



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
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MITIGATED NEGATIVE DECLARATION

**ER 2005-13, 2005-21-PD/SPA, 2005-03-AZ, 2006-04-TPM
Initial Study Part II**

Case Number: ER 2005-13, 2005-21-PD/SPA, 2005-03-AZ, 2006-04-TPM

Date Issued: July 26, 2006

Public Review Period: July 27, 2006 – August 15, 2006

Location: The proposed project is located on the north side of West Valley Parkway between North Broadway and North Escondido Boulevard on an existing public parking lot between the existing California Center for the Arts Escondido and City Hall.

Addresses: 250 West Valley Parkway. Assessor Parcel Numbers: 229-372-2000 and 229-381-1500.

Project Description: The project includes a 196-unit hotel with two levels of underground parking on 1.39 acres created by Parcel Map. The project will also require a change to the current Downtown Specific Plan to permit hotel use and a change to allow additional building height at this location.

Applicant: Escondido Development, LCC

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines as well as Ordinances and Regulations of the City of Escondido. The Initial Study is on file at the City of Escondido Planning Division.

Findings: The finding of this review are that the Initial Study identified Air Quality, Geology/Soils, Hazardous Materials, Traffic, Hydrology/Water Quality, and Public Services impacts that may be potentially significant, but mitigation measures would reduce potential impacts to a less than significant level.

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