

NOTICE OF EXEMPTION

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260
San Diego CA 92101
MS: A-33

From: CITY OF CARLSBAD
Planning Division
1635 Faraday Avenue
Carlsbad, CA 92008
(442) 339-2600

Subject: Filing of this Notice of Exemption is in compliance with Section 21152b of the Public Resources Code (California Environmental Quality Act).

Project Number and Title: SDP 2023-0009/CDP 2023-0017 (DEV2023-0059) – MAPLE DUPLEX

Project Location - Specific: 147 & 149 Maple Avenue (APN 204-233-18-00)

Project Location - City: Carlsbad

Project Location - County: San Diego

Description of Project: Demolition of an existing 1,240-square-foot duplex and two-car garage and construct a three-story, 30-foot-tall, 11,047-square-foot, two-story duplex consisting of a 4,984 square-foot residential unit (unit 1), a 2,024-square-foot residential unit (unit 2), a 630-square-foot attached storage area, and 3,210-square-foot subterranean parking with 5 parking spaces and a vehicle turntable. The plans proposed attached storage area will be converted to an attached accessory dwelling unit (ADU) under a separate permit.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: City of Carlsbad

Name of Applicant: Rachael and Austin Petelski

Applicant's Address: 147 Maple Avenue, Carlsbad, CA 92008-3264

Applicant's Telephone Number: 858-342-5429

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):

Tyler Van Stright, Agent of Applicant

Exempt Status: (Check One)

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- Categorical Exemption - State type and section number: Class 3, Section 15303(b) - New Construction or Conversion of Small Structures
- Statutory Exemptions - State code number: _____
- Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: CEQA Section 15303(b) (Class 3) exempts the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. The project consists of a construction of a new duplex.

Lead Agency Contact Person: Lauren Yzaguirre, Associate Planner

Telephone: 442-339-2634



5/2/2024

ERIC LARDY, City Planner

Date

Date received for filing at OPR: