



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.: 1935 Miller Avenue Subdivision / PL22-0546/PL22-0547

Project Location - Specific: On the west side of Miller Avenue, between Montview Drive and Danica Place, addressed as 1935 Miller Avenue and having assessor's parcel number (APN 236-332-13-00).

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

Description of Project: Tentative Parcel Map for two single-family residential lots with administrative adjustments varying no more than 25% of the required development standards within the R-1-7 zone. The existing home would be retained on Parcel 1 with a new detached garage.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Neal Benhoff Telephone: (629) 749-8818 x4

Address: 1283 E. Main Street, #109 El Cajon, CA 92021

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 Section 15332 (In-Fill Development Projects).

Reasons why project is exempt:

The proposed land division is in conformance with the applicable Urban 1 General Plan land-use designation and R-1-7 zoning standards. The site is located within an urban area of the City surrounded by residential development, the project site is less than five acres in size with a single-family residence and accessory structure(s). The project has no value as habitat for endangered, rare or threatened species, and would not require the removal of any sensitive habitat. The project would not affect any cultural or historic resources. In addition, the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality and will be adequately served by utilities and public services. The project thus adheres to the criteria of CEQA Guidelines section 15332.

Lead Agency Contact Person: Melissa DiMarzo, Planning Division Area Code/Telephone/Extension (760) 839-4531.

Signature Melissa DiMarzo Date 7/15/24
Melissa DiMarzo, Assistant Planner II Date

Signed by Lead Agency Date received for filing at OPR: