



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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Escondido Planning Division has prepared a Mitigated Negative Declaration for the project described below. This preliminary finding means that there will be no significant environmental effects from the project because of specific mitigation measures related to aesthetics, cultural resources, hazardous materials, and transportation/traffic; which have been agreed to by the applicant and incorporated into the design and implementation of the project. The description of the project is as follows:

CASE NOS.: SUB 17-0001, ADM 17-0008, & ENV 17-0001

DATE ISSUED: May 8, 2016

PUBLIC REVIEW PERIOD: May 9, 2017 to June 8, 2017

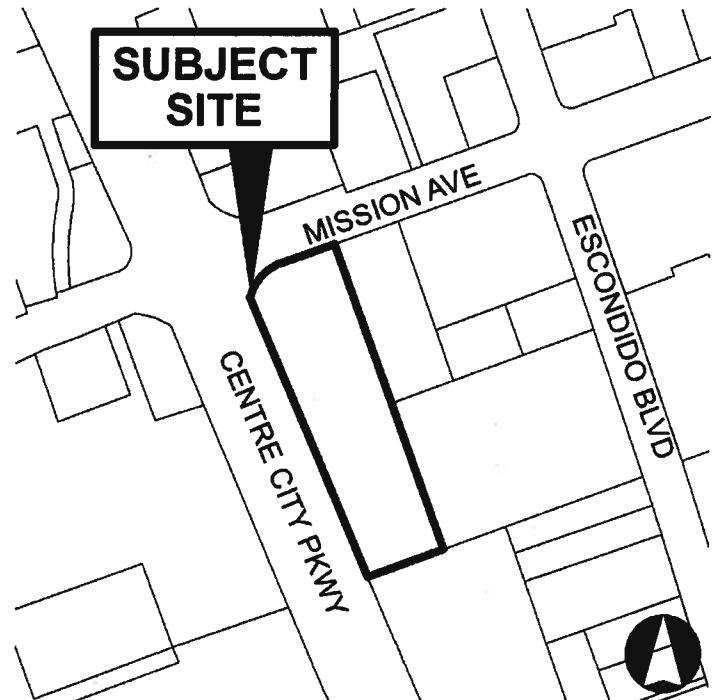
LOCATION: 425 and 427 West Mission Avenue, Escondido, California 92025 (APN 229-172-38). The site is located at the southeastern corner of Mission Avenue and Centre City Parkway.

PROJECT DESCRIPTION: The project includes an application for a 4-lot Commercial Tentative Parcel Map and a Plot Plan. The project would demolish the existing uses on-site and construct a commercial development that would consist of three buildings. Building A would consist of 3,500 square feet of general retail and 2,874 square feet of restaurant space with a drive-through (6,374 square feet total). Building B would consist of a 2,004-square-foot restaurant/coffee shop with a drive-through, a 2,400-square-foot restaurant without a drive-through, and 1,000 square feet of retail space (5,404 square feet total). Building C would consist of a 4,308-square-foot SuperStar carwash. The carwash would include a drive-through tunnel and a maximum of 26 vacuum stalls. Access to the site would be provided from both Centre City Parkway and Mission Avenue. Site access from Centre City Parkway and Mission Avenue would be right-in/right-out only. A northbound right-turn pocket/deceleration lane would be provided at the Centre City Parkway project driveway. The project also includes roadway improvements to create a third northbound through lane on Centre City Parkway. A total of 105 parking stalls would be provided on-site, mostly along the eastern project perimeter.

APPLICANT: Todd Dwyer, OnPoint Development

The review and comment period will end on June 8, 2017. A copy of the environmental Initial Study and the Mitigated Negative Declaration are on file and available for public review in the Escondido Planning Division, at 201 North Broadway, Escondido, CA 92025, and online under "Projects" at <http://www.escondido.org/planning.aspx>. Written comments relevant to environmental issues will be considered if submitted to the Planning Division prior to 5:00 p.m., PST on June 8, 2017.

Further information may be obtained by contacting Adam Finestone at the Planning Division, telephone (760) 839-6203. Please refer to **Case No. SUB 17-0001, ADM 17-0008, & ENV 17-0001**



 Bill Martin, AICP
 Director of Community Development

DATED: May 5, 2017