



CITY OF ESCONDIDO
PLANNING SERVICES
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 Services
201 North Broadway
Escondido, CA 92025

Project Title/Case No: New Vision North County Minor Conditional Use Permit / PL25-0135

Project Location - Specific: On the north side of East Via Rancho Parkway, east of Interstate 15, west of Bear Valley Parkway, southwest of Beethoven Drive addressed as 272 East Via Rancho Parkway, Suite 363 (APN: 271-030-20-00).

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

Description of Project: Approval of a Minor Conditional Use Permit to allow a religious assembly use with ancillary counseling services within a 2,708 square-foot (sq. ft.) tenant suite (suite 363) in the existing 1,268,185 sq. ft. Mershops Mall retail center. The site maintains a Planned Commercial (PC) General Plan Land Use Designation, and a zoning designation of Planned Development – Commercial (PD-C).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Juan de Dios Vaca Saucedo

Address: 650 Sumner Way Unit 4, Oceanside, CA 92058

Telephone: 562-400-7118

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).

Reasons why project is exempt:

The Project consists of minor interior alterations to an existing interior suite within a regional mall. The use is consistent with the General Plan Designation and adopted Commercial Planned Development’s allowable uses for the retail center, and no environmental impacts are anticipated as a result of the Project. No physical expansion of the building would occur.

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

- a. *Location.* The Project utilizes a Class 1 categorical exemption that is not subject to the considerations listed under Classes 3 (New Construction or Conversion of Small Structures), 4 (Minor Alterations to Land), 5 (Minor Alterations in Land Use Limitations), 6 (Information Collection), and 11 (Accessory Structures), which are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

- b. *Cumulative Impact.* There are no cumulative impacts that would occur due to successive projects of the same type in the same place over time as any potential impacts to the site have already been addressed by the General Plan Environmental Impact Report, and no expansion of the building is proposed under this Project, and the use is permitted by the governing master plan subject to a use permit.
- c. *Significant Effect.* There are no unusual circumstances surrounding the Project that would result in a reasonable possibility that the activity will have a significant effect on the environment because the Project would utilize an interior suite in the existing shopping center and the proposed use is consistent with the allowable uses for the center per the Master Plan for the site.
- d. *Scenic Highways.* The Project would not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, as no exterior construction is being proposed, and no external impacts are anticipated as a result of the religious assembly use. Further, the nearest adjacent highway, Interstate 15 (I-15) is not officially designated as a state scenic highway.
- e. *Hazardous Waste Sites.* The Project site is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. *Historical Resources.* The Project would not cause a substantial adverse change in the significance of a historical resource as the Project site does not contain a historic resource, nor is the Project resulting in any external changes to the site.

Lead Agency Contact Person:

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

Signature: Melissa DiMarzo
 Melissa DiMarzo
 Assistant Planner II

3/23/20
 Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant