



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR “2608 South Escondido Boulevard Project” City File Nos. ENV 19-0007, SUB 19-0010 and PHG 19-0050

BACKGROUND: The City of Escondido has prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the project described below. The findings of this review are that the Initial Study identified effects related to cultural/tribal cultural resources and noise that might be potentially significant. A Mitigated Negative Declaration is prepared when an Initial Study identifies project related impacts that might be potentially significant, but design and minimization measures, revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts to the environment are reduced to less than a significant level. The description of the project is as follows:

PROJECT DESCRIPTION: The proposed project involves a one-lot Tentative Subdivision Map along with a Condominium Permit/Plot Plan for the proposed development of 42 air-space, three-story condominium units located on approximately 1.75-acres of land. A Non-Emergency Demolition Permit also is requested for the proposed demolition of a Spanish Colonial Revival-style adobe structure constructed in 1946 that is classified as a historic resource. The structure originally was constructed as a single-family residence and was converted into a restaurant in 1963 (most recently known as “Hacienda de Vega”) which was shuttered in 2017. Access to the site would be provided from South Escondido Boulevard via a 24-foot-wide private street. South Escondido Boulevard would be improved across the project frontage (eastern side) to include curb, gutter, and sidewalk. A southbound left-turn lane would be stripped across the project frontage. A total of 96 parking spaces would be provided on-site (garages/open guest spaces). On-street spaces would be restricted.

LOCATION: On the eastern side of S. Escondido Boulevard, south of Citracado Parkway, east of S. Centre City Parkway, addressed as 2608 S. Escondido Boulevard (Assessor Parcel Nos. 238-152-06-00, 238-152-07-00).

APPLICANT: Kitchell Development Company (S. Escondido LP)

PUBLIC REVIEW PERIOD: The review and comment period will begin on **March 16, 2020** and end at 5:00 p.m., on **April 6, 2020**. Copies of the Draft IS/MND are on file and available for public review in the Escondido Planning Division, at 201 N. Broadway, and also posted on the City of Escondido web site at: <https://www.escondido.org/2608-south-escondido-blvd-project.aspx>.

Further information may be obtained by contacting Jay Paul at the Planning Division, telephone (760) 839-4537 or email at jpaul@escondido.org. Please refer to Case No. ENV 19-0007.

The Historic Preservation Commission (HPC) will consider the Non-Emergency Demolition Permit on **March 19, 2020**. Public hearings for the Planning Commission and City Council to consider the proposed project have not yet been scheduled and additional public notice will be provided when the hearing dates are set.

Bill Martin

Bill Martin, AICP
Director of Community Development

Date: March 10, 2020

