



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

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Deputy County Clerk
P.O. Box 121750
San Diego, CA 92112-1750

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

Project Title/Case No.: PL23-0183 (Mossy VW)

Project Location - Specific: On the southwest corner of Auto Park Way and Andreasen Drive, addressed at 1919 Auto Park Way (APNs 232-541-03-00)

Project Location - City: Escondido

Project Location - County: San Diego

Description of Project:

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Mossy VW (MAG 1919 APW, LLC) Darrold Davis Architect Telephone (619) 234-2212

Address: 3677 Voltaire Street, San Diego, CA 92106

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

Exempt Status: Categorical Exemption. The Project qualifies for an exemption under the California Environmental Quality Act ("CEQA") Guidelines sections 15301 (Existing Facilities), 15302 (Replacement and Reconstruction), and 15303 (New Construction or Conversion of Small Structure).

Reasons why project is exempt:

1. The Project qualifies for an exemption from further environmental review pursuant to CEQA Guidelines sections 15301 (Existing Facilities), 15302 (Replacement and Reconstruction), and 15303 (New Construction or Conversion of Small Structures). The 1.95-acre site is located on a developed commercial site and is surrounded by a variety of industrial and auto related land uses. The Project will demolish an existing 3,187 square-foot commercial building and replace it with an additional 11,253 square-foot commercial building and 1,475 open service canopy for the same auto-related purpose. The new building area would not result in an intensification of the existing automotive uses on site, and will have substantially the same purpose and capacity. The net building increase is less than 10,000 square feet when considering the existing 3,185 square-feet are being replaced by an additional 9,541 square-feet. Because the property is developed and surrounded by commercial/industrial development, the project site has no value for special status species. The property can be adequately served by all required utilities and public services, and the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project also does not trigger any exceptions to the categorical exemption as listed in CEQA Guidelines section 15300.2.

2. The property can be adequately served by all required utilities and public services, and the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Appropriate parking is provided on the site to accommodate all uses. The project would not result in the destruction of desirable natural features, nor be visibly obtrusive or disharmonious with surrounding areas. The site also does not contain any sensitive or protected habitat.

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

Signature: *J Paul* May 8, 2024

Jay Paul, Associate Planner

Date

☒ Signed by Lead Agency

Date received for filing at OPR: N/A