



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: PL24-0063 / PL24-0064 – Major Plot Plan and Accessory Dwelling Unit Permit

Project Location - Specific: Located on the south side of East Fourth Avenue, and is bounded by South Fig Street to the west and South Elm Street to the east, and is addressed as 751 E 4th Ave (APN: 230-282-07-00).

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

Description of Project:

Approval of a Major Plot Plan and Accessory Dwelling Unit Permit (PL24-0063 / PL24-0064) for the construction of an attached, second dwelling unit to an existing single-family residence, conversion of the existing two-car garage to an attached ADU, construct two new detached ADUs, and associated onsite improvements related to landscaping, parking, trash bins, etc. The subject property is zoned Light Multiple Residential (R-2-12). The General Plan land use designation for the property is Urban II (U2). (Project)

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Ben Tabrizi

Address: 810 Los Vallecitos Blvd, Suite D, San Marcos, CA 92069

Telephone: 760-803-4455

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

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures).

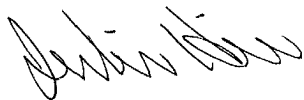
Reasons why project is exempt:

The Project qualifies for the following exemptions which have been determined to not have a significant effect on the environment, and they are declared statutorily and categorically exempt from the requirement for the preparation of the environmental documents. Pursuant to CEQA Guidelines Section 15268 (Ministerial Projects), Section 15301 (Existing Facilities), and Section 15303 (New Construction Or Conversion Of Small Structures) the proposed project meets the following criteria:

- 1) The Project consists of the construction of two detached ADUs and one attached ADU. The City of Escondido approves ADUs ministerially.
- 2) The Project consists of the conversion of an existing garage into an attached ADU. The conversion involves alterations to the interior, exterior, plumbing and electrical conveyances within an existing structure.
- 3) The Project consists of the new construction of an additional unit and attached carports, which do not exceed the threshold allowed for new construction of multi-family units in an urbanized area. Specifically, the Project entails construction of a 1,300 square foot one-unit residential dwelling attached to the existing single-family residence, totaling no more than six dwelling units on the site.

Lead Agency Contact Person: Julia Hill

Area Code/Telephone/Extension: 760-839-4553



Signature: _____
Julia Hill, Contract Planner

2/14/2025
Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant