



CITY OF ESCONDIDO  
PLANNING DIVISION  
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  
Planning Division  
201 North Broadway  
Escondido, CA 92025

**Project Title/Case No:** PL22-0591

**Project Location - Specific:** 715 E. Washington Ave. (APN 230-103-02-00)

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

**Description of Project:** The project will consist of a Minor Plot Plan for the development of a 1,504 square-foot addition to an existing single-family dwelling unit with access via the first floor. The addition will include a 2-car garage (468 square-feet) and carport (198 square-feet) along the first floor, and a 2-bedroom (762 square-foot) addition with a deck (76 square-foot) on the second floor. The project site is located at 715 East Washington Avenue in the R-3 zone, (medium multiple residential), with a General Plan land use designation of U3 (Urban III).

**Name of Public Agency Approving Project:** City of Escondido

**Name of Person or Agency Carrying Out Project:**

Name: Sammy Pham

Address: 5101 Olive St, San Diego, CA 92105

Telephone: 619-962-7558

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

**Exempt Status:**

The project is categorically exempt pursuant to CEQA Guidelines section 15301 (Existing Facilities).

**Reasons why project is exempt:**

The project involves a Minor Plot Plan for an addition to an existing residence on a multifamily zoned property. None of the exceptions in the use of the Class 1 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project does not include any hazardous waste sites. Thus the class 1 exemption applies, and no further environmental review is required. The class 1 exemption specifically exempts from further CEQA review the operation, repair, maintenance, and minor repair of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project involves negligible or no expansion of an approved residential building because only minor additions are being proposed on the lot zoned for multifamily use.

**Lead Agency Contact Person:**

Area Code/Telephone/Extension: 760-839-4531

Signature: \_\_\_\_\_

*Melissa DiMarzo*  
Melissa DiMarzo  
Assistant Planner II

3/7/24  
Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant