



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: PL25-0018 / Temporary Sales Office for Mossy Nissan

Project Location - Specific: The 4.95 acre site is located on the southwestern side of Auto Park Way, and is addressed at 1546 Auto Park Way (Assessors Parcel Number(s): 232-542-05-00; and 232-542-06-00).

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

Description of Project: A Temporary Use Permit for the temporary installation of a sales office trailer and appurtenant fixtures for an existing automotive sales center. The sales office will remain in operation for the duration of construction of a proposed tenant improvement project currently under construction. The sales trailer is approximately 480 square feet, and would be located adjacent to the existing structures on-site.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Darrold Davis, CCBG Architects, Inc.
Address: 3677 Voltaire St., San Diego, CA 92106

Telephone: 619-234-2212

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 the temporary installation of a 480 square foot sales office trailer for an existing automotive sales center, which will not permanently alter the site nor change the physical capacity to the site.
- 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 automotive sales center and all proposed changes would occur within existing developed space. 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 site. The project area is not environmentally sensitive as it is a previously disturbed site.

Lead Agency Contact Person: Alex Rangel

Area Code/Telephone/Extension: 760-839-4542

Signature: 

Alex Rangel
Assistant Planner II



Date

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: