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: Montessori School Conditional Use Permit, Plot Plan and Design Review – PL25-0143, PL25-0144 and PL25-0145

Project Location - Specific: On the north side of East Valley Parkway, east of Harding Street, south of East Washington Avenue, west of North Rose Street, addressed as 1540 East Valley Parkway (APN 230-141-30-00).

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

Description of Project: Approval of a development project within the General Commercial (C-G) District of the East Valley Parkway Area Plan consisting of a Minor Conditional Use Permit, Minor Plot Plan and Minor Design Review for a Preschool with up to 111 students and K-6th Elementary School with up to 108 students on a 1.02-acre site with an existing 15,000 square-foot commercial building. Site improvements include reconfiguration of a parking lot with landscaping, the addition of fencing for a 9,150 square-foot recreation yard, building fencing, and the addition of a trash enclosure.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Michelle Wills, Southern Cross Property Consultants

Address: 4055 Hancock St., Ste. 100, San Diego CA 92110 Telephone: 858-245-3664

☒ 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 alterations to an existing building and site within an existing retail center and the reconfiguration of parking and addition of an outdoor playground and trash enclosure. The use is consistent with the General Plan Designation and adopted East Valley Area Plan's allowable uses for the General Commercial district, 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.* The 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 area 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 existing building and lot in a developed retail center and the proposed use is consistent with the allowable uses for the center per the East Valley Parkway Area Plan General Commercial District.

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 educational facility use. Further, the nearest adjacent highway, state route 78 (SR-78) is not officially designated as a state scenic highway near the location of the project site.

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.

Lead Agency Contact Person: Melissa DiMarzo Telephone: 760-839-4531

Signature: Melissa DiMarzo Date: 11/19/20

Melissa DiMarzo
Assistant Planner II

☒ Signed by Lead Agency Date filed with SCH: _____

☐ Signed by Authorized Applicant Representative