

Notice of Exemption**To:**

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of San Diego
1600 Pacific Highway, Suite 260
San Diego, CA 92101

From:

North County Transit District (NCTD)
810 Mission Avenue
Oceanside, CA 92052

Project Applicant: Nedina Facchini
North County Transit District (NCTD)
810 Mission Avenue
Oceanside, CA 92052

FILED
Ernest J Dronenburg, Jr. Recorder County Clerk

OCT 11 2019
BY [Signature]
DEPUTY

Project Title: North County Transit District (NCTD) – Wonder Bread Building Demolition

Project Location: 335 North Quince Street, Escondido, CA 92025-2529

Description of Specific Location, Nature, Purpose, and Beneficiaries of Project: The project consists of the demolition of the former Wonder Bread bakery thrift store and attached warehouse located at 335 North Quince Street in Escondido, California. NCTD recently purchased the building, which is the former location of the Continental Baking Company (the previous manufacturers of Wonder Bread products). The project consists of the demolition of the existing bakery building and adjacent warehouse, as well as the removal of an existing chain link fence with wooden lath (150-feet by 6-feet tall), nineteen (19) parking blocks, eucalyptus trees, and the existing “Wonder Bread” plastic sign (including the sign’s post and foundation).

Any material that is determined or suspected to be hazardous will be properly removed prior to disturbance by any demolition related activities in accordance with federal, state, and local environmental regulations, including Occupational Safety Health Administration (OSHA) regulations. A total of approximately 7 to 10 groupings of Eucalyptus trees will also be removed from the south side of the property as part of the proposed project. All trees will be removed between September and February in order to avoid the bird nesting season. If tree removal must occur outside of these months, then a biological monitor will survey the trees before removal and will monitor all tree trimming and removal work.

The proposed project will enhance the immediate area since the buildings are run down and no longer in use. NCTD recently purchased the property, which previously went into foreclosure and is currently vacant. The property is located within an industrial area, and NCTD owns the adjacent property; BREEZE maintenance facility. Demolition of the vacant buildings will enable NCTD to expand their current maintenance yard.

Name of Public Agency Approving Project: North County Transit District (NCTD)

Name of Public Agency Carrying Out Project: North County Transit District (NCTD)

Exempt Status:

- ☒ Categorical Exemption. State type and section number: 15301(l)(3) and 15301(l)(4) – Existing Facilities

Reasons why project is exempt:

The attached table explains the reasons why the proposed project is exempt from CEQA.

Lead Agency Contact Person: Nedina Facchini

Area Code/Telephone: 760-966-6537

Signature:

Nedina Facchini

Date:

10/8/2019

Title:

Senior Planner

☒ Signed by Lead Agency

OCT 15 2019

STATE CLEARINGHOUSE

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on OCT 11 2019

Posted OCT 11 2019 ~~Removed~~

Returned to agency on

Deputy A.C. Torres

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North County Transit District (NCTD) – Wonder Bread Building Demolition

Reasons Why Exempt from CEQA

The table below explains the reasons why the proposed project qualifies for a Categorical Exemption pursuant to CEQA Guidelines Sections 15301(l)(3) and 15301(l)(4).

CEQA Exemption	Reasons Why Proposed Project Qualifies for Exemption
<i>Categorical Exemption, Sections 15301(l)(3) and 15301(l)(4)</i>	
<p>15301. Existing Facilities</p> <p>Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class I. The key consideration is whether the project involves negligible or no expansion of use.</p> <p>(1) Demolition and removal of individual small structures listed in this subdivision:</p> <p>(3) A store, motel, office, restaurant, or similar small commercial structures if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use</p> <p>(4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.</p>	<p>The proposed project qualifies for this exemption because it consists of the demolition of two (2) existing vacant buildings that are visually unattractive to the surrounding community. Additionally, accessory site structures will also be removed as part of the proposed project including a chain link/wooden lath fence, plastic sign, parking lot blocks, and non-native eucalyptus trees.</p>

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CEQA Exemption	Reasons Why Proposed Project Qualifies for Exemption
<p><i>Exceptions to Use of Categorical Exemptions, Section 15300.2</i></p> <p>(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.</p> <p>(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.</p> <p>(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.</p> <p>(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.</p> <p>(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Sec. 65962.5 of the Government Code.</p>	
	<p>The proposed project does not meet any of these criteria that would preclude use of the above-listed categorical exemptions from CEQA (i.e., Sec. 15301(l)(3) and 15301(l)(4). The proposed project and its environmental effects would be typical of other projects within Class 1. The types of construction equipment and duration of construction activity required to construct the proposed project, the operation of the proposed project, and the resulting environmental effects (e.g., temporary increases in noise levels, air emissions) would be typical of other projects in Class 1 involving demolition of small buildings. The proposed project would:</p> <ul style="list-style-type: none"> • Not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources within a scenic highway. • Not be located on a site included on any list compiled pursuant to Government Code Section 65962.5 or otherwise have an impact on an environmental resource of hazardous or critical concern. • Not cause a substantial adverse change in the significance of a historical resource. • Not have a reasonable possibility of causing a significant effect on the environment due to unusual circumstances, or contribute to cumulative impacts from successive projects of the same type in the same place over time, including effects related to: <ul style="list-style-type: none"> ○ scenic vistas, visual character, and light or glare; ○ natural resources including agricultural, archaeological, biological, forestry, mineral, paleontological, and water supply resources; ○ air and water quality, greenhouse gas emissions, energy, noise, and vibration; ○ earthquakes, soil erosion, or other geologic conditions; ○ transport, use, emission, or disposal of hazardous materials; ○ hazards related to airports, wildfires, or flooding; ○ adopted land use plan, policy, or regulatory conflicts ○ growth inducement, housing displacement, or physically dividing a community;

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CEQA Exemption	Reasons Why Proposed Project Qualifies for Exemption
(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.	<ul style="list-style-type: none">○ public services, facilities, or utilities including parks, stormwater, water supply, wastewater, landfills, schools, libraries, police and fire protection performance or safety of the transportation system, including for vehicles, public transit, people walking and on bikes, and emergency access.



San Diego County



Transaction #: 4068648
Receipt #: 2019485911

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 10/11/2019
Cashier Location: SD

Print Date: 10/11/2019 10:53 am

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT \$50.00

Total Payments \$50.00

Miscellaneous Item

FISH & WILDLIFE FEES

Fees: Fish & Wildlife County Administrative Fee \$50.00
Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00



State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 2/7/19) Previously DFG 753.5a

RECEIPT NUMBER:

37-2019- 0841

STATE CLEARINGHOUSE NUMBER (If applicable)

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SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY NORTH COUNTY TRANSIT DISTRICT (NCTD)	LEAD AGENCY EMAIL --	DATE 10/11/2019
COUNTY/STATE AGENCY OF FILING San Diego County		DOCUMENT NUMBER 2019 - 0841

PROJECT TITLE

NORTH COUNTY TRANSIT (NCTD) - WONDER BREAD BUILDING DEMOLITION

PROJECT APPLICANT NAME NEDINA FACCHINI, NORTH COUNTY TRANSIT DISTRICT	PROJECT APPLICANT EMAIL --	PHONE NUMBER 760-966-6537
PROJECT APPLICANT ADDRESS 810 MISSION AVENUE	CITY OCEANSIDE	STATE CA
		ZIP CODE 92052

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☒ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,112.00	\$	

☐ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 00029513 TOTAL RECEIVED \$ \$50.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County ANDREA C. TORRES , Deputy

