



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 (Case No. PL24-0201)

Project Location - Specific: On the east side of S. Tulip St., between W. Grand Ave. and Brenna Hills Pl. (APN: 232-110-06-00).

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

Description of Project: A Major Plot Plan for a five-unit multifamily residential development. The proposed project includes the demolition of an existing single-family dwelling, and construction of a new 2,600 square foot single-family dwelling, and two 2,300 square foot two-unit duplex units. The proposed project will also include appurtenant sewer, water, landscaping, and public improvements required for the project. The subject site is located within the medium multifamily residential (R-3-18), and has a General Plan designation of Urban III (U3).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Ashley Prikosovits

Address: 2425 La France St., San Diego, CA 92109

Telephone: 858-829-6191

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 is consistent with the City of Escondido Zoning Code and General Plan, and no variances are required. The subject parcel is located in a developed area of the city, which has all services, public utilities, and access available on site.
- The proposed project is categorically exempt pursuant to CEQA Guidelines Section 15303 ("New Construction or Conversion of Small Structures"), in that the proposed project consists of a request for the construction of a five-unit multifamily residential development within an urbanized area. The proposed project falls under the six-dwelling unit threshold identified in subsection (b).
- The site has been previously disturbed, and has no value as habitat for endangered, threatened, or rare species. The proposed development would not have the potential to cause an adverse impact on the environment and is not subject to further CEQA review.
- Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2, in that:
 - o 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.
 - o Cumulative Impact. The 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 in 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.
- Scenic Highways. The proposed project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the areas of impact have been reviewed and identified as non-significant.
- Hazardous Waste Sites. The 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: 

Alex Rangel
Associate Planner



Date

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: