



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: Minor Conditional Use Permit and Minor Design Review Permit (PL26-0072/PL26-0073)

Project Location - Specific: On the east side of Meyers Avenue, addressed as 2320 Meyers Avenue (APN: 228-312-17-00).

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

Description of Project: Approval of a Minor Conditional Use Permit for the operations of a general vehicle repair facility within an existing industrial building. The General Automotive Repair use would allow for vehicle collision repair services, to include full-service motor vehicle repair, painting, and rental services incidental to the repair. The request also includes a Design Review Permit for the construction of a trash enclosure to the rear of the property and additional screening requirements. The project site has a General Plan land use designation of "Light Industrial" (LI), and is zoned "Light Industrial" (M-1).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Nicholas Barger

Address: 901 Page Avenue, Fremont CA 94538

Telephone: 626-422-3660

☒ 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 proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities), in that the proposed project consists of a request for a minor conditional use permit and design review for the change of land use within an existing industrial building within industrial zoning of the City. Approximately 1,050 square feet of a proposed trash enclosure will be included in the Project, falling within the thresholds identified in subsection (e) of Section 15301.

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

1. **Location.** The proposed Project is not pursuing a Class 3, 4, 5, 6, or 11 exemption, and is not subject to this exception.
2. **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 primarily located within an existing developed industrial building, and is consistent with the General Plan policies which were addressed in the General Plan Final EIR.
3. **Significant Effect.** As detailed in the Zoning Administrator staff report, dated August 25, 2026, no significant effects will occur as a result of the Project. The proposed Project will involve a permitted change of use within an existing industrial building within the M-1 industrial zoning designation. No unusual circumstances surround the Project which will result in a reasonable possibility of a significant effect on the environment.
4. **Scenic Highways.** The proposed Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as none are located on the Project site.

5. *Hazardous Waste Sites*. The proposed Project is not located on a site as referenced in Section 65952.5 of the California Government Code.
6. *Historical Resources*. The proposed Project is not located on a site which contains a significant resource, and would not cause a substantially adverse change to the significance of a historic 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