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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR

Jesmond Dene (John Masson Memorial) Bike Park Project

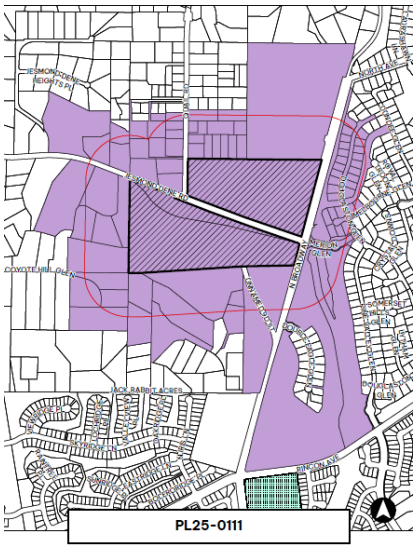
City File No. PL25-0111

A draft Initial Study Mitigated Negative Declaration ("IS/MND") has been prepared for the project described below. A Mitigated Negative Declaration is prepared when an Initial Study identifies project related impacts that might be potentially significant, but revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts to the environment are reduced to less than a significant level. The description of the project is as follows:

PROJECT DESCRIPTION: The John Masson Bike Park project site is approximately 4.6 acres and located within the existing 40-acre Jesmond Dene Park, situated at the southwest corner of North Broadway and Jesmond Dene Road (**Figure 1**, *Regional Location*, and **Figure 2**, *Aerial Photograph*). The project would create a progression-based bike park on an undeveloped portion of parkland that is informally used by the community for off-road recreational bike activities (**Figure 3**, *Improvement Plan*). The resulting bike park would include a pump and jump track, a skill track, and a kids track. The bike park would also include viewing areas benches, and a multi-use trail around a portion of the bike park perimeter. The proposed bike park would provide a safe, designated place for users to practice and develop their bike skills. As the project site is currently used informally for off-road recreational bike activities, it is anticipated that informal users already using the park for these activities would utilize the bike park, along with a minor increase in users once the developed bike park is completed. These users may already be utilizing the park for other recreational purposes. Unique, new users would not constitute a large increase in park usage. The design for the proposed bike park is based on input from various community stakeholders, including City staff, park users, and the local community. The bike park would be constructed with high-quality materials to minimize maintenance and ensure durability and longevity. The facility would be for daytime use only; no overhead or wayfinding lighting is proposed.

Project construction is anticipated to begin in Winter 2026 with site preparation. Construction of the project is expected to occur over a period of four months and is anticipated to be completed around Fall 2026. Construction activities include demolition, grading, paving and landscaping. Grading quantities consist of the import of 2,255 cubic yards of fill to construct jumps and berms. Construction equipment expected to be utilized during demolition and construction would be typical of similar construction activities and may include equipment such as a backhoe, front-loader, excavator, dump trucks, equipment trucks, air compressors, hydraulic pumps, asphalt boom pump trucks, and asphalt/concrete delivery trucks.

LOCATION: The property is located at 2401 North Broadway, within the approximately 40-acre Jesmond Dene Park, in the northern portion of Escondido within San Diego County (County). Jesmond Dene Park is situated at the southwest corner of North Broadway and Jesmond Dene Road(Assessor Parcel Numbers: 187-310-09 & 187-310-11).



APPLICANT: City of Escondido

PUBLIC REVIEW PERIOD: The review and comment period will begin on **October 23, 2025**, and end at 5:00 p.m., on **November 24, 2025**. Copies of the draft IS/MND are on file and available for public review in the Escondido Planning Division, at 201 N. Broadway, and posted on the City of Escondido web site (Environmental Resources and Info - Jesmond Dene (John Masson Memorial) Bike Park Project | Escondido, CA). Further information may be obtained by contacting **Oscar Romero, Principal Planner, telephone (760) 839-4801 or via email at Oscar.Romero@Escondido.gov.** Please refer to Case No. PL25-0111. The Final IS/MND will require consideration and adoption by the Zoning Administrator, subject to Article 61, Division 9, Section 33-1319 (b). A Zoning Administrator meeting date has not been tentatively scheduled at this time.

Please address comments on the draft IS/MND to:

Oscar Romero
Principal Planner
City of Escondido
201 N. Broadway
Escondido, CA, 92025

or

Oscar.Romero@Escondido.gov

Dated: October 17, 2025

Veronica Morones

Veronica Morones
City Planner