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: Wireless Communication Facility / PL24-0153

Project Location - Specific: Located in the public right-of-way, across from 1164 Avocado Avenue (APN: 228-060-44-00), between Borden Road and West Lincoln Avenue, addressed as 1165 Avocado Avenue.

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

Description of Project: A Minor Plot Plan Permit for the minor expansion of a leased boundary area and modifications to an existing wireless communication facility, with a T-Mobile Service Provider, located within the public right-of-way. The proposed project consists of equipment upgrades to the antennas and associated equipment on the existing, 28-foot-high, street light pole and equipment inside the existing underground vault (6'-2" x 17'-2") that is located within a 176 square feet leased boundary area on the south side of the street light pole, and expand the leased boundary area with a 24-square-foot addition on the north side of the street light pole, for the construction of an above-ground, block wall enclosure (8' length x 3'-1" width x 6' height) that will house additional associated equipment for the existing facility.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Mark Phillips, Precept Wireless Consultants

Address: 20114 Granada Avenue, San Diego, CA 92104 Telephone: 619-379-3473

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

Exempt Status: Categorical Exemption. CEQA Guidelines section 15301(Existing Facilities).

Reasons why project is exempt:
The proposed project qualifies for a categorical exemption pursuant to CEQA Guidelines section 15301 (Existing Facilities) meeting all applicable conditions, as further described below.

1. The project includes approval of a Minor Plot Plan for the minor alterations to an existing wireless communication facility, with a T-Mobile Service Provider, located in the public right-of-way. The project consists of equipment upgrades to the antennas and associated equipment on the 28-foot-high, street light pole and equipment inside an underground vault (6'-2" x 17'-2") that is located within 176 square feet leased boundary area on the south side of the street light pole, and minor exterior improvements for electrical conveyances to the existing wireless communication facility. The project thus adheres to the criteria of CEQA Guidelines section 15301(a and b).

2. The project also includes a minor expansion of the leased boundary area with a 24-square-foot addition on the north side of the street light pole, for the construction of an above-ground, block wall enclosure (8' length x 3'-1" width x 6' height) that will house additional associated equipment for the existing facility, which will not result in an increase of more than 50 percent of the floor area of the structure before the addition. The project thus adheres to the criteria of CEQA Guidelines section 15301(e)(1).

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: 10/26/26

Jasmin Perunovich
Assistant Planner II

☒ Signed by Lead Agency
☐ Signed by Authorized Applicant Representative

Date filed with SCH: 10/26/26