



CITY OF ESCONDIDO
PLANNING SERVICES
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
Development Services Department
Planning Services
201 North Broadway
Escondido, CA 92025

Project Title/Case No: Adjustment Plat / PL25-0249

Project Location - Specific: On the east side of Citracado Parkway, between Auto Park Way and Harveson Place, addressed as 2100, 2130, 2150 and 2170 Citracado Parkway. (APNs: 232-590-01-00, 232-590-02-00, 232-590-03-00 and 232-591-02-00)

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

Description of Project: An Adjustment Plat request to adjust the boundaries between four, legal parcels, Lots 2, 3 4 and 5 of Escondido Tract No. 834, Map No. 14983. 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: Masson & Associates, Inc. (Attn: Robert D'Amaro, P.E.)

Address: 1120 Sycamore Ave., Suite 2-D, Vista, CA 92081 Telephone: 760-741-3570

☒ 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 qualifies for a categorical exemption pursuant to CEQA Guidelines section 15305(a) meeting all applicable conditions, as further described below.

1. The project is a request to adjust the boundaries between four, legal parcels, Lots 2, 3 4 and 5 of Escondido Tract No. 834, Map No. 14983. The project does not include the creation of any new lots, or impede on any existing or proposed easements. The project has an average slope of less than 20 percent and the lot line adjustments will not result in any changes in land uses or density. The project thus adheres to the criteria of CEQA Guidelines section 15305, Class 5.

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 by previous development, 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: Jasmin Perunovich, Assistant Planner II Telephone: 760-839-4552

Signature: 
 Jasmin Perunovich
 Assistant Planner II

Date: 8/24/2026

- ☒ Signed by Lead Agency
☐ Signed by Authorized Applicant Representative

Date filed with SCH: 8/25/2026