



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: Crossroadz Towing/PL23-0284

Project Location - Specific: On the north side of Sterling Court, south of Mission Road, west of Superior Street, east of Venture Street, addressed as 1558 Sterling Court (APN: 232-460-08-00).

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

Description of Project: A Minor Conditional Use Permit (MCUP) to allow for the operation of a tow yard with impound lot on a developed industrial property, zoned M-2 (General Industrial). The proposed project also includes new landscaping, parking restriping, and solid fencing at the rear of the property.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Basil Yousef (Crossroadz Towing) /Jason Greminger (CCI)

Address: 160 Industrial St. #200, San Marcos, CA 92078

Telephone: 760-471-2365

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 qualifies for an exemption from further environmental review pursuant to CEQA Guidelines section 15301 (Existing Facilities) because such categorical exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. No changes are being proposed to the existing structure and only minor modifications including landscape and fencing are being proposed. Further, no exceptions listed under CEQA Guidelines section 15300.2 apply to the proposed project. The project would not result in a cumulative impact and is consistent with the Municipal Code and the General Plan. There are no unusual circumstances that would result in a significant impact on the environment and the area is already improved with a structure and a parking lot. The project area is not environmentally sensitive.

Lead Agency Contact Person:

Area Code/Telephone/Extension: 760-839-4531

Signature: Melissa DiMarzo
Melissa DiMarzo
Assistant Planner II

5/2/24
Date

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: