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: Plot Plan / PL25-0317

Project Location - Specific: Located on the west side of Rock Springs Road, between West Mission Avenue and West Washington Avenue, addressed as 725 Rock Springs Road (APN: 228-250-13-00)

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

Description of Project: Approval of a Major Plot Plan for a new industrial building, business operations and accessory outdoor storage of heavy construction equipment, vehicles and trucks for a construction service business. The project consists of the following improvements on the property:

1. 14,320 SF industrial metal building for office, storage, and light maintenance and service repair of company-owned construction equipment and fleet vehicles/trucks.
2. Detached, 3,600 SF metal fuel canopy.
3. 10,000-gallon, above ground, diesel fuel tank.
4. Outdoor power wash station area.
5. Trash enclosure.
6. Security fencing and gate.
7. Perimeter landscaping.
8. Driveway, curb and gutter and surface parking spaces.
9. 37,197 SF accessory outdoor storage and parking area for the company owned construction equipment and fleet vehicles/trucks.
10. An existing 1,200 SF industrial building on site will remain for storage use.

The subject property is zoned M-1 (Light Industrial) and allows construction services and heavy construction equipment uses. The General Plan land use designation for the property is LI (Light Industrial).

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: ATC Design Group, Attention: Ascencio Sanchez

Address: 1277 Pacific Oaks Pl., #102, Escondido, CA 92029 Telephone: 760-708-9028

☒ 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 qualifies for an exemption pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects), as a Class 32 in-fill development project, meeting the conditions described below.

a. 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.
b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
c. The project site has no value as habitat for endangered, rare or threatened species.
d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
e. The site can be adequately served by all required utilities and public services.

The project on the subject property is consistent with the applicable Light Industrial General Plan designation and the Light Industrial zoning, which allows construction services and heavy construction equipment uses. The proposed project is located on a 3.09-acre site, within City limits, surrounded by existing heavy and light industrial and commercial urban uses. The site, which was previously occupied by an auto wrecking dismantling business, is already disturbed and has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and all improvements would be required to comply with local and state laws. The subject parcel is located in a developed area of the city where all necessary public services and utilities are available on site and the surrounding area is not environmentally sensitive. Therefore, the project adheres to the criteria of CEQA Guidelines, Section 15332(a thru e).

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 surrounded by urban development, already disturbed and improved with an existing, permitted building and parking lot, and all improvements would be required to comply with local and state laws.
- Scenic Highways. The proposed project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources as the property is surrounded by urban 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: _____ Date: 8/26/2026

Jasmin Perunovich
Assistant Planner II

☒ Signed by Lead Agency Date filed with SCH: 8/27/2026

☐ Signed by Authorized Applicant Representative