



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

NOTICE OF MITIGATED NEGATIVE DECLARATION

The Escondido Planning Division has prepared a Mitigated Negative Declaration for the project described below. This preliminary finding means that significant impacts will not result as long as the project complies with prescribed mitigated measures. The description of the project is as follows:

Case Numbers: 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.

Address: 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 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

The review and comment period will end August 15, 2006. A copy of the Environmental Initial Study and Mitigated Negative Declaration are on file and available for public review in the Escondido Planning Division at 201 North Broadway.

This project has NOT been approved. The proposal has been reviewed for environmental impact only. The finding of this review 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 impacts to a less than significant level. This item has been tentatively scheduled for consideration by the Planning Commission on August 22, 2006 and City Council on August 23, 2006, both meetings scheduled at 7:00 p.m. in the City Council Chambers at the above address. Notification regarding those public hearings will be sent at a later date. For additional information contact Paul K. Bingham in the Planning Division at (760) 839-4306. Please refer to "the Downtown Hotel."



Dated: July 24, 2006

Paul K. Bingham
Assistant Planner II