



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: MODIFICATION TO A CONDITIONAL USE PERMIT – PL23-0209

Project Location - Specific: On the north side of Oak Hill Drive to the east of Highland Place, south of East Grand Avenue and west of South Midway Drive addressed as 1816 Oak Hill Drive (APN: 231-070-41-00).

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

Description of Project: Approval of a modification to Conditional Use Permit for an existing daycare and 4th through 8th grade school (79-25-CUP) to allow for the expansion of the current school operation to include Transitional Kindergarten (TK) through 8th grade and increase the number of students from 234 to 260 students, and from 12 to 17 staff, and the addition of two pygmy/miniature goats to the property as a part of the school curriculum. The property consists of a 14,100 square-foot school with two modular classrooms and an 845 square-foot gazebo. The request includes conversion of the existing gazebo into a barn as a part of the project. The zoning for the property is R-1-6 and the General Plan designation is Urban I.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Bill Hofman, Hofman Planning Associates

Address: 5900 Pasteur Court 200A, Carlsbad, CA 92008

Telephone: (760) 692-4100

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

Exempt Status: The project is categorically exempt pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures).

Reasons why project is exempt:

The project involves a change in use of an existing commercial buildings from day care and 4th through 8th grade school to a TK-8th grade educational use, with the addition of minor accessory structures, where a change in grade-level and the addition of two pygmy goats is being proposed. The modification in use does not include any modifications to on-site circulation or transportation. The project site is located in a developed area of the city where all necessary public services and facilities are available on site and the surrounding area is not environmentally sensitive.

Lead Agency Contact Person:

Area Code/Telephone/Extension: 760-839-4531

Signature: Melissa DiMarzo
 Melissa DiMarzo
 Assistant Planner II

5/15/25
 Date

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: