



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
Development Services Department
Planning Services
201 North Broadway
Escondido, CA 92025

Project Title/Case No: Concrete Block Manufacturing Plot Plan and Design Review/PL24-0287 & PL26-0165

Project Location - Specific: On the east side of Superior Court, south of Mission Road, west of north Andreasen Drive, north of Simpson Way, addressed as 650 and 660 Superior Court (APNs: 232-460-150-00 and 232-460-16-00).

Project Location - City: Escondido

Project Location - County: San Diego

Description of Project: A Minor Plot Plan and Design Review for a concrete block manufacturing facility in the General Industrial (M-2) zone. The Project includes the addition of a 6,000 square-foot shade structure and trash enclosure, reconfiguration of parking and circulation, and the demolition of unpermitted accessory structures.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Taylor Harris, CCI Connect

Address: 160 Industrial Street #200, San Marcos, CA 92078 Telephone: 760-471-2365

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

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

Reasons why project is exempt: The project consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The Project consists of adding a large accessory shade structure/carport to an existing industrial property to support business operations.

Furthermore, the Project does not trigger any of the exceptions that disqualify the use of an exemption pursuant to CEQA Guidelines Section 15300.2:

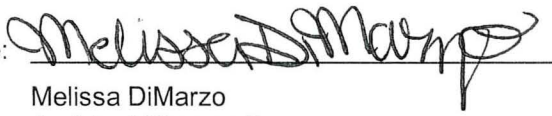
Exceptions to Exemption Criteria	Justification
<i>(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, 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,</i>	The property is located in the industrialized area of the City as designated by the City's adopted General Plan. The adopted EIR for the General Plan analyzed potential environmental impacts contemplated through the zoning of the subject parcel. The parcel was previously developed with an industrial use, and the proposed use is not anticipated to have significant impacts on the environment.

<i>precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.</i>	
<i>(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.</i>	No individually significant impacts would result from the proposed Project, therefore, no cumulatively considerable impacts related to traffic, noise, air quality, or water quality are anticipated to occur. As the Project is within the City's industrial area on a fully developed lot, and is utilizing an existing warehouse/office building and proposed accessory structure, no significant impacts are anticipated to occur. Therefore, this exception does not apply, and the Project is potentially eligible for a Categorical Exemption.
<i>(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.</i>	No significant environmental effects related to traffic, noise, air quality, or water quality would occur as a result of Project implementation. The Project is consistent with the zoning and land use designations for the site, and would be consistent with the vision for the industrial zone, to accommodate a variety of activities in an industrial environment. The Project site is within a developed area and is not known to contain unique resources. There are no unusual circumstances or unusual activities proposed by the Project that would result in significant environmental effects. Therefore, this exception would not apply and the Project is potentially eligible for a Categorical Exemption.
<i>(d) Scenic Highways. A categorical exemption shall not be used for a project which may 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. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.</i>	The Project site is not located along a designated state scenic highway, nor would the Project damage scenic resources such as trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway. The closest officially designated state scenic highway is the portion of SR 78 that traverses the Anza-Borrego Desert to the east. Therefore, this exception would not apply, and the Project is potentially eligible for a Categorical Exemption.
<i>(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.</i>	The Project site is located on a developed industrial site, which is not listed on EnviroStor and GeoTracker databases compiled pursuant to Section 65962.5 of the Government Code. These databases did not reveal any hazardous materials cases on the project site (Department of Toxic Substances Control 2024; State Water Resources Control Board 2024). As the Project site is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code, this exception does not apply and the Project is potentially eligible for a Categorical Exemption.
<i>(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.</i>	The existing warehouse building was constructed in 1990. The structure is not listed in the National Register of Historic Places or the California Register of Historical Resources. Because the structures are less than 50 years old, it is presumed not to be of the age to be considered a historic resource under CEQA. As

such, this exception does not apply, and the Project is potentially eligible for a Categorical Exemption.

Lead Agency Contact Person: Melissa DiMarzo

Telephone: 760-839-4531

Signature: 
Melissa DiMarzo
Assistant Planner II

Date: 8/17/20

☒ Signed by Lead Agency

Date filed with SCH: _____

☐ Signed by Authorized Applicant Representative