Notice of Exemption

To: Assessor/Recorder/County Clerk   From: City of Escondido
Attn: Fish and Wildlife Notices   Planning Division
1600 Pacific Hwy, Room 260   201 North Broadway
San Diego, CA 92101   Escondido, CA 92025
MS: A-33

Project Title/Case No: Lilac Montessori / PL23-0303

Project Location - Specific:

On the north side of E. 5th Ave., between S. Kalmia St. and S. Juniper St., addressed as 230 E. 5th Ave. (APN: 233-182-09-00)

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

Description of Project:

The Applicant is requesting approval of a Minor Conditional Use Permit for the operation of a child daycare and preschool facility for up to 35 children (ages 18 months to 6 years old). Hours of operation would be from 7:30 a.m. to 5:30 p.m., Monday through Friday. The facility would occupy an existing 1,705 square foot commercial building in the Southern Gateway District of the Downtown Specific Plan. The request includes a newly designed 900 square foot fenced outdoor playground between the parking lot and rear of the building. On-site enhancement will include a new trash enclosure, a reconfiguration of the parking lot circulation and parking space striping to include a loading and unloading area at the rear of the lot for student drop-off and pick-up.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Brittany Keegan, Lilac Montessori

Address: 2308 Oak Hill Drive, Escondido, CA 92025   Telephone: 619-538-5457

☒ 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 proposed project qualifies for a categorical exemption pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures) meeting all applicable conditions, as further described below.

1. A daycare and preschool facility are permitted with the approval of a Minor Conditional Use Permit within the Southern Gateway District of the Downtown Specific Plan. The project involves a change in occupancy in an existing commercial building, not exceeding 1,705 square feet in floor area with minor exterior modifications which include construction of an accessory playground, trash enclosure and ancillary parking lot modifications. 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).

2. Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2 apply to the proposed project. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, given the proposed project is consistent with the Municipal Code and General Plan policies. There are no unusual circumstances surrounding the proposed project that would result in a reasonable possibility of a significant effect on the environment in that the area of impact is 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. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings or similar resources, because the locations of the proposed improvements would be located within an area of the City previously disturbed and developed. The project area is not environmentally sensitive.

Lead Agency Contact Person: Area Code/Telephone/Extension: 760-839-4552

Signature: _Jasmin Perunovich_   1/30/2024
               Jasmin Perunovich   Date
               Assistant Planner II

☒ Signed by Lead Agency   Date received for filing at OPR:
☐ Signed by Applicant