



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: Major Plot Plan and Administrative Adjustment (Case Nos. PL25-0215 & PL25-0216)

Project Location - Specific: On the east side of S. Centre City Pkwy and north side of W. Felicita Avenue, addressed as 456 & 460 W. Felicita Avenue (APNs: 236-223-61-00 & 236-223-40-00).

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

Description of Project: A Minor Plot Plan for the change of use of an existing approximately 9,500 square foot drive-through general retail facility to a medical office, and an Administrative Adjustment for a reduction of required parking from 48 parking spaces to 38 parking spaces. The subject site is located within the "Felicita Commercial" district of the South Centre City Specific Plan, under the General Plan Designation "SPA 15."

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Matthew Melendres, Cushman & Wakefield

Address: 12830 El Camino Real, San Diego, CA, 92130

Telephone: 408-510-9968

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

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines section 15301 ("Existing Facilities") and section 15305 ("Minor Alterations in Land Use Limitations").

Reasons why project is exempt:

The proposed project consists of a request to convert an existing, approximately 9,500 square foot drive-through general retail space to medical office use. The proposed project involves interior and exterior alterations only, falling under the thresholds of CEQA Guidelines Section 15301(a). The proposed project also includes a reduction of required parking from 48 parking spaces to 38. This request falls under the provisions identified in CEQA Guidelines Section 15305, as the parcels have an average slope less than 20%, and the parking reduction does not result in changes of land use provisions or density allowances.

Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:

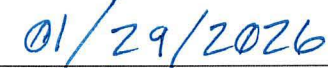
- Location. The proposed project is not located in a particularly sensitive environment, and does not impact an environmental resource of hazardous or critical concern as none have been identified in the project site.
- Cumulative Impact. The proposed project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the project is consistent with the General Plan policies which were addressed within the General Plan Final EIR.
- Significant Effect. There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed by previous development, and no expansion of the existing structures is to occur.

- Scenic Highways. The proposed project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the area of impact has already been disturbed, and is not located on or adjacent to any identified resources.
- Hazardous Waste Sites. The proposed project site is not located on a site as referenced in Section 65962.5 of the Government Code.
- Historical Resources. The proposed project is not on a site which contains a significant historical resource, and would not cause a substantially adverse change to the significance of a historical resource.

Lead Agency Contact Person: Alex Rangel

Area Code/Telephone/Extension: 760-839-4542

Signature: 
Alex Rangel
Associate Planner


Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant