



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:** Dixon Lake Ranger Station Major Plot Plan (PL25-0033)

**Project Location - Specific:** On the north side of South Shore Perimeter Road, addressed as 1700 La Honda Drive (Assessor's Parcel Number: 225-140-16-00).

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

**Description of Project:** A Major Plot Plan for the removal and replacement of an existing 1,440 square foot office trailer to serve as the Ranger Station within an existing public park. The project proposes no expansion or alteration to the existing office facilities, and will connect to existing water, sewer, and electrical connections on site. 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: Eduardo Vasquez

Address: 201 N. Broadway, Escondido CA 92025

Telephone: 760-839-4379

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

**Exempt Status:**

The project is categorically exempt pursuant to CEQA Guidelines section 15301 ("Existing Facilities").

**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 removal and replacement of a 1,440 square foot existing office trailer, and no additional modifications to the site will be proposed.
- 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 the project is located on previously disturbed space. 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:760-839-4542

Signature: 

Alex Rangel  
Assistant Planner II



Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

Updated: 6/17/2021