



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

NOTICE OF DETERMINATION

DATE: April 29, 2026

TO:	_____ Office of Planning Research State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044	<i>Street Address:</i> 1400 Tenth St. Rm 113 Sacramento, CA 95814	FROM: City of Escondido 201 North Broadway Escondido, CA 92025 (Lead Agency)
_____	San Diego County Recorder's Office Attn: Fish and Wildlife Notices 1600 Pacific Highway, Room 260 San Diego, CA 92101 MS: A-33		

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

Hamilton 5-Lot Subdivision - Case No. PL24-0067
Project Title/Case No.

N/A City of Escondido
State Clearinghouse Number (if submitted to State Clearinghouse) Lead Agency

Masson & Associates (Robert D'Amaro) 200 E. Washington Street, Escondido, CA 92025 (760)741-3570
Project Applicant, Address and Phone Number

Melissa DiMarzo, Assistant Planner II, City of Escondido 760-839-4531 Melissa.DiMarzo@escondido.gov
Contact Person Telephone Number Email

Project Location (Include County): The 6.02-acre site is located on the southeast corner of Bernardo Avenue and Hamilton Lane and is addressed at 0 Hamilton Lane, Escondido, CA 92029. (Assessor's Parcel Number: 238-360-68-00)

Project Description: Approval of a Tentative Subdivision Map to subdivide a 6.02-acre parcel into five (5) lots, with a General Plan Designation of Estate I (E1) and a Zoning Designation of Residential Estates (RE-40; 40,000 square-foot minimum lot sizes) ("Project"). The Project includes on-site improvements related to grading and stormwater, and off-site improvements including but not limited to: sidewalk, curb, and cutter, and other standard frontage improvements. The request also includes consideration of the environmental document prepared for the Project. In accordance with the California Environmental Quality Act (CEQA), an Addendum ("First Addendum") was prepared for the Project, and demonstrates based on substantial evidence that the prior environmental analysis in the Initial Study/Mitigated Negative Declaration ("IS/MND") prepared for the adoption of the previous Project, 2005-06-AN, 2005-46-PZ, Tract 931, ER 2005-33 adequately addresses the potential environmental effects of the Project, and supports a finding that the Project would not raise any significant new issues nor exceed the level of impacts identified in the previously adopted IS/MND requiring additional analysis under CEQA. Approval of the Project includes preparation of a First Addendum prepared in accordance with section 15164 of the CEQA Guidelines. There are no changes or additions that meet any of the requirements for preparing a subsequent or supplemental MND per Sections 15162-15163 of the State CEQA Guidelines.

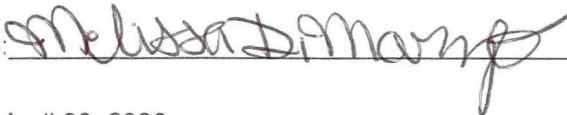
This is to advise that on **April 28, 2026**, the Escondido Planning Commission (Lead Agency) has approved the above described project and adopted a First Addendum to an Initial Study/Mitigated Negative Declaration (City File No. PL24-0067; Resolution No. 2026-03), and has made the following determinations regarding the proposed project:

1. The project will **not** have a significant effect on the environment.
2. A First Addendum to the previously adopted IS/MND prepared for the previous project, 2005-06-AN, 2005-46-PZ, Tract 931, ER 2005-33, was prepared, and found that the Project does **not** trigger the conditions requiring preparation of a Supplemental or Subsequent MND under CEQA Guidelines 15162.
3. Mitigation measures **were** made a condition of approval for this project.
4. Mitigation measures **were** adopted for this project.
5. A revised mitigation reporting or monitoring plan **was** adopted for this Project.
6. A Statement of Overriding Considerations was **not** adopted for this project.
7. Findings identified in CEQA Guidelines Section 15091 were **not** made pursuant to the provisions of CEQA.

This is to certify that a copy of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (City File No. ER 2005-03 and Ordinance No. 2007-11, Resolution No. 2007-58; 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 Services, 201 N. Broadway, Escondido, California 92025. Telephone number: 760-839-4671. The City of Escondido has complied with CEQA in preparation of the First Addendum for this Project.

Name of Official Filing Notice: Melissa DiMarzo, Assistant Planner II

City of Escondido
Lead Agency

Signature: 

Date: April 29, 2026

Date Received for Filing _____

Filing Fee Transmitted to County Clerk \$50.00