



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: The Royal Collision Centre / PL24-0102

Project Location - Specific: On the south side of E. Valley Pkwy., and west side of Quarry Glen, addressed as 2127 E. Valley Pkwy. (APN: 231-092-11-00)

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

Description of Project:

A Minor Conditional Use Permit for General Automotive Repair use, consisting of collision repair and a vehicle paint booth within an existing 9,059 square foot commercial building, located on a 2.33-acre multi-tenant commercial center. The proposed use would conduct all activities indoors, and there will be no outdoor vehicle storage, outdoor repair, outdoor car wash or outdoor detailing services. The site is zoned General Commercial (C-G) and has a General Plan land use designation of General Commercial (GC), and is located within the boundaries of the East Valley Parkway Area Plan.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: CCI, (c/o Taylor Harris)

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 proposed project qualifies for a categorical exemption pursuant to CEQA Guidelines section 15301(a) meeting all applicable conditions, as further described below.

1. The project is consistent with the applicable General Commercial (GC) General Plan land use designation and the Commercial General (CG) zoning designation. General automotive repair is permitted with the approval of a Conditional Use Permit within the CG zone of the East Valley Parkway Area Plan. The project involves the use of an existing, vacant 9,059 square foot commercial building in a multi-tenant center which was comprehensively designed and approved for automotive repair prior to the adoption of the Area Plan, with minor interior and exterior alterations. The proposed use, a collision repair with vehicle paint booth, would conduct all activities indoors, and there will be no outdoor vehicle storage, outdoor repair, outdoor car wash or outdoor detailing services. 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 15301(a).

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
Assistant Planner II

Date

8/15/24

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant