

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: SDP 2022-0018 (DEV2022-0229) – 725 ARBUCKLE

Project Location - Specific: 725 Arbutle

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

Description of Project: Partial demolition of an existing single-family residential unit and development of a mixed-use project consisting of 1,533 square feet of commercial office, a 2,020-square-foot single-family residential unit, a 716-square-foot attached accessory dwelling unit (ADU) and a 497-square-foot attached junior accessory dwelling unit (JADU).

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: City of Carlsbad

Name of Applicant: Todd Kuhlman

Applicant's Address: Kuhlman Scott Architecture, 607 N Vulcan Avenue, Suite D, Encinitas, CA 92024

Applicant's Telephone Number: (760) 704-8111

Name of Applicant/Identity of person undertaking the project: Cody Burke, Encinitas Design Group

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));
- Categorical Exemption - State type and section number: Class 32, Section 15332, In-fill Dev. Projects
- Statutory Exemptions - State code number: _____
- Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: The project is consistent with the General Plan, Zoning Ordinance and Carlsbad Village and Barrio Master Plan; the project site is within the City limits, is less than 5 acres in size, and is substantially surrounded by urban uses; there is no evidence that the site has value as habitat for endangered, rare, or threatened species; approval of the project will not result in significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Jason Goff, Senior Planner **Telephone:** (442) 339-2643



ERIC LARDY, City Planner

11/29/23

Date