



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: Precise Development Plan Modification Permit (PL24-0299)

Project Location - Specific: On the north side of E. Via Rancho Parkway, between Interstate 15 and Bear Valley Parkway, addressed as 272 E. Via Rancho Parkway Suite #247 (Westfield North County Mall; APN: 271-030-20-00).

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

Description of Project: Approval for a Precise Plan Modification for the expansion of an existing restaurant space within an existing shopping center (North County Mall). The expansion will provide 1,210 square feet of covered outdoor dining area for an existing restaurant use. The site is zoned Planned Development – Commercial (PD-C) and has a General Plan land use designation of Planned Commercial (PC).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Giano Nguyen

Address: 8311 Westminster Blvd. #310, Westminster, CA 92683 Telephone: 301-951-2469

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 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 proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15301 ("Existing Facilities"), in that the proposed project consists of a request to expand an existing restaurant use by 1,210 square feet, falling beneath the identified 10,000 square feet threshold as listed in Section 15301(e)(2).
- The request is for a 1,210 square foot outdoor dining expansion of an existing restaurant use on the exterior of the existing North County Mall, and does not propose a significant expansion to the existing building. 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.
- Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:
 - o Cumulative Impact. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the project is consistent with the General Plan policies which were addressed in the General Plan Final EIR.
 - o Significant Effect. There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed and improved with an existing commercial shopping center.

- Scenic Highways. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the areas of impact have already been disturbed.
- Hazardous Waste Sites. The project site is not located on a site as referenced in Section 65962.5 of the Government Code.
- Historical Resources. The project is not on a site which contains a significant historical resource, and would not cause a substantially adverse change to the significance of a historical resource.

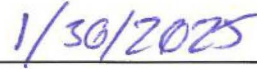
Lead Agency Contact Person: Alex Rangel

Area Code/Telephone/Extension:

Signature:



Alex Rangel
Assistant Planner II



Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant