



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: Construction Material Outdoor Storage Yard/PL26-0064 & PL26-0065

Project Location - Specific: On the southwest side of North Tulip Street, south of Santa Fe Avenue, west of Interstate 15, north of West Valley Parkway, addressed as 555 N. Tulip Street (APN: 232-131-25-00)

Project Location - City: Escondido

Project Location - County: San Diego

Description of Project: A Minor Plot Plan and Design Review for a construction material outdoor storage yard in the General Industrial (M-2) zone. The Project includes the addition of perimeter fencing and gates, required upgrades to an existing trash enclosure, landscape modifications, and reconfiguration of parking and circulation.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Jon Dominy

Address: 2800 3rd Ave, San Diego, CA 92103

Telephone: 619-692-9393

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

Exempt Status: The project is categorically exempt pursuant to CEQA Guidelines sections 15301 (Existing Facilities).

Reasons why project is exempt: The project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Furthermore, the Project does not trigger any of the exceptions that disqualify the use of an exemption pursuant to CEQA Guidelines Section 15300.2:

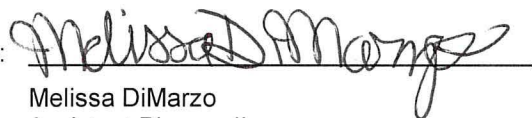
Exceptions to Exemption Criteria	Justification
(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.	The Project utilizes a Class 1 exemption, which is not qualified by consideration of where the project is to be located. Further, the project site is fully developed and the project is compatible with existing zoning regulations and development standards.
(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of	No individually significant impacts would result from the proposed Project, therefore, no cumulatively

<i>successive projects of the same type in the same place, over time is significant.</i>	considerable impacts related to traffic, noise, air quality, or water quality are anticipated to occur. As the Project is within the City's industrial area on a fully developed lot, and is utilizing an existing warehouse/office building and parking lot, no significant impacts are anticipated to occur. Therefore, this exception does not apply, and the Project is potentially eligible for a Categorical Exemption.
<i>(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.</i>	No significant environmental effects related to traffic, noise, air quality, or water quality would occur as a result of Project implementation. The Project is consistent with the zoning and land use designations for the site, and would be consistent with the vision for the industrial zone, to accommodate a variety of activities in an industrial environment. The Project site is within a developed area and is not known to contain unique resources. There are no unusual circumstances or unusual activities proposed by the Project that would result in significant environmental effects. Therefore, this exception would not apply and the Project is potentially eligible for a Categorical Exemption.
<i>(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.</i>	The Project site is not located along a designated state scenic highway, nor would the Project damage scenic resources such as trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway. The closest officially designated state scenic highway is the portion of SR 78 that traverses the Anza-Borrego Desert to the east. Therefore, this exception would not apply, and the Project is potentially eligible for a Categorical Exemption.
<i>(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.</i>	The Project site is located on a developed industrial site, which is not listed on EnviroStor and GeoTracker databases compiled pursuant to Section 65962.5 of the Government Code. These databases did not reveal any hazardous materials cases on the project site (Department of Toxic Substances Control 2024; State Water Resources Control Board 2024). As the Project site is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code, this exception does not apply and the Project is potentially eligible for a Categorical Exemption.
<i>(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.</i>	The existing warehouse building was constructed in 1995. The structure is not listed in the National Register of Historic Places or the California Register of Historical Resources. Because the structures are less than 50 years old, it is presumed not to be of the age to be considered a historic resource under CEQA. As such, this exception does not apply, and the Project is potentially eligible for a Categorical Exemption.

Lead Agency Contact Person: Melissa DiMarzo

Telephone: 760-839-4531

Signature: _____


Melissa DiMarzo
Assistant Planner II

Date: _____

9/2/26

☒ Signed by Lead Agency

Date filed with SCH: _____

☐ Signed by Authorized Applicant Representative