

Notice of Exemption

To: Office of Planning and Research
 PO Box 3044, 1400 Tenth Street, Rm. 212
 Sacramento, CA 95812-3044

From: City of Encinitas
 505 South Vulcan Avenue
 Encinitas, CA 92024

County Clerk
 County of: San Diego

Project Title: Encinitas Brewing Company - MULTI-008075-2025

Project Locations – Specific: 1588 Leucadia Boulevard

Project Location – City: Encinitas Project Location – County: San Diego

Description of Project: The proposed project consists of a request for approval of an application for a major use permit modification, design review permit and a coastal development permit to authorize façade modifications and interior and exterior improvements to an existing commercial restaurant tenant space, previously occupied by Islands Restaurant. The new restaurant, Encinitas Brewing Company, will include the on-site consumption of beer, wine and distilled spirits, with ancillary uses for on-sale and off-sale alcohol licenses for an on-site brewery for a new small beer and distilled spirits manufacturer, with tasting room associated with an Alcohol Beverage Control ABC Type 23 and ABC Type 74 licenses along with the expansion of outdoor patios. A parking study was completed to ensure that with the expansion of a new patio the expanded use combined with other existing uses in the center will have adequate parking within the commercial parking center.

Name of Public Agency Approving Project: City of Encinitas Planning Dept.

Name of Person or Agency Carrying out Project: Chris Miller for Encinitas Brewing Company
2658 Del Mar Heights Road, Unit 418
Del Mar, CA 92014
Contact: Chris Miller – (858)436-5386

Exempt Status: (check one)

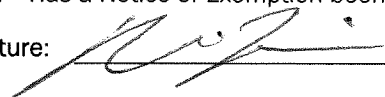
- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec 21080(b)(4); 15269(b)(c));
 Categorical Exemption. State type and section number: Class 1, Section 15301 – Existing Facilities
 Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is exempt under State CEQA Guidelines Section 15301 - Existing Facilities, which is a Class 1 exemption. Class 1 exemptions, “consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use”. As stated above, the proposed project consists of a request for approval of a major use permit modification, design review permit and a coastal development permit to authorize façade modifications and interior and exterior improvements to an existing commercial restaurant tenant space for a restaurant use with ancillary uses for on-sale and off-sale alcohol licenses for an on-site brewery for a new small beer and distilled spirits manufacturer, with tasting room associated with ABC Type 23 and ABC Type 74 licenses.

Lead Agency Contact Person: Raffi Mangassarian Telephone Number: (760) 633-2703

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 3/9/26 Title: Senior Planner

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: _____