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: Adjustment Plat (Case No. PL25-0031)

Project Location - Specific: On the north side of Mission Rd., between Enterprise St. and North Andreasen St., addressed as 1460 – 1508 Mission Rd. (APN: 228-290-57-00).

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

Description of Project: An Adjustment Plat request to adjust the boundaries of portions of lots 6 and 7 in block 1 of Rancho Los Vallecitos De San Marcos, Map No. 806. The adjustment will not result in the creation of new lots, nor will it impede on any existing or proposed easements.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:
Name: Ray Spear, Spear & Associates, Inc.
Address: 475 Production St., San Marcos, CA 92078 Telephone: 760-736-2040

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

Exempt Status:

The project is categorically exempt pursuant to CEQA Guidelines section 15305(a) ("Minor Alterations in Land Use Limitations").

Reasons why project is exempt:

The proposed project is a request to adjust the boundaries of portions of lots 6 and 7, in block 1 of Map No. 806 in the City of Escondido. The project does not include the creation of any new lots, nor would impede on any existing or proposed easements. Class 5 exemptions are permissible in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The proposed project is included in subsection (a), "minor lot line adjustments," which do not result in the creation of any new parcel.

Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:
- Location. The proposed project is not located in a particularly sensitive environment, and does not impact an environmental resource of hazardous or critical concern as none have been identified in the project site.
- Cumulative Impact. The proposed project will not result in a cumulative impact from successive projects of the same type in the same place, over time, as the project is consistent with the General Plan policies which were addressed within the General Plan Final EIR.
- Significant Effect. There are no unusual circumstances surrounding the project that would result in a reasonable possibility of a significant effect on the environment, as the area of impact is already disturbed by previous development. The proposed project will involve minor lot line adjustments, and will not have any significant impact.
- Scenic Highways. The proposed project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the area of impact has already been disturbed, and is not located on or adjacent to any identified resources.
- Hazardous Waste Sites. The proposed project site is not located on a site as referenced in Section 65962.5 of the Government Code.

- Historical Resources. The proposed project is not on a site which contains a significant historical resource, and would not cause a substantially adverse change to the significance of a historical resource.

Lead Agency Contact Person: Alex Rangel Area Code/Telephone/Extension: 760-839-4542

Signature: _____ December 23, 2025

Alex Rangel
Associate Planner

Date

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR: