



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

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The Escondido Planning Division has prepared a Negative Declaration for the project described below. This preliminary finding means that there will be no significant environmental effects from the project. The description of the project is as follows:

CASE NO.: PHG 12-0023

DATE ISSUED: February 14, 2013

PUBLIC REVIEW PERIOD: February 26, 2013 – March 18, 2013

LOCATION: The approximately 3.87-acre project site is generally bounded by Sherman Place to the north, North Kalmia Street to the west, North Juniper Street to the east and East Valley Parkway to the south, addressed as 144, 152, 202, 205, 207, 222, 229, 232, 234, 236, 238, 246, and 261 East Pennsylvania Ave; 200, 202, 218, 226, and 230 E. Valley Parkway; and 220 and 232 N. Kalmia Street.

PROJECT DESCRIPTION: A Conditional Use Permit to use two existing buildings and parking for a public charter high school with a maximum of 700 full-time students on an approximately 3.87 acre site located in Historic Downtown, Creekside Neighborhood, and Park View Districts of the Downtown Specific Plan Area. The proposed Conditional Use Permit would allow Classical Academy High School to relocate secondary students from their current facility at 144 N. Woodward Ave to the North County Times office/former newspaper printing facility located approximately one-third of a mile from the current school. No new buildings are being proposed for the school. The existing north building, which consists of approximately 30,699 square feet is proposed for use by the school without increasing square footage. Limited changes are proposed for the existing south building which encompasses 31,836 square feet. Proposed modifications would include enclosing an existing loading dock, which is roofed and enclosed on three sides and internally adding a second floor. A 54-square foot hallway, which would link the two buildings, represents the only expansion to the existing building footprints. The proposed changes would increase total floor area by 3,198 square feet. A total of 201 parking spaces will be incorporated into four separate areas to accommodate vehicles of students, administrators/faculty, parents and other guests. Two existing parking lots are located north of East Pennsylvania Ave and south of Sherman Place on either side of Waverly Place. Both lots will be reconfigured and re-striped (and the lot east of Waverly Place will be expanded to include an existing vacant landscaped lot). Other proposed site improvements include: a new canopy on the west side of the northerly building, facade improvements, several new courtyard areas with masonry walls, new hardscape and landscaping, exterior painting, new signage, and implementation of several other project features including a stacking zone and signage to ensure efficient drop-off/pick-ups.

APPLICANT: Brad Burke, Competitive Edge Development

The review and comment period will end March 7, 2013. A copy of the environmental Initial Study and the Negative Declaration are on file and available for public review in the Escondido Planning Division, at 201 North Broadway, Escondido, CA 92025. Written comments relevant to environmental issues will be considered if submitted to the Planning Division prior to 5:30 p.m., March 7, 2013.

Further information may be obtained by contacting Bill Martin at the Planning Division, telephone (760) 839-4557. Please refer to **Case No. PHG 12-0023**.

DATED: February 22, 2013

Bill Martin, Principal Planner

