



**FILED**  
Dec 12, 2025 02:28 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-001102  
State Receipt # 37121220251004

**SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET**

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

**Project Title**

PL25-0020/PL25-0021/PL25-0023/PL25-0024 - WEST VALLEY PARKWAY 70-UNIT  
CONDOMINIUMS

**Check Document being Filed:**

- ☐ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☒ Notice of Exemption (NOE)
- ☐ Other (Please fill in type)

|                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FILED IN THE OFFICE OF THE SAN DIEGO<br/>COUNTY CLERK ON</b> <u>December 12, 2025</u><br><b>Posted</b> <u>December 12, 2025</u> <b>Removed</b> _____<br><b>Returned to agency on</b> _____<br><b>DEPUTY</b> _____ |
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Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



State of California - Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE****CASH RECEIPT**

DFW 753 5a (Rev 01/01/25) Previously DFG 753 5a

## RECEIPT NUMBER

37-12/12/2025-1004

## STATE CLEARING HOUSE NUMBER (If applicable)

## SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

## LEAD AGENCY

CITY OF ESCONDIDO

## LEAD AGENCY EMAIL

## DATE

12/12/2025

## COUNTY/STATE AGENCY OF FILING

SAN DIEGO

## DOCUMENT NUMBER

37-2025-1004

## PROJECT TITLE

PL25-0020/PL25-0021/PL25-0023/PL25-0024-WEST VALLEY PARKWAY 70-UNIT CONDOMINIUMS

## PROJECT APPLICANT NAME

TROY FREDERICK (KB HOMES)

## PROJECT APPLICANT EMAIL

## PHONE NUMBER

760-652-9995

## PROJECT APPLICANT ADDRESS

9915 MIRA MESA BLVD

## CITY

SAN DIEGO

## STATE

CA

## ZIP CODE

92131

## PROJECT APPLICANT (Check appropriate box)

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

## CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,123 50

\$

0 00

☐ Mitigated/Negative Declaration (MND)/(ND)

\$2,968 75

\$

0 00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401 75

\$

0 00

☒ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850 00

\$

0 00

☒ County documentary handling fee

\$

50 00

☐ Other

\$

0 00

## PAYMENT METHOD

☐ Cash☐ Credit☒ Check☐ Other

## TOTAL RECEIVED

\$

50 00

## SIGNATURE

## AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference #: CK# 769

hyb



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** PL25-0020/PL25-0021/PL25-0023/PL25-0024 – West Valley Parkway 70-unit Condominiums

**Project Location - Specific** The 2 73-acre site is located on the south side W Valley Parkway, and is bounded by N Quince Street and W Grand Avenue and is addressed 613 W Valley Parkway (Assessor's Parcel Number(s) 232-100-20-00 and 232-100-21-00)

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

**Description of Project** Approval of a project within the Downtown Specific Plan (SPA-9) General Plan land use designation, and Specific Plan (S-P) zone consisting of a Tentative Subdivision Map, Planned Development Permit (Master and Precise Plan), and Design Review Permit all to permit construction of 70 dwelling units ("Project") The proposed Project includes a Tentative Subdivision Map to merge two lots into one, and to allow for the subdivision of air space for purposes of condominium units A Planned Development Permit consisting of a Master and Precise Plan is required to allow for ground-floor residential units within the Downtown Specific Plan, and a Design Review Permit is required for construction of the 70 dwelling units The Project also includes ancillary on- and off-site improvements related to demolition of an existing 60,000 sq ft office building, off-street parking, landscaping, storm water management, and repairing any impacted existing curb and gutter caused by the Project, and a passive open space area

**Name of Public Agency Approving Project** City of Escondido

**Name of Person or Agency Carrying Out Project**

Name Troy Frederick (KB Homes)

Address 9915 Mira Mesa Blvd San Diego, CA 92131

Telephone 760-652-9995

☒ 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 exempt under this exemption in that the proposed Project complies with the criteria necessary to be exempt from further environmental review as detailed below

| Exemption Criteria                                                                                                                                                                       | Justification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) <i>The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations</i> | The Project site has a General Plan land use designation of SPA 9 and is zoned S-P Within the Downtown Specific Plan, the Project site is within the Gateway Transit District, which is identified for high-density mixed-use development The Downtown Specific Plan designates the site for residential development with up to 100 dwelling units per acre (du/ac) The Project would provide 70 multi-family units on a 2 73-acre site, which results in a density of 25 6 du/ac, and would be consistent with the General Plan land use designation and density for the site |

Updated 6/17/2021

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|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                          | <p>The Project complies with all development standards identified within the Specific Plan. The governing Specific Plan and Escondido Zoning Code allow for ground-floor residential development on the Project site through approval of a Planned Development Permit. The Project does not propose to amend the General Plan designation or zoning for the Project site, and the Project would be consistent with the General Plan and zoning designations. Therefore, the Project, as currently proposed, is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, as discussed in the Planning Commission staff report dated October 28, 2025, and thereby meets criterion a</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><i>(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses</i></p> | <p>The Project site entails 2.73 acres located within the city limits of the incorporated City of Escondido. Urban uses are defined under PRC Section 21072 as including "any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses." The Project site is adjacent to, or separated by, only a public right-of-way from adjacent urban uses on its north, east, and south boundaries. Urban land uses surrounding the Project site include the Escondido Transit Center to the north, commercial and retail uses to the east, retail and industrial uses to the south, and multi-family residential to the west. Therefore, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, and thereby meets criterion b</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><i>(c) The project site has no value, as habitat for endangered, rare or threatened species</i></p>                                                   | <p>The Project site's existing condition is entirely developed with a building, paved areas, and ornamental landscaping. Landscaping on the Project site consists of low-lying shrubs and approximately 30 trees, which do not provide habitat suitable for endangered, rare, or threatened species. The Project is surrounded by urban development and does not serve as a wildlife corridor. According to the City's draft Subarea Plan, Figures 3-1 through 3-3, the site is deemed urban/developed and the Project site has no value as habitat for endangered, rare, or threatened species, and thereby meets criterion c</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><i>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality</i></p>          | <p>An initial assessment of impacts related to traffic, noise, air quality, and water quality has been prepared to evaluate the potential effects of the Project. Based on supporting sources and Project-specific studies, the Project, as currently proposed, is not anticipated to result in significant effects related to traffic, noise, air quality, or water quality, thereby meeting criterion d</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><i>(e) The site can be adequately served by all required utilities and public services</i></p>                                                        | <p>The Project is proposed for a site where development has previously been served by public utilities and services. Therefore, connections to existing water, wastewater, stormwater, electric, and telecommunications services exist at the Project site. The Project is not anticipated to require increased capacities for water or sewage service, as determined by the City's Utilities Department during the Staff Development Committee (SDC) review process.</p> <p>Stormwater treatment would be provided on-site in bioretention basins and proprietary biofiltration vaults. No substantial increase in the amount of impervious area on-site would occur and the amount and locations of stormwater runoff would be consistent with the existing condition, as described in the draft Preliminary Storm Water Quality Management Plan (dated September 2025). Existing electric and telecommunication connections at the Project site serve the existing office building and infrastructure providing these utilities would be adequate to serve the Project. The construction of residential units on the Project site would result in an incremental increase in the demand for public services, including fire protection, police protection, schools, parks, and other public facilities. As the Project is consistent with General Plan, and therefore the population projections for the City, the increased demand for these facilities is anticipated by the City and would be accommodated by the City through payment of development impact fees. Connections to existing utilities and existing public</p> |

|  |                                                                                                                                                                                                                        |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | services would adequately serve the Project site and the Project would not require new utilities or services to be provided by the City or other public utility agency. Therefore, the Project would meet criterion e. |
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Furthermore, the Project does not trigger any of the exceptions that disqualify the use of an exemption pursuant to CEQA Guidelines Section 15300.2.

| Exceptions to an Exemption Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Justification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>(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.</i> | The Project is not pursuing a Class 3, 4, 5, 6, or 11 Categorical Exemption, therefore, this exception is not applicable to the Project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <i>(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.</i>                                                                                                                                                                                                                                                                                                                                                   | No individually significant impacts would result from the proposed Project. Therefore, no cumulatively considerable impacts related to traffic, noise, air quality, or water quality are anticipated to occur. As the Project is within the City's Downtown area and in close proximity to transit, increased density of successive mixed-use Projects in this area would be anticipated to reduce VMT and associated impacts related to air quality and greenhouse gas emissions. Additionally, as detailed in Section 15064.3 of the CEQA Guidelines, projects within a ½ mile of an existing major transit stop are presumed to cause a less than significant transportation impact. No cumulative impacts are expected to result from the Project and successive projects of the same type in the same place over time. Therefore, this exception does not apply, and the Project is potentially eligible for a Categorical Exemption. |
| <i>(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.</i>                                                                                                                                                                                                                                                                                                                | As detailed in the analysis above, no significant environmental effects related to traffic, noise, air quality, or water quality would occur as a result of Project implementation. The Project is consistent with the zoning and land use designations for the site and would replace an existing office building with multi-family housing, which is more consistent with the City's vision for the Project vicinity as a high-density urban center. The Project site is developed within an urban area under existing conditions and is not known to contain unique resources. There are no other unusual circumstances of the Project site or unusual activities proposed by the Project that would result in significant environmental effects. Therefore, this exception would not apply, and the Project is potentially eligible for a Categorical Exemption.                                                                       |

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| <p><i>(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</i></p> | <p>The Project site is not located along a designated state scenic highway, nor would the project damage scenic resources such as trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway. The closest officially designated state scenic highway is the portion of SR 52 approximately 18 miles south of the project site (California Department of Transportation 2024). Therefore, this exception would not apply, and the Project is potentially eligible for a Categorical Exemption.</p>                                                                                                                                                                                                                                                                                               |
| <p><i>(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 Section 65962.5 of the Government Code</i></p>                                                                                                                                                                                                                            | <p>A Phase I Environmental Site Assessment Report was prepared for the project by Petra Geosciences, Inc. (2024). The Phase I Environmental Site Assessment included a records search of government environmental regulatory databases and did not identify the Project site as being on a list compiled pursuant to Section 65962.5 of the Government Code. Updated searches of the EnviroStor and GeoTracker databases compiled pursuant to Section 65962.5 of the Government Code did not reveal any new hazardous materials cases on the project site (Department of Toxic Substances Control 2024, State Water Resources Control Board 2024). As the Project site is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code, this exception does not apply and the Project is potentially eligible for a Categorical Exemption.</p> |
| <p><i>(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</i></p>                                                                                                                                                                                                                                               | <p>The existing on-site office building was constructed in 1984 and is not listed in the National Register of Historic Places or the California Register of Historical Resources. Because the building is less than 50 years old, it is presumed not to be of age to be considered a historic resource under CEQA. As such, this exception does not apply and the Project is potentially eligible for a Categorical Exemption.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**Lead Agency Contact Person** Ivan Flores, Principal Planner Area Code/Telephone/Extension 760-839-4529

Signature Ivan Flores  
Ivan Flores, AICP  
Principal Planner

12/12/25  
Date

☒ Signed by Lead Agency

Date received for filing at OPR

☐ Signed by Applicant



# San Diego County



Transaction #: 8791200  
Receipt #: 2025480741

**JORDAN Z. MARKS**

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.gov](http://www.sdarcc.gov)

Cashier Date: 12/12/2025

Cashier Location: SD

Print Date: 12/12/2025 2:28 pm

## Payment Summary

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

## Payment

CHECK PAYMENT #CK# 769

\$50.00

Total Payments

\$50.00

## Filing

CEQA - NOE

FILE #: 2025-001102 Date: 12/12/2025 2:28PM Pages: 5

State Receipt # 37-12/12/2025-1004

Fees: Fish & Wildlife County Administrative Fee

\$50.00

Total Fees Due:

\$50.00

Grand Total - All Documents:

\$50.00