CEQA DETERMINATION OF EXEMPTION

Subject: This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

Project Number and Title: CUP 2023-0007 (DEV2023-0031) - GREENLEAF RENT A CAR & LEASING INC

Project Location - Specific: 5130 Avenida Encinas

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

Description of Project: The project consists of the conversion of a portion of an office building to auto storage with an administrative office to remain and to be used in conjunction with the auto storage use.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: Edward Valenzuela, City of Carlsbad

Name of Applicant: Nick Prestininzi

Applicant's Address: 9922 Sunrise Lane, Santa Ana, CA 92705

Applicant's Telephone Number: 760-547-2228

Name of Applicant/Identity of person undertaking the project (if different from the applicant above):

Exempt Status: (*Check One*)
- [ ] Ministerial (Section 21080(b)(1); 15268);
- [ ] Declared Emergency (Section 21080(b)(3); 15269(a));
- [ ] Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- [x] Categorical Exemption - Section 15303(c): New Construction or Conversion of Small Structures – The Conversion of existing small structures from one use to another.
- [ ] Statutory Exemptions - State code number:
- [ ] Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: Categorical Exemption: Section 15303(c) of CEQA exemptions (Class 3) exempts the conversion of up to four commercial buildings, not exceeding 10,000 square feet, from one use to another on sites zoned for such use. The project consists of the conversion of a portion of an office building to auto storage with an administrative office to remain and to be used in conjunction with the auto storage use.

Lead Agency Contact Person: Edward Valenzuela   **Telephone:** 442-339-2624

[signature]
ERIC LARDY, City Planner

5/22/23
Date