



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: Demolition of Single-Family-Residence/PL25-0155

Project Location - Specific: The project is located at 991 Del Dios Rd. (APN: 235-072-08-00), located on the western side of Del Dios Rd., between W. 9th Avenue and W. 11th Avenue.

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

Description of Project: A request for a non-emergency demolition of the single-family residence and accessory structure on the subject property. The single-family residence is identified on the City of Escondido's Historic Sites Inventory as a "Contributor," as the subject property was believed to be over fifty years old at the time of recording in 1983. The subject property is located within the R-4 "High multifamily residential" zoning designation, and has a general plan designation of "Urban IV."

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Iridyan Toledo

Address: 750 B. Street Ste. 3220, San Diego, CA 92101

Telephone: 619-200-5862

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

Exempt Status: The project is categorically exempt pursuant to California Environmental Quality Act CEQA Guidelines section 15301(l)(1) (Existing Facilities).

Reasons why project is exempt:

- The project is consistent with the City of Escondido Zoning Code and General Plan, and no variances are required. The subject parcel is located within a developed area of the City, which has all services, public utilities, and access available on site.
- The request is for the non-emergency demolition of an existing single-family residence, and qualifies as an identified exemption within the parameters of CEQA Guidelines Section 15301(l)(1).
- The structures have been evaluated through a Historical Building Assessment dated January 12, 2023, by BFS Environmental Services. Planning Division staff have determined that the structure is of no significant historical value, and is not subject to further CEQA review.
- The site has been completely developed, and has no value as habitat for endangered, threatened, or rare species. The proposed demolition 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 apply to the proposed project.
 - o The project is not located in a particularly sensitive environment, does not have an impact on an environmental resource, nor is it of a hazardous or critical concern.
 - o The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed project is consistent with the General Plan policies which were addressed in the General Plan Final EIR.
 - o There are no unusual circumstances surrounding the proposed project that would result in a reasonable possibility of a significant effect on the environment in that the area of impact will not be significantly disturbed with demolition activities.

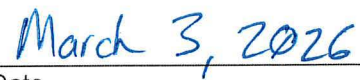
- The project will not damage scenic resources, including trees, historic buildings, rock outcroppings or similar resources, because the proposed project would be located on a previously disturbed area of the project site, and has been determined to not be a historic resource.
- The project area is not environmentally sensitive as it has been previously developed with a single-family residence and accessory structures, and is surrounded by residential development.

Lead Agency Contact Person: Alex Rangel

Area Code/Telephone/Extension: 760-839-4542

Signature: 

Alex Rangel
Associate Planner



Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant