



CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
(760) 839-4671

### Notice of Exemption

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

From: City of Escondido  
201 North Broadway  
Escondido, CA 92025

Project Title/Case No.: PL23-0075

**Project Location - Specific:** The 0.16-acre project site is located on the south side of West Grand Avenue, between S. Maple Street and S. Broadway addressed at 143-145 W. Grand Avenue (Assessor's Parcel No. 233-062-02-00).

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

**Description of Project:** Master and Precise Development Plan for the conversion and remodel of a two-story, 8,000 square-foot commercial structure to accommodate four, two-bedroom apartment units on the second floor. The Project also includes redesign of the existing parking located along the alley to include six covered parking spaces, new trash enclosure, exterior stairway and 2nd-story landing/terrace to provide access to the units.

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

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

**Name:** Curtis Lively, (Grand West Associates), Zadar LLC, Owner **Telephone:** (760) 594-1255

**Address:** 31 W. Grand Avenue, Suite 103, Escondido, CA 92025

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

**Exempt Status:** The project is categorically exempt from further CEQA review pursuant to CEQA Guidelines sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

**Reasons why project is exempt:**

The 0.16-acre project site is within a developed downtown retail core area and surrounded by urban uses. The site is developed with an existing building and development is limited to the conversion of the upper story to four residential units. In addition to the interior building work, site improvements are considered minor to include a covered parking carport type structure, new exterior stairway and landing, and minor exterior facade modifications (e.g., doors and windows). It has been determined the project would not result in any significant impacts to traffic, noise, air quality, or water quality, or historic structures due to the limited scope of work. The project site does not contain any sensitive habitat and all required utilities and public services can be provided to the site with existing facilities located within adjacent streets or easements.

**Lead Agency Contact Person:** Jay Paul, Planning Division **Area Code/Telephone/Extension** (760) 839-4537

Signature: J. Paul 12-1-2023  
Jay Paul, Senior Planner **Date:**

Signed by Lead Agency **Date received for filing at OPR:** N/A

San Diego County



Transaction #: 7624642  
Receipt #: 2024058195

JORDAN Z. MARKS  
Assessor/Recorder/County Clerk  
1600 Pacific Highway Suite 260  
P. O. Box 121750, San Diego, CA 92112-1750  
Tel. (619) 237-0502 Fax (619) 557-4155  
[www.sdarcc.gov](http://www.sdarcc.gov)

Cashier Date: 02/16/2024  
Cashier Location: SD

Print Date: 02/16/2024 12:50 pm

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #0013 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2024-000126 Date: 02/16/2024 12:49PM Pages: 2

State Receipt # 37-02/16/2024-0119

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-02/16/2024-0119
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ESCONDIDO	LEAD AGENCY EMAIL	DATE 02/16/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0119	
PROJECT TITLE PL23-0075		

PROJECT APPLICANT NAME CURTIS LIVELY (GRAND WEST ASSOCIATES), ZADAR LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 760-594-1255
PROJECT APPLICANT ADDRESS 31 W GRAND AVENUE, SUITE 103	CITY ESCONDIDO	STATE CA
		ZIP CODE 92025

PROJECT APPLICANT (Check appropriate box)

Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

**PAYMENT METHOD:**

Cash    
  Credit    
  Check    
  Other

TOTAL RECEIVED     \$     50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, KARINA ORTIZ, Deputy
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Payment Reference #: check no. 0013





SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Feb 16, 2024 12:49 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000126  
State Receipt # 37021620240119

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

PL23-0075

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO**

**COUNTY CLERK ON** February 16, 2024

**Posted** February 16, 2024 **Removed** \_\_\_\_\_

**Returned to agency on** \_\_\_\_\_

**DEPUTY** \_\_\_\_\_

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.