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: Little People Preschool / PL26-0069

Project Location - Specific: On the north side of East Grand Avenue, between North Elm Street and North Date Street, addressed as 830 East Grand Avenue (APN: 230-181-12-00).

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

Description of Project: A Minor Conditional Use Permit, Minor Plot Plan and Minor Design Review for the operation of a child care center for up to 35 children (4 infants and 31 preschool children, ages 2 to 5 years old) on a 0.32-acre property that is located within the Urban Residential IV/V district of the East Valley Specific Plan. Hours of operation would be from 6:30 a.m. to 5:30 p.m., Monday through Friday. The facility would occupy an existing, 2,061-square-foot, one-story, commercial building. On-site enhancements include a new 5,045-square-foot, fenced outdoor playground area secured with new 6-foot-high wrought iron fence and pedestrian access gates. The parking lot circulation at the rear of the lot will remain the same and the restriping of the existing parking spaces will include designated loading and unloading zones for child drop-off and pick-up.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Brandy Yamamoto, Architect

Address: 1228 Avenida Amistad, San Marcos, CA 92069 Telephone: 760-977-9128

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

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

Reasons why project is exempt:

The Project qualifies for the following exemption which have been determined to not have a significant effect on the environment, and they are declared statutorily and categorically exempt from the requirement for the preparation of environmental documents.

The Project qualifies for an exemption pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures), meeting the conditions described below:

- The conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Child care centers are permitted with the approval of a Conditional Use Permit within the Urban Residential IV/V district of the East Valley Specific Plan. The project involves a change in occupancy in an existing commercial building, not exceeding 2,056 square feet in floor area with minor exterior modifications which include conversion of a 5,045 square-foot outdoor open area to an accessory playground area that will be secured with a six-foot-high, wrought-iron fence with pedestrian access gates on the north and south sides. The project site is located in a developed area of the city where all necessary public services and facilities are available on site and the surrounding area is not environmentally sensitive. The project thus adheres to the criteria of CEQA Guidelines section 15303(c) and (e).

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

- Location. The proposed project is not located in a particularly sensitive environment, and does not impact an environmental resource of hazardous or critical concern as none have been identified in the project site.
- 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 consistent with the General Plan policies which were addressed within the General Plan Final EIR.
- 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 surrounded by urban development, already disturbed and improved with an existing, permitted building and parking lot, and all improvements would be required to comply with local and state laws.
- Scenic Highways. The proposed project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the property is surrounded by urban development, and is not located on or adjacent to any identified resources.
- Hazardous Waste Sites. The proposed project site is not located on a site as referenced in Section 65962.5 of the Government Code.
- Historical Resources. The proposed 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: Jasmin Perunovich, Assistant Planner II Telephone: 760-839-4552

Signature: _____ Date: 11/24/26
Jasmin Perunovich
Assistant Planner II

☒ Signed by Lead Agency Date filed with SCH: 11/24/26

☐ Signed by Authorized Applicant Representative