



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: Children's Choice Academy / PL23-0301

Project Location - Specific:

On the south side of E. Valley Pkwy., west side of N. Citrus Ave., addressed as 2355 E. Valley Pkwy, Suites A through H. (APN: 231-092-36-00)

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

Description of Project:

A modification to a previously approved Conditional Use Permit for an existing preschool and childcare center to increase the number of children permitted at the facility from 70 to a maximum of 208 children (ages 6 weeks to 12 years old) and 20 staff members, within a 6.94-acre shopping center on East Valley Parkway. The site is in the CG zone (General Commercial) and located within the boundaries of the East Valley Parkway Area Plan. Hours of operation would be from 6 a.m. to 6 p.m., Monday through Friday. The facility currently occupies 4,690 square feet of the existing 10,500 square feet commercial building. The request includes an expansion to the adjacent 5,810 square foot vacant suites, and the removal of 15 parking spaces adjacent to the building for the expansion of the fenced outdoor playground on the east and south sides of the building, to accommodate the additional children. The existing parking lot circulation for loading and unloading at the front of the building for student drop-off and pick-up will remain the same.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Jenni Grawvunder, Children's Choice Academy

Address: 2355 E. Valley Pkwy., Suite A, Escondido, CA 92027 Telephone: 619-249-4328

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. Day nurseries and child care centers are permitted with the approval of a Conditional Use Permit within the CG zone of the East Valley Parkway Area Plan. The project involves a change in occupancy and an expansion in an existing commercial building, not exceeding 5,810square feet in floor area with minor exterior modifications which include construction of an accessory playground. 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).

- 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
Assistant Planner II

_____ Date

8/1/24

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant