



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

NOTICE OF DETERMINATION

DATE: March 23, 2026

TO: Office of Planning Research, State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044; San Diego County Recorder's Office, Attn: Fish and Wildlife Notices, 1600 Pacific Highway, Room 260, San Diego, CA 92101, MS: A-33; FROM: City of Escondido, 201 North Broadway, Escondido, CA 92025 (Lead Agency)

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Jesmond Dene (John Masson Memorial) Bike Park Project, Case Nos. PL25-0111 & PL26-0003
Project Title/Case No.

2025101325 City of Escondido
State Clearinghouse Number (if submitted to State Clearinghouse) Lead Agency

City of Escondido Planning Services, 201 N. Broadway, Escondido, California, 92025, 760-839-4671
Project Applicant, Address and Phone Number

Alex Rangel, Associate Planner, City of Escondido 760-839-4671 alex.rangel@escondido.gov
Contact Person Telephone Number Email

Project Location (Include County): The proposed project is located within the City of Escondido, County of San Diego, on the south side of Jesmond Dene Road and the west side of North Broadway, addressed as 2401 North Broadway (APNs: 187-310-09-00 & 187-310-11-00).

Project Description: The John Masson Bike Park project site is approximately 4.6 acres and located within the 40-acre Jesmond Dene Park situated at the southwest corner of North Broadway and Jesmond Dene Road. The City of Escondido proposes to 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. 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. A project-specific traffic scoping agreement was prepared on September 10, 2025 for the project. Based on the anticipated traffic generation rates identified within the scoping agreement, unique, new users would not constitute a large increase in park usage. The project would add a new amenity, but would not act as a major attraction for additional park visitors. Operations would be consistent with existing traffic conditions, and not result in a change in LOS. The project would generate

approximately 80 new daily trips, and does not require further CEQA VMT analysis. The design for the proposed bike park is based on input from various community stakeholders, including City staff, park users, and 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 as part of this project.

Project construction is anticipated to begin in early 2026 with site preparation. Construction of the project is expected to occur over a period of four months and is anticipated to be completed late 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.

This is to advise that on March 23, 2026, the Escondido Zoning Administrator (Lead Agency) has approved the above described project and adopted a Final Initial Study/Mitigated Negative Declaration (City File No. PL26-0003; Zoning Administrator Resolution No. 2026-03), and has made the following determinations regarding the proposed project:

1. The project **will not**, have a significant effect on the environment.
2. A **Negative Declaration** was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** adopted for this project.
4. A mitigation reporting or monitoring plan **was** adopted for this project
5. A Statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that a copy of the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (City File No. PL26-0003 and Zoning Administrator Resolution No. 2026-03), and record of project approval(s) with any comments and responses are available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number: 760-839-4671. The City of Escondido has complied with CEQA in preparation of the final adopted Initial Study/Mitigated Negative Declaration.

Name of Official Filing Notice: Alex Rangel, Associate Planner

City of Escondido

Lead Agency

Signature:  \_\_\_\_\_

Date: March 23, 2026

Date Received for Filing \_\_\_\_\_

Filing Fee Transmitted to County Clerk \$3,043.75