



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Feb 25, 2026 11:34 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000195
State Receipt # 37022520260179
Document # 2026-NOD-22

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

"THE MAPLE" -
PL24-0091/PL24-0092/PL24-0093/PL24-0094/PL24-0095/PL25-0324

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type)

FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>February 25, 2026</u>
Posted <u>February 25, 2026</u> Removed _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



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

NOTICE OF DETERMINATION

DATE: February 23, 2026

TO: Office of Planning Research	FROM: City of Escondido
State Clearinghouse	Street Address: 201 North Broadway
P O Box 3044	1400 Tenth St Rm 113
Sacramento, CA 95812-3044	Sacramento, CA 95814
	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.

"The Maple" – PL24-0091/PL24-0092/PL24-0093/PL24-0094/PL24-0095/PL25-0324

Project Title/Case No.

<u>SCH#2010071064</u>	City of Escondido
State Clearinghouse Number (if submitted to State Clearinghouse)	Lead Agency

Kingsbarn Realty (C/O John Stack), 2500 Sand Hill Rd Suite 320, Menlo Park, CA, 94025 – 650-782-3300
 Project Applicant, Address and Phone Number

<u>Ivan Flores, Principal Planner</u>	<u>760-839-4529</u>	<u>ivan.flores@escondido.gov</u>
Contact Person	Telephone Number	Email

Project Location (Include County). The 1.04-acre site is located on the south side of W. Valley Parkway and is between North Broadway to the east and Escondido Boulevard to the west, and is addressed as 137 W. Valley Parkway (APNs: 229-421-26-00)

Project Description: Approval of a project with a Specific Planning Area 9 (SPA) General Plan land use designation and within the Specific Plan (S-P) zoning district, consisting of: an Amendment to the Downtown Specific Plan removing the requirement for ground-floor retail or office on the first floor, establishing a height overlay on the subject property increasing the height limit from 60'-0" to 65'-0", and increasing the allowable number of stories from four to five, a Development Agreement to transfer 50 dwelling units from the Downtown Density Credit Pool to the subject site, and for a reduction in the required amount of open space, a Planned Development Permit to allow for a reduction in the required open space pursuant to the Downtown Specific Plan, for the construction of ground-floor residential units, and utilization of tandem spaces, and a Design Review Permit for construction of 128 multi-family units ("Project"). The Project includes ancillary non-substantive text amendments to the Downtown Specific Plan for consistency purposes, as well as off-site improvements to Maple Plaza and right-of-way improvements. In accordance with the California Environmental Quality Act (CEQA), an Addendum ("Fifth Addendum") was prepared for the Project, and demonstrates based on

PL24-0091/PL24-0092/PL24-0093/PL24-0094/PL24-0095/PL25-0324
The Maple
February 23, 2026

substantial evidence that the prior environmental analysis in the Final Environmental Impact Report ("FEIR") prepared for the adoption of the 2012 General Plan, Downtown Specific Plan Update, and Climate Action Plan, adequately addresses the potential environmental effects of 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 certified FEIR requiring additional analysis under CEQA (SCH#2010071064). Approval of the Project includes preparation of an Fifth 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 EIR per Sections 15162 – 15163 of the State CEQA Guidelines

This is to advise that on February 18, 2026, the Escondido City Council (Lead Agency) has approved the above described project and relies on a previously certified FEIR prepared for the 2012 General Plan, Downtown Specific Plan Update, and Climate Action Plan (Reso No. 2013-85), and has made the following determinations regarding the proposed project:

- 1 This Project will not have a significant effect on the environment
2. A Fifth Addendum to the previously certified FEIR prepared for the 2012 General Plan, Downtown Specific Plan Update, and Climate Action Plan, was prepared, and found that the Project does not trigger the conditions requiring preparation of a Supplemental or Subsequent EIR under CEQA Guidelines Section 15162
3. Mitigation measures were adopted for this Project.
4. A revised mitigation reporting or monitoring plan was adopted for this Project
- 5 A Statement of Overriding Considerations was not adopted for this Project
- 6 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 Final Environmental Impact Report prepared for the 2012 General Plan, Downtown Specific Plan, Climate Action Plan and the revised Mitigation Monitoring and Reporting Program, including the Fifth Addendum (Reso No. 2013-85, Ord No. 2025-13 and Reso No. 2025-168), 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 Division, 201 N Broadway, Escondido, California 92025 Telephone number: 760-839-4671. The City of Escondido has complied with CEQA in preparation of the Addendum for this Project

Name of Official Filing Notice: Ivan Flores, AICP, Principal Planner

City of Escondido

Lead Agency

Signature: 

Date February 23, 2026

Date Received for Filing _____

Filing Fee Transmitted to County Clerk \$50.00

DocuSign Envelope ID: D2394766-A797-4496-975B-CEFAF6256F35



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
wildlife.ca.gov

GAVIN NEWSOM, Governor
MEGHAN HERTEL, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

John Stack
Kingsbarn Realty Capital
2500 San Hill Road, Suite 320
Menlo Park, CA 94025
jstack@kingsbarn.com

CEQA Lead Agency: City of Escondido

Project Title: Addendum No. 5 to the Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Final Environmental Impact Report

CEQA Document Type: Environmental Impact Report

State Clearinghouse Number/local agency ID number: 2010071064

Project Location: The project site is located at 137 West Valley Parkway in the City of Escondido, San Diego County. The 1.04-acre project site is developed with a public parking lot in the City's downtown core. Surrounding land uses include West Valley Parkway followed by Escondido City Hall to the north and northwest, commercial uses to the east, northeast, and southwest, John Paul the Great Catholic University to the south, and the Civic Center to the west.

Brief Project Description: The project will include a Specific Plan Amendment to the Downtown Specific Plan to remove the ground floor retail component and increase the allowed building height from 60 feet to 65 feet and the number of stories from four to five. Additionally, the Project will require a Design Review Permit and Planned Development Permit for the construction of a five-story, 128-unit multi-family residential building and associated recreational areas. Grading would involve the excavation of 1,400 cubic yards, and construction is anticipated to take approximately 18 months. Off-site improvements to Maple Street Plaza located directly west of the project site will also be completed. These improvements include replacing the existing tree and planter with traffic rated unit pavers, relocating a trellis structure, removing the existing bicycle racks, and removing and capping of the equipment and utility vault supporting the existing fountain and irrigation systems.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects

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John Stack
February 23, 2026
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evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Approved by: _____
Signed by: Jennifer Turner Date: 2/23/2026
Signature

Jennifer Turner, Senior Environmental Scientist
(Supervisory)

Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

County Clerk Stamp or Initial



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753 5a (Rev 01/01/26) Previously DFG 753 5a

RECEIPT NUMBER 37-02/25/2026-0179
STATE CLEARING HOUSE NUMBER (If applicable) 2010071064

SEE INSTRUCTIONS ON REVERSE TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ESCONDIDO	LEAD AGENCY EMAIL	DATE 02/25/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2026-NOD-0022	

PROJECT TITLE
 "THE MAPLE"-PL24-0091/PL24-0092/PL24-0093/PL24-0094/PL24-0095/PL25-0324

PROJECT APPLICANT NAME KINGSBARN REALTY (C/O JOHN STACK)	PROJECT APPLICANT EMAIL	PHONE NUMBER 650-782-3300
PROJECT APPLICANT ADDRESS 2500 SAND HILL RD SUITE 320	CITY MENLO PARK	STATE CA
		ZIP CODE 94025

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,227 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437 25	\$	0 00

- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850 00	\$	0 00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50 00
<input type="checkbox"/> Other		\$	0 00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50 00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, SILVIA LUNA, Deputy
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Payment Reference #: