprint with the proposed 398-square-foot ADU and 225-square-foot deck included as a second-floor addition

Exceptions to Exemptions

CEQA Section 15300.2 – Exceptions

Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project (in accordance with CEQA Guidelines Section 15300.2) and determined that none of these exceptions apply as explained below:

a. **Location**. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

   Response – The project location is not considered to be a particularly sensitive environment due to the following reasons:

   The site is not located within an Existing or Proposed Hardline Conservation Area or Standards Area of the Habitat Management Plan and the project site is currently developed. Therefore, the project will not have an impact on an environmental resource of hazardous or critical concern.

b. **Cumulative Impact** - "All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant."

   Response – There is no evidence of successive similar projects in the area that would result in cumulative environmental impacts. The project consists of a new detached accessory dwelling unit and will not contribute to cumulative impacts related to air quality, noise, transportation, or other environmental concerns. Therefore, this exception does not apply.

c. **Significant Effect** - "A categorical exemption shall not be used for any activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Examples include projects, which may affect scenic or historical resources."

   Response – There are no unusual circumstances that would have a significant impact on the environment due to the project. The Project does not involve any unusual circumstances.

d. **Scenic Highway** - "A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR."

   Response – Madison Street is a local street in Carlsbad and is not designated as a State Scenic Highway, nor is it easily visible from a Carlsbad historical or scenic corridor or State Scenic Highway. The project site is also surrounded by existing residential and commercial structures. Therefore,

implementation of the Project will result in similar visual conditions compared with a no-project scenario.

e. **Hazardous Waste Site** - "A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code."

Response – A review of available records did not identify any sites which are included on any list compiled pursuant to Section 65962.4 of the Government Code.

f. **Historical Resources** - "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

Response – There is no evidence that the project site contains or is associated with any historical resources. Therefore, this exception does not apply.

Carlsbad Municipal Code Section 19.04.070(B) - Exceptions

Exceptions. Even though a project may otherwise be eligible for an exemption, no exemption shall apply in the following circumstances:

1. Grading and clearing activities affecting sensitive plant or animal habitats, which disturb, fragment or remove such areas as defined by either the California Endangered Species Act (Fish and Game Code Sections 2050 et seq.), or the Federal Endangered Species Act (16 U.S.C. Section 15131 et seq.); sensitive, rare, candidate species of special concern; endangered or threatened biological species or their habitat (specifically including sage scrub habitat for the California Gnatcatcher); or archaeological or cultural resources from either historic or prehistoric periods;

   Or

2. Parcel maps, plot plans and all discretionary development projects otherwise exempt but which affect sensitive, threatened, or endangered biological species or their habitat (as defined above), archaeological or cultural resources from either historic or prehistoric periods, wetlands, stream courses designated on U.S. Geological Survey maps, hazardous materials, unstable soils, or other factors requiring special review, on all or a portion of the site. (Ord. NS-593, 2001)

   Response – The Project site is in a developed part of the city, surrounded by residential and commercial uses. The Project site currently contains two single-family residences, a four-unit apartment, and a detached garage. Except for the detached garage, all existing structures are to remain. The existing 398-square-foot detached garage is proposed to be demolished and rebuilt in the same footprint with the proposed 398-square-foot ADU and 225-square-foot deck included as a second-floor addition. Therefore, no grading or changes to the existing footprint of the structure as proposed as part of the project. The site contains only non-natives and ornamental vegetation with no value as habitat for endangered, rare, or threatened species. Furthermore, the site is not within mapped areas of potential critical habitat as depicted in the City's General Plan[1].

---

1 City of Carlsbad. 2015 City of Carlsbad General Plan – Open Space, Conservation, and Recreation Element. Adopted September 2015. https://www.carlsbadca.gov/home/showpublisheddocument/3424/637434861099030000

Given the lack of proposed grading or ground disturbance, the likelihood of encountering intact archaeological or cultural resources on the project site is low. The site has been previously disturbed, which further reduces the potential for the discovery of such resources.

There are no identified hazardous materials, unstable soils, or other factors that would require special review for this project location.

Lead Agency Contact Person: Mackenzie VanZyverden **Telephone:** 442-339-5130

Eric Lardy 9/10/25

ERIC LARDY, City Planner Date