



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 / PL23-0019

**Project Location - Specific:** Located on the south side of East Fourth Avenue, between South Elm Street and South Date Street, addressed as 829 E. 4<sup>th</sup> Ave. (APN: 230-321-03-00).

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

**Description of Project:** Approval of Major Plot Plan for the construction of a 2,134 square foot two-family dwelling (Duplex) structure, each unit having a total of 1,067 building square feet; an 820-square-foot, detached, 4-car carport; and a 1,542 square foot two-family Accessory Dwelling Unit (ADU) structure, each ADU having a total of 771 building square feet located above the detached 4-car carport. The project also includes associated on and off-site improvements including landscaping, sidewalk, and alleyway improvements. The subject property is zoned Light Multiple Residential (R-2-12). The General Plan land use designation for the property is Urban II (U2).

**Name of Public Agency Approving Project:** City of Escondido

**Name of Person or Agency Carrying Out Project:**

Name: Brandy J. Yamamoto, Architect

Address: 1228 Avenida Amistad, San Marcos, CA 92069

Telephone: 760-977-9128

☒ 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) and statutorily exempt pursuant to CEQA Guidelines Section 15268 (Ministerial Projects).

**Reasons why project is exempt:**

The proposed project qualifies for a categorical exemption pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures) and statutory exemption 15268 (Ministerial Projects) meeting all applicable conditions, as further described below.

1. The Project consists of the construction of a duplex residential structure with a detached 4-car carport, which do not exceed the threshold allowed for new construction of multi-family units in an urbanized area. The project thus adheres to the criteria of CEQA Guidelines section 15303(b).
2. The Project consists of the construction of two Accessory Dwelling Units located above the detached 4-car carport. The City of Escondido approves ADUs ministerially. The project thus adheres to the criteria of CEQA Guidelines section 15268(a)(b).

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 surrounded by urban development. The proposed project will involve new construction of approximately 4,500 square feet of residential uses, 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 property is surrounded by urban development, 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:

Area Code/Telephone/Extension: 760-839-4552

Signature: \_\_\_\_\_

Jasmin Perunovich  
Assistant Planner II

\_\_\_\_\_ Date

11/6/25

☒ Signed by Lead Agency

Date received for filing at OPR: \_\_\_\_\_

☐ Signed by Applicant