



CITY OF ESCONDIDO
PLANNING SERVICES
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 Services
201 North Broadway
Escondido, CA 92025

Project Title/Case No: Tulip 4-Lot TPM and Grading Exemption / PL24-0348 & PL24-0349

Project Location - Specific: The 1.38-acre site is located to the south of West Valley Parkway, west of West Grand Avenue, north of Brenna Hills Place, east of North Upas Street, and is addressed as 209 North Tulip Street (APNs: 232-170-03-00 and 232-170-04-00).

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

Description of Project: Approval of a Tentative Parcel Map to subdivide 2 parcels totaling 1.38 acres into four (4) lots with five (5) grading exemptions for proposed Lots 1, 2, and 3, with a General Plan Designation of Suburban (S) and a Zoning Designation of Single-Family Residential (R-1-10; 10,000 square-foot minimum lot sizes) ("Project"). The Project includes on-site improvements related to grading, and stormwater, and off-site improvements including but not limited: sidewalk, curb, and gutter, and other standard frontage improvements.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: William Yen, Bill Yen & Associates, Inc.

Address: 13071 Poway Rd., Poway, CA 92064

Telephone: 858-679-8010

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

Exempt Status:

The Project is Categorically Exempt pursuant to CEQA Guidelines 15332 (In-Fill Development Projects).

Reasons why project is exempt:

- a. The Project is consistent with the applicable general plan designation of Suburban (S) and all applicable general plan policies as well as with applicable zoning designations and regulations for Single-Family Residential (R-1) properties.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The Project site has no value as habitat for endangered, rare or threatened species based on the biological resources report provided for the Project.
- d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality as the Project screened out of Climate Action Plan requirements, the traffic scoping agreement screened the Project out of further traffic study, and the initial study and acoustical analysis provided for the Project identified no significant impacts relating to noise, air quality, or water quality.

- e. Based on the Utilities and Fire Department reviews and approvals, and the will-serve letters from the school districts provided for the Project, the site can be adequately served by all required utilities and public services.

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

- a. *Location.* The Project utilizes a Class 32 categorical exemption that is not subject to the considerations listed under Classes 3 (New Construction or Conversion of Small Structures), 4 (Minor Alterations to Land), 5 (Minor Alterations in Land Use Limitations), 6 (Information Collection), and 11 (Accessory Structures), which 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 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.
- b. *Cumulative Impact.* There are no cumulative impacts that would occur due to successive projects of the same type in the same place over time as any potential impacts to the site have already been addressed by the General Plan Environmental Impact Report, and the subdivision is permitted by the General Plan and zoning designation subject to a Tentative Parcel Map approval.
- c. *Significant Effect.* There are no unusual circumstances surrounding the Project that would result in a reasonable possibility that the activity will have a significant effect on the environment because the Project initial study and biological resources report provided for the Project identified no impacts and the proposed subdivision is consistent with the General Plan designation of the site. Further, the Project site is surrounded by residential development in an urbanized area of the City.
- d. *Scenic Highways.* The Project would not 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, as the nearest adjacent highway, Interstate 15 (I-15) is not officially designated as a state scenic highway.
- e. *Hazardous Waste Sites.* The Project site is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. *Historical Resources.* The Project would not cause a substantial adverse change in the significance of a historical resource as the Project site is vacant and does not contain a historic resource.

Additionally, pursuant to Escondido Zoning Code Section 33-922 of Article 47 (Environmental Quality), none of the conditions outlined below further disqualify the use of an exemption:

- a. *Plant or animal species, which disturb, fragment or remove such areas defined by either the California Endangered Species Act (Fish and Game Code Section 2050 et seq.), or the Federal Endangered Species Act (16 U.S.C. Section 15131 et seq.) as sensitive, rare, candidate, species of special concern, endangered, or threatened biological species or their habitat (specifically including coastal sage scrub habitat for the California Gnatcatcher);*

Per the biological resources report provided for the site, no special status species or habitat exist on the site.

- b. *Archaeological or cultural resources from either historic or prehistoric periods;*

Per the initial study provided for the site, no archaeological or cultural resources have been identified on the site.

c. *Stream courses designated on U.S. Geological Survey maps;*

No stream courses are present on or in the vicinity of the Project site.

d. *Hazardous materials, unstable soils or other factors requiring special review.*

No hazardous materials, unstable soils or unusual circumstances requiring additional review have been identified on the Project site.

Lead Agency Contact Person:

Area Code/Telephone/Extension: 760-839-4531

Signature: Melissa DiMarzo
Melissa DiMarzo
Assistant Planner II

5/14/20
Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant