

EXHIBIT "E"



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: PL24-0016 – Major Plot Plan

Project Location - Specific: Located on the east side of South Orange Street, and is bounded by West 11th Avenue to the north and West 13th Avenue to the south, and is addressed as 1118 S Orange St (APN: 236-112-03-00)

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

Description of Project: Approval of a Major Plot Plan (PL24-0016) for the demolition of an existing single-family residence and carport and the construction of two three-story apartment buildings with three units in each, totaling six dwelling units. Each unit is two-stories with one or two bedrooms each. Amenities will include private balconies or patios, private storage, long-term and short-term bike parking, and laundry. There are 12 covered parking spaces on the ground floor, as well as water efficient landscaping and common open space areas. The project includes a density bonus of 1 unit in addition to the 5 units allowed by current zoning of the 0.18 acre parcel, with one unit reserved for low-income households in accordance with State Density Bonus Law and SB 330. As granted waivers for the affordable unit, the project provides less open space than normally required for a multi-family project and allowance for no additional third-story setback for the rear and sides of the buildings. The subject property is zoned Specific Plan (S-P) with adherence to the development standards in the South Centre City Specific Plan and alignment to zone R-5-30. The General Plan land use designation for the property is SPA 15.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: BJY Architect, Inc. (c/o Brandy Yamamoto)
Address: 1228 Avenida Amistad, San Marcos, CA 92069

Telephone: 760-977-9128

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

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects)


Reasons why project is exempt:

- a. The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations because the proposed multi-family residential development is consistent with the South Orange Street Urban V Area of the South Centre City Specific Plan, which allows for higher-density multi-family residential development. The Project is also in alignment with the R-5-30 zoning designation, except for the waivers requested and granted as a part of the Density Bonus request;
- b. The Project occurs within City limits on no more than five acres, substantially surrounded by urban uses, in that the Project site is approximately 0.18 acres and is located within an urbanized area. It is surrounded by residential uses to the north, south, and west, and mixed-use development to the east;

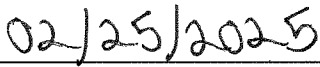
- c. The Project site has no value as habitat for endangered, rare or threatened species in that the Project site was previously developed with a single-family residential development and previously disturbed;
- d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the Project would be required to comply with the City's noise ordinance, which includes construction and operational noise limits. The Project is considered a "small residential project" as it generates fewer than 200 daily trips and therefore is under the City's threshold for Vehicle Miles Traveled (VMT) analyses. The Project is designed to comply with required storm water regulations for the purposes of containing drainage and ensuring water quality. Project construction would be required to comply with the Air Quality's Resource Board's standards on construction emission. The Project is consistent with the City's General Plan and Zoning regulations except for all waivers requested and granted as a part of the Density Bonus request and would therefore would not result in adverse impacts related to traffic, noise, air quality, or water quality;
- e. The Project site can be adequately served by all required utilities and public services in that the Project site is a previously developed site with existing utilities located adjacent to the site. The Project would be required to build to the standards that allow for the Project to connect to existing services, including sewer and water connections.

Lead Agency Contact Person: Julia Hill

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

Signature: 

 Julia Hill, Contract Planner



 Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant