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 / Plot Plan PL26-0151 and PL26-0270

Project Location - Specific: 2061 Aldergrove Avenue, Escondido, CA 92025 (APN:232-051-50-00)

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

Description of Project: Approval of a Minor Conditional Use Permit and Plot Plan for changes the land use from manufacturing to office, including interior tenant improvements within an existing building and a reduction of minimum parking requirements.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Fergusson Pape Baldwin Architects (Ivan Hu)
Address: 4499 Ruffin Rd Ste 300, San Diego, CA 92123 Telephone: 619-231-0751

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

Exempt Status: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15301 (Existing Facilities).

Reasons why project is exempt: The proposed project consists of a request for a change of land use from manufacturing to office use, including a tenant improvement and reduction of minimum parking requirements for an existing development, with no exterior expansion proposed.

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

- Location. The project site is a fully developed property and consists of change of land use from manufacturing to administrative office use, including interior tenant improvements within an existing building and a reduction of minimum parking requirements. The project is not located in a sensitive environment; therefore, this exception does not apply.
- Cumulative Impact. The project is a tenant improvement and parking reduction of an existing building and there are no related or foreseeable similar projects in the vicinity that would collectively increase the intensity or environmental effects. Furthermore, the project will remain within the developed site and not expand beyond the existing building footprint to create an impact. This exception does not apply.
- 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 and improved with an existing development.
- Scenic Highways. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the areas of impact have already been disturbed.
- Hazardous Waste Sites. The project site is not located on a site as referenced in Section 65962.5 of the Government Code.
- Historical Resources. The 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: Esteban Danna Area Code/Telephone/Extension: 760-839-4901

Signature: Esteban Danna 10/29/2026

Esteban Danna
Principal Planner

Date

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR: