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: Mountain View Pickleball Courts Major Plot Plan (PL25-0033)
Project Location - Specific: On the south side of Glenridge Road and the east side of South Citrus Avenue, addressed as 1118 S. Citrus Avenue (Assessor's Parcel Number: 231-220-43-00).
Project Location - City: Escondido **Project Location - County**: San Diego

Description of Project: A Major Plot Plan for the development of a public recreational facility within an existing public park. The project proposes to develop approximately 18,000 square feet of passive recreational space, to include eight pickleball courts, associated grading, and approximately 5,000 square feet of landscaping within an existing public park area. The project is located within the OS-P ("Open Space/Parks") zone, with a General Plan land use designation of "P" ("Public Land per Open Space").

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:
Name: Michael Tully
Address: 201 N. Broadway, Escondido CA 92025
Telephone: 760-839-4011

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

Exempt Status:
The project is categorically exempt pursuant to CEQA Guidelines section 15332 ("In-fill Development Projects").

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 development of approximately 18,000 square feet of passive recreational space, to include eight pickleball courts, associated grading, and approximately 5,000 square feet of landscaping within an existing public park area. The project is located within the OS-P ("Open Space/Parks") zone, which permits for public recreation uses which include sports activities.
- The project is within city limits, on a project site less than five acres surrounded by urban development.
- The project site has no value as habitat for endangered, threatened, or rare species, as the project will take place within an existing public park which has been previously disturbed.
- Approval of the project would not result in any significant impacts to traffic, noise, air quality, or water quality.
- The project site is adequately served by all required utilities and public services. All required utilities and public services are provided to the site with existing facilities located within adjacent streets or easements, and does not require significant upgrades, extensions of existing facilities, or development of new facilities.
- 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 will not be significantly disturbed with construction activities. The proposed project will not damage scenic resources, including trees, historic buildings, rock outcroppings or similar resources, because construction activities for the project would be of sufficient distance from existing historic resources to not cause significant impact. The project area is not environmentally sensitive as it is located within an existing public recreational space.

Lead Agency Contact Person: Alex Rangel Area Code/Telephone/Extension:

Signature: _____ 08/05/2025
Alex Rangel Date
Assistant Planner II

☒ Signed by Lead Agency Date received for filing at OPR:

☐ Signed by Applicant