



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: PL23-0438, PL24-0340, PL24-0341 / Bear Valley Classical Academy Expansion

Project Location - Specific: The 5.24-acre site is located on the northeast corner of Bear Valley Parkway and Canyon Road, and is addressed at 2950 Bear Valley Parkway. (Assessor's Parcel Number(s): 239-220-08-00 and 239-220-23-00)

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

Description of Project: A request for a modification to a previously approved Conditional Use Permit (83-46-CUP) to expand the educational services and operations provided for a Transitional Kindergarten through 8th grade charter school; approval of a Major Plot Plan for the development of a 6,594 square foot multipurpose building, conversion of 2,117 square feet to additional classroom space, and installation of two 320 square foot storage containers; and approval of a Design Review Permit for the design of the multipurpose building and associated screening. The proposed project is located within the Residential Estates zoning designation (RE-20) under the General Plan land use designation of "Estate II" (E2).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Mark Kalpakgian

Address: 355 E. Grand Ave., Escondido, CA 92025

Telephone: 760-535-5189

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 project is consistent with the City of Escondido Zoning Code and General Plan, and no variances are required. The subject parcel is located within a developed area of the City, which has all services, public utilities, and access available on site.
- The request is for an expansion to an existing educational facility totaling 9,031 square feet of total floor area, falling under the 10,000 square foot threshold identified in Section 15303(c). Approval of the project would not result in any significant effects relating to traffic, air quality, or water quality.
- The site has been completely developed, and has no value as habitat for endangered, threatened, or rare species. The proposed development would not have the potential to cause an adverse impact on the environment and is not subject to further CEQA review.
- Furthermore, none of the exceptions listed under CEQA Guidelines section 15300.2 apply to the proposed project. The project is not located in a particularly sensitive environment, does not have an impact on an environmental resource, nor is it of a hazardous or critical concern. 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 General Plan policies which were addressed in the General Plan Final EIR. 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 educational center and all proposed changes would occur within the interior of the existing structures, or on previously disturbed property on site. The project will not damage scenic resources,

including trees, historic buildings, rock outcroppings or similar resources, because the proposed project would be located on a previously disturbed area of the project site. The project area is not environmentally sensitive as it is the interior of an existing structure.

Lead Agency Contact Person: Alex Rangel

Area Code/Telephone/Extension:

Signature: 

Alex Rangel
Assistant Planner II



Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant