

## **EXHIBIT C**

### **PLANNING CASE NO. PL23-0183**

#### **FINDINGS OF FACT**

Resolution No. 2024-08

#### **Environmental Determinations:**

1. Pursuant to the California Environmental Quality Act, ("CEQA"), Public Resources Code section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), Article 14 of the California Code of Regulations section 15000 et. seq., the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. 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 a 11,253 square-foot commercial building (yielding a net increase of 9,541 square feet) and a 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.
3. The Planning Commission has independently considered the full administrative record before it, which includes but is not limited to the May 14, 2024 staff report; testimony by staff and the public; and other materials and evidence submitted or provided to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.
4. All of the requirements of the California Environmental Quality Act have been met because it was found that the project will not have a significant effect on the environment as demonstrated in the CEQA Exemption prepared for the Project.

## Master Plan Modification and Precise Plan

1. The location and design of the proposed development is consistent with the goals and policies of the Escondido General Plan relating to Planned Developments, which states the Auto Park area is to be developed with comprehensively planned automobile dealerships, automotive/commercial related uses and a variety of commercial and office facilities. The new contemporary design of the building would be compatible with the contemporary designs of the other dealership buildings located throughout the Auto Park and adjacent industrial developments. Appropriate on-site parking and frontage landscaping would be maintained.
2. The Project will be well integrated with the surrounding area as it has been developed in adherence to the General Plan and Auto Park Master Plan for auto related uses. The project site is currently developed with an existing 3,187 square-foot showroom, with existing repair buildings, site infrastructure and frontage landscaping. The scope of work will include a new dealership building and other site improvements would compatible with the other auto dealerships located throughout the Escondido Auto Park. The site is suitable for the proposed uses because the project would not require any extensive grading or result in any adverse impacts to surrounding uses or environmental resources. The project will not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties. The existing auto dealership buildings are located adjacent to existing auto dealerships and/or industrial uses on the north, east, west, and south.
3. All vehicular traffic generated by the development would be accommodated safely and without causing undue congestion upon the adjoining streets. Appropriate access and emergency vehicle circulation will be provided. No off-site street improvements are required for this project, as determined by the Engineering Division.
4. The proposed location and design allow the project site to continue to be adequately serviced by existing public facilities. City sewer and water service currently is provided to the site and will not be adversely affected by this project.
5. The overall design of the proposed addition produces an attractive and efficient and stable business environment that utilizes quality building materials and design, appropriate access and attractive landscaping in accordance with the Escondido Auto Park landscape theme. Adequate on-site parking and circulation also would be provided.
6. The proposed Precise Plan modification shall have a beneficial effect by providing automotive sales and services needed/requested by city residents and the business community. No deviations from any ordinance requirements are requested.