



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Nov 22, 2024 08:23 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-001051
State Receipt # 37112220240968
Document # 2024-NOD-128

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

CHICK-FIL-A RESTAURANT WEST 13TH & CENTRE CITY / PL23- 0296,
PL23-0297 & PL24-0217

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☒ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON November 22, 2024
Posted November 22, 2024 Removed _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

NOTICE OF DETERMINATION

DATE: November 21, 2024

TO: — Office of Planning Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St. Rm 113
Sacramento, CA 95814

FROM: City of Escondido
201 North Broadway
Escondido, CA 92025
(Lead Agency)

☒ San Diego County Recorder's Office
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92101 MS: A-33

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Chick-Fil-A Restaurant West 13th & Centre City / PL23- 0296, PL23-0297 & PL24-0217
Project Title/Case Nos.

SCH # 2024080684

State Clearinghouse Number (if submitted to State Clearinghouse)

City of Escondido
Lead Agency

4G Development Company & Consulting, 2153 Oak Hill Drive, Escondido, CA 92027 (760) 884-7011
Project Applicant, Address and Phone Number:

Greg Mattson, Contract Planner, City of Escondido
Contact Person

(760) 839-4544

Telephone Number

gmattson@escondido.org
Email

Project Location: The property is located at the southwest corner of the West 13th Avenue and South Pine Street/Centre City Pkwy. within the City of Escondido, San Diego County, addressed as 515 W. 13th Avenue. (Assessor's Parcel Nos.: 236-161-07-00 & 236-161-06-00).

PROEJCT DESCRIPTION: The project proposes to demolish an existing restaurant building and construct a new Chick-fil-A restaurant with a dual drive-through, associated surface parking improvements, and landscaping improvements. The new Chick-fil-A restaurant would be a 3,124 square-foot (gross area), one-story building. The new restaurant would have an outdoor dining area (48 outdoor seats [including three Americans with Disabilities Act-compliant seats]), kitchen area, and service area. The project approvals include approvals of an IS/MND, a Specific Plan Amendment, Conditional Use Permit, and Design Review Permit.

This is to advise that on November 20, 2024, the Escondido City Council (Lead Agency) has approved the above-described project and adopted a Final Initial Study/Mitigated Negative Declaration (City Case Nos. PL23-0296, PL23-0297, and PL24-0217), along with Resolution No. 2024-160, and has made the following determinations regarding the proposed project:

1. That an Initial Study/Mitigated Negative Declaration was prepared, issued, and adopted for the Chick-Fil-A Restaurant project pursuant to the provisions of CEQA.
2. Mitigation measures were adopted as part of the project and are conditions to be implemented as part of the environmental review (conditions of project approval).
3. A Mitigation Monitoring and Reporting Program (MMRP) was adopted for this project.
4. The proposed project will not have a significant effect on the environment because any potential impacts have been mitigated to less than a significant level.
5. Findings were made pursuant to the provisions of CEQA.
6. A Statement of Overriding considerations was not adopted for this project.

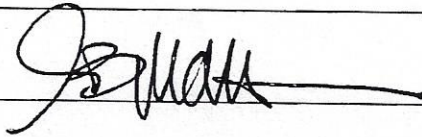
NOD
Chick-Fil-A Restaurant
PL23-0296, PL23-0297, and PL24-0217

This is to certify that a copy of the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (City File No. PL230296, PL23-0297 and PL24-0217), and Resolution No. 2024-160, and record of project approval(s) with any comments and responses are available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number (760) 839-4671. The City of Escondido has complied with CEQA in preparation of the final adopted Initial Study/Mitigated Negative Declaration.

Name of Official Filing Notice: Greg Mattson, Contract Planner

City of Escondido
Lead Agency

Signature (Public Agency):



Date: November 20, 2024

Date Received for Filing

Filing Fee Transmitted to County Clerk \$2,966.75



State of California - Department of Fish and Wildlife

2024 ENVIRONMENTAL DOCUMENT FILING FEE**CASH RECEIPT**

DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:

37-11/22/2024-0968

STATE CLEARING HOUSE NUMBER (if applicable)

2024080684

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF ESCONDIDO

LEAD AGENCY EMAIL

DATE

11/22/2024

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

2024-NOD-0128

PROJECT TITLE

CHICK-FIL-A RESTAURANT WEST 13TH & CENTRE CITY / PL23-0296 PL23-0297 & PL24-0217

PROJECT APPLICANT NAME

4G DEVELOPMENT COMPANY & CONSULTING

PROJECT APPLICANT EMAIL

PHONE NUMBER

760-884-7011

PROJECT APPLICANT ADDRESS

2153 OAK HILL DRIVE

CITY

ESCONDIDO

STATE

CA

ZIP CODE

92027

PROJECT APPLICANT (Check appropriate box)



Local Public Agency



School District



Other Special District



State Agency



Private Entity

CHECK APPLICABLE FEES:

Environmental Impact Report (EIR)

\$4,051.25

\$

0.00



Mitigated/Negative Declaration (MND)/(ND)

\$2,916.75

\$

2,916.75



Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,377.25

\$

0.00

☐ Exempt from fee

Notice of Exemption (attach)



CDFW No Effect Determination (attach)



Fee previously paid (attach previously issued cash receipt copy)



Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00



County documentary handling fee

\$

50.00



Other

\$

0.00

PAYMENT METHOD

Cash



Credit



Check



Other

TOTAL RECEIVED

\$

2,966.75

SIGNATURE

x

ERS

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: VITALCHEK: 191836517/00379D

San Diego County



Transaction #: 8104868
Receipt #: 2024424266

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 11/22/2024
Cashier Location: SD

Print Date: 11/22/2024 8:27 am

Payment Summary

Total Fees	\$2,966.75
Total Payments	\$2,966.75
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$2,966.75

Total Payments \$2,966.75

Filing

CEQA - NOD FILE #: 2024-001051 Date: 11/22/2024 8:23AM Pages: 3

State Receipt # 37-11/22/2024-0968

Fees: Fish & Wildlife County Administrative Fee \$50.00
Fees: Fish & Wildlife Mitigated/Negative Declaration \$2,916.75
Total Fees Due: \$2,966.75

11/22/2024 08:22 AM PST

SAN DIEGO COUNTY VITAL RECORDS
1600 PACIFIC HIGHWAY
ROOM 260
SAN DIEGO, CA 92101

TERMINAL NAME: E6824107

Grand Total - All Documents:

\$2,966.75

ORDER# 191836517

PAYMENT

COUNTER PAYMENT \$2966.75

AGENCY SUBTOTAL: \$2966.75
LEXISNEXIS SERVICE FEE: \$2.50

TOTAL USD: \$2969.25

CARD #: 7410 VISA
PAYMENT: CREDITCHIP READ-CONTACT
MODE: ISSUER
AUTH CODE: 00379D
APP LABEL: VISA CREDIT
CVM: NO SIG REQUIRED
AID: A0000000031010
ARQC: EE0848E0130FAD68
AMOUNT: \$2969.25
*** CARD APPROVED ***

AMOUNT PAID:
\$2969.25
