

ATTACHMENT 4



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.: Citrus Avenue Subdivision-Density Bonus / PL23-0272

Project Location - Specific: The approximately 2.87-acre project site is located on the east side of Citrus Avenue, south of Bear Valley Parkway, north of Oak Hill Drive addressed as 220 S. Citrus Avenue (APN 231-470-03).

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

Description of Project: The Project includes a Tentative Subdivision Map and Density Bonus for 14 single-family residential lots, with two lettered lots ("lot A" and "Lot B") for purposes of a private street and storm water basin. Lot sizes range from approximately 4,191 square feet to 7,900 square feet (net lot area). The Density Bonus would allow for an increase in allowable density from a base density of 3.3 dwelling units per acre to a proposed density of 4.87 dwelling units per acre. The Density Bonus requires one lot be restricted for "very low-income", and permits for certain incentives, concessions and waivers from development standards in accordance with State Density Bonus law. The existing residence and accessory structures on the site would be demolished.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Stephen Gaspar, Kire Builders, Inc. Telephone: (858) 755-3259

Address: 10625 Scripps Ranch Blvd., Suite F, San Diego, CA 92131

☒ 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, Class 32 (In-Fill Development Projects).

Reasons why project is exempt:

The 2.87-acre project site is within City limits and is surrounded by urban/suburban uses. The design of the project is consistent with the applicable Suburban (S) General Plan land-use designation (and all applicable general plan policies), as well as applicable R-1-10 zoning designation and regulations, with allowed density increase, incentives, concessions and waivers per State Density Bonus Law and the City's Density Bonus Ordinance (Zoning Code Article 67). It has been determined the project would not result in any significant impacts to traffic, noise, air quality, or water quality. The project site has no value as habitat for endangered, rare or threaten species as it has been previously developed with a residential development and is identified as developed/disturbed land. All required utilities and public services can be provided to the site with existing facilities located within adjacent streets or easements, and does not require significant upgrades or extensions of existing facilities or development of new facilities.

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

Signature J Paul 4-30-2024

Jay Paul, Senior Planner

Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A