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: Major Plot Plan and Minor Design Review (Case No. PL24-0268 & PL24-0269)

Project Location - Specific: On the south side of East Ohio Ave., between North Beech St. and North Ash St., addressed as 1119 E. Ohio Avenue (APN: 230-202-03-00).

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

Description of Project: A Major Plot Plan and Minor Design Review for a three-unit supportive housing residential development. The proposed project includes the conversion of an existing approximately 1,400 square foot office space to one residential unit, and construction of an approximately 2,000 square foot, two-unit residential structure. The subject site is located within the "Urban Residential IV/V" district of the East Valley Specific Plan, under the General Plan Designation "SPA 16."

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Chris Smart, Chris Smart Designs

Address: 1049 Crestline Rd., San Marcos, CA 92 Telephone: 858-705-9371

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

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines section 15303 ("New Construction or Conversion of Small Structures").

Reasons why project is exempt:

The proposed project consists of a request to convert an existing, approximately 1,400 square feet of office space to residential use, and construction of two dwelling units at approximately 2,000 square feet. The proposed Project consists of three residential units at 3,400 square feet in an urbanized area, falling beneath the thresholds identified in Section 15303, subsection (a).

Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:

- Location. The proposed project is not located in a particularly sensitive environment, and does not impact an environmental resource of hazardous or critical concern as none have been identified in the project site.
- Cumulative Impact. The proposed project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the project is consistent with the General Plan policies which were addressed within the General Plan Final EIR.
- Significant Effect. There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed by previous

development. The proposed project will involve new construction of approximately 2,000 square feet of residential uses on a relatively smooth graded site, and will not have significant impact.

- Scenic Highways. The proposed project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the area of impact has already been disturbed, and is not located on or adjacent to any identified resources.
- Hazardous Waste Sites. The proposed project site is not located on a site as referenced in Section 65962.5 of the Government Code.
- Historical Resources. The proposed project is not on a site which contains a significant historical resource, and would not cause a substantially adverse change to the significance of a historical resource.

Lead Agency Contact Person: Alex Rangel Area Code/Telephone/Extension: 760-839-4542

Signature: _____ October 7, 2025

Alex Rangel
Assistant Planner II

Date

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR: