



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS A-33

From: City of Escondido
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: West Coast Arborist / PL22-0512

Project Location - Specific: The approximately 1.3-acre site is located on southern side of Montiel Road, north of Highway 78, west of Interstate 15, addressed as 1359 Montiel Road (Assessor Parcel No. 228-240-54-00).

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

Description of Project: Modification to the Montiel Road Planning Area Development Plan, along with a Precise Development Plan and Conditional Use Permit to allow construction services and outdoor storage, including fleet and construction equipment storage as a conditionally permitted use. The request also includes a Precise Development Plan for the remodel of the exterior and interior of the existing 1,288 square foot building, demolition of three small accessory buildings, and 3,965 square foot building addition, along with site and street frontage improvements and landscaping. A Conditional Use Permit also is requested to allow the proposed use in conformance with the modification to the land-use matrix.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: West Coast Arborists, Inc (Pat Mahoney) Telephone: (714) 991-1900

Address: 2200 E. Via Burton Street, Anaheim, CA 92806

Private entity School district Local public agency State agency Other special district

Exempt Status: The project is categorically exempt from further CEQA review pursuant to CEQA Guidelines section 15301 (Existing Facilities), section 15303 (New Construction of Small Structures), section 15305 (Minor Alteration in Land-Use Limitations), and section 15332 (Infill Development).

Reasons why project is exempt:

The 1.3-acre project site is within City limits and is surrounded by urban/commercial/industrial uses. The Project building additions would not exceed 10,000 square feet and all public facilities are available to serve the site. The project site has previous been used for office, warehouse and outdoor storage uses. The design of the project is consistent with the applicable Planned Commercial (PC) General Plan land-use designation and all applicable general plan policies as well as with applicable Montiel Road Planning Area regulations. It has been determined the project would not result in any significant impacts to traffic, noise, air quality, or water quality. The project site does not contain any sensitive habitat or is environmentally sensitive. All required utilities and public services can be provided to the site with existing facilities located within adjacent streets or easements.

Lead Agency Contact Person: Jay Paul, Planning Division Area Code/Telephone/Extension (760) 839-4537

Signature JPaul 3-23-2023

Jay Paul, Senior Planner

Date

Signed by Lead Agency

Date received for filing at OPR: N/A