

# NOTICE OF EXEMPTION

TO: Recorder/County Clerk  
1600 Pacific Highway, M.S. A33  
San Diego, CA 92101

FROM: County of San Diego  
Planning & Development Services, M.S. O650  
Attn: Project Planning Division Section Secretary

**SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name: Hungry Hawk Winery Administrative Permit – PDS2023-AD-23-011

Project Location: 3255 Summit Drive, Escondido, CA 92025 in the North County Metro Community Planning Area within Unincorporated San Diego County (APN: 237-160-06-00)

Project Applicant: Daniel Johnston, 2296 Las Tunas Road, Santa Barbara, CA 93103; (858) 922-0288

Project Description: This proposed project consists of an Administrative Permit to authorize the conversion of an existing Boutique Winery to a Small Winery. The 3,000 square foot winery consists of an indoor tasting room, production area, and storage, and 21 parking spaces. This permit authorizes the construction of a 1,910 SF covered unenclosed patio for an outdoor tasting area. Events associated with the operations of the winery would be limited to 4 special events per year with up to 20 attendees.

Agency Approving Project: County of San Diego

County Contact Person: Bianca Lorenzana Telephone Number: (619) 510-2146

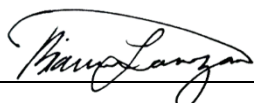
Date Form Completed: November 19, 2024

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above-described project on November 19, 2024, and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
  - Declared Emergency [C 21080(b)(3); G 15269(a)]
  - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
  - Statutory Exemption. C Section:
  - Categorical Exemption. G Section: 15303. New Construction or Conversion of Small Structures.
  - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
  - G 15182 – Residential Projects Pursuant to a Specific Plan
  - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
  - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures  were  were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan  was  was not adopted for this project.

Statement of reasons why project is exempt: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (c) A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:  Telephone: (619) 510-2146

Name (Print): Bianca Lorenzana Title: Land Use/Environmental Planner III

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.