



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Dec 05, 2024 10:52 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-001083  
State Receipt # 37120520240997  
Document # 2024-NOD-135

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

CHIK-FIL-A RESTAURANT WEST 13TH & CENTRE CITY / PL23- 0296, PL23-0297  
& PL24-0217

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON** December 5, 2024  
**Posted** December 5, 2024 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
(760) 839-4671

**NOTICE OF DETERMINATION**

DATE: December 4, 2024

TO: Office of Planning Research State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044 FROM: City of Escondido 201 North Broadway Escondido, CA 92025 (Lead Agency) Street Address: 1400 Tenth St. Rm 113 Sacramento, CA 95814

X San Diego County Recorder's Office Attn: Fish and Wildlife Notices 1600 Pacific Highway, Room 260 San Diego, CA 92101 MS: A-33

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Chick-Fil-A Restaurant West 13<sup>th</sup> & Centre City / PL23- 0296, PL23-0297 & PL24-0217 Project Title/Case Nos.

SCH # 2024080684 City of Escondido State Clearinghouse Number (if submitted to State Clearinghouse) Lead Agency

4G Development Company & Consulting, 2153 Oak Hill Drive, Escondido, CA 92027 (760) 884-7011 Project Applicant, Address and Phone Number:

Greg Mattson, Contract Planner, City of Escondido (760) 839-4544 gmattson@escondido.org Contact Person Telephone Number Email

Project Location: The property is located at the southwest corner of the West 13<sup>th</sup> Avenue and South Pine Street/Centre City Pkwy. within the City of Escondido, San Diego County, addressed as 515 W. 13<sup>th</sup> Avenue. (Assessor's Parcel Nos.: 236-161-07-00 & 236-161-06-00).

PROEJCT DESCRIPTION: The project proposes to demolish an existing restaurant building and construct a new Chick-fil-A restaurant with a dual drive-through, associated surface parking improvements, and landscaping improvements. The new Chick-fil-A restaurant would be a 3,124 square-foot (gross area), one-story building. The new restaurant would have an outdoor dining area (48 outdoor seats [including three Americans with Disabilities Act-compliant seats]), kitchen area, and service area. The project approvals include approvals of an IS/MND, a Specific Plan Amendment, Conditional Use Permit, and Design Review Permit.

This is to advise that on November 20, 2024, the Escondido City Council (Lead Agency) has approved the above-described project, and adopted a Final Initial Study/Mitigated Negative Declaration (City Case Nos. PL23-0296, PL23-0297, & PL24-0217), Resolution No. 2024-160 and Resolution No. 2024-182. On December 4, 2024, the City Council conducted a second reading and approved and adopted Ordinance No. 2024-15 amending the South Centre City Specific Plan (13<sup>th</sup> Avenue Corners District). The Ordinance is consistent with the actions taken by the City Council on November 20, 2024 and has made the following determinations regarding the proposed project:

- 1. That an Initial Study/Mitigated Negative Declaration was prepared, issued, and adopted for the Chick-Fil-A Restaurant project pursuant to the provisions of CEQA.
- 2. Mitigation measures were adopted as part of the project and are conditions to be implemented as part of the environmental review (conditions of project approval).
- 3. A Mitigation Monitoring and Reporting Program (MMRP) was adopted for this project.
- 4. The proposed project will not have a significant effect on the environment because any potential impacts have been mitigated to less than a significant level.
- 5. Findings were made pursuant to the provisions of CEQA.
- 6. A Statement of Overriding considerations was not adopted for this project.

NOD  
Chick-Fil-A Restaurant  
PL23-0296, PL23-0297, and PL24-0217

This is to certify that a copy of the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (City File No. PL230296, PL23-0297 and PL24-0217), Resolution No. 2024-160, and Resolution No. 2024-182, and record of project approval(s) with any comments and responses are available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number (760) 839-4671. The City of Escondido has complied with CEQA in preparation of the final adopted Initial Study/Mitigated Negative Declaration.

Name of Official Filing Notice: Greg Mattson, Contract Planner

City of Escondido  
Lead Agency

Signature (Public Agency): 

Date: December 4, 2024

Date Received for Filing \_\_\_\_\_

Filing Fee Transmitted to County Clerk \$0



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-11/22/2024-0968
STATE CLEARING HOUSE NUMBER (if applicable) 2024080684

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: CITY OF ESCONDIDO	LEAD AGENCY EMAIL:	DATE 11/22/2024
COUNTY/STATE AGENCY OF FILING: SAN DIEGO	DOCUMENT NUMBER 2024-NOD-0128	
PROJECT TITLE CHICK-FIL-A RESTAURANT WEST 13TH & CENTRE CITY / PL23-0296 PL23-0297 & PL24-0217		

PROJECT APPLICANT NAME 4G DEVELOPMENT COMPANY & CONSULTING	PROJECT APPLICANT EMAIL:	PHONE NUMBER 760-884-7011
PROJECT APPLICANT ADDRESS 2153 OAK HILL DRIVE	CITY ESCONDIDO	STATE CA
		ZIP CODE 92027

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	2,916.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00
			<hr/>

**PAYMENT METHOD**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 2,966.75

SIGNATURE X ERS	AGENCY OF FILING-PRINTED NAME AND TITLE San Diego County Clerk, ELVA STOPKE, Deputy
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Payment Reference #: VITALCHECK: 191836517/00379D

San Diego County



Transaction #: 8104868  
 Receipt #: 2024424266

**JORDAN Z. MARKS**

Assessor/Recorder/County Clerk  
 1600 Pacific Highway Suite 260  
 P. O. Box 121750, San Diego, CA 92112-1750  
 Tel. (619) 237-0502 Fax (619) 557-4155  
[www.sdarcc.gov](http://www.sdarcc.gov)

Cashier Date: 11/22/2024  
 Cashier Location: SD

Print Date: 11/22/2024 8:27 am

Payment Summary

Total Fees	\$2,966.75
Total Payments	\$2,966.75
Balance:	\$0.00

Payment

VITALCHECK PAYMENT \$2,966.75

Total Payments \$2,966.75

Filing

CEQA - NOD FILE #: 2024-001051 Date: 11/22/2024 8:23AM Pages: 3

State Receipt # 37-11/22/2024-0968

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Mitigated/Negative Declaration	\$2,916.75
Total Fees Due:		\$2,966.75

11/22/2024 08:22 AM PST

SAN DIEGO COUNTY VITAL RECORDS  
 1600 PACIFIC HIGHWAY  
 ROOM 260  
 SAN DIEGO, CA 92101

TERMINAL NAME: E6824107

Grand Total - All Documents: \$2,966.75

**ORDER# 191836517**

**PAYMENT**

COUNTER PAYMENT \$2966.75  
 AGENCY SUBTOTAL: \$2966.75  
 LEXISNEXIS SERVICE FEE: \$2.50  
 TOTAL USD: \$2969.25

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 CARD #: 7410 VISA  
 PAYMENT: CREDITCHIP READ-CONTACT  
 MODE: ISSUER  
 AUTH CODE: 00379D  
 APP LABEL: VISA CREDIT  
 CVN: NO SIG REQUIRED  
 AID: A060000031010  
 ARQC: EE0848E0130FAD68  
 AMOUNT: \$2969.25  
 \*\*\* CARD APPROVED \*\*\*  
 -----

**AMOUNT PAID:**  
**\$2969.25**



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 37-12/05/2024-0997  
 STATE CLEARING HOUSE NUMBER (if applicable)  
 2024080684

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ESCONDIDO PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 12/05/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2024-NOD-0135	

PROJECT TITLE  
 CHIK-FIL-A RESTAURANT WEST 13TH & CENTRE CITY / PL23-0296 PL23-0297 & PL24-0217

PROJECT APPLICANT NAME 4G DEVELOPMENT COMPANY & CONSULTING	PROJECT APPLICANT EMAIL	PHONE NUMBER 760-884-7011
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<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, ELVA STOPKE, Deputy
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Payment Reference #: VITALCHEK: 192454892/811203 REM:11/22/2024 RECT: 37-11/22/2024-0968