



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 noise 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 NO.: ENV 12-0006 / PHG 12-0001
 Lexus Escondido

DATE ISSUED: February 22, 2013

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

LOCATION: On the south side of Auto Park Way, west of Tanglewood Lane and I-15, addressed as 1205 Auto Park Way, in the PD-C (Planned Development –Commercial) zone.

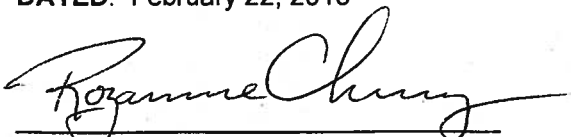
PROJECT DESCRIPTION: A modification of a previously approved Master Development Plan (Case No. 2006-10-PD) for the existing Lexus Escondido automobile dealership and Centre to allow events to be held on the two existing third floor roof decks of the existing facility and to modify General Condition of Approval # 24 of Council Resolution No. 2006-269-R to allow the use of a public address system and amplified music for these events and entertainment that would include dancing. A Cabaret Permit for the amplified music and dancing is part of the request, as well as establishing a higher daytime (7 AM. to 10 PM.) noise level standard of 65 dBA (where 55 dBA and 60 dBA are currently permitted) at the property lines and modifying General Condition #30 regarding the noise thresholds. The applicant requests BEZ (Business Enhancement Zone) processing directly to city council. Types of events would include, but not be limited to, concerts, weddings and other ceremonies, receptions, corporate events, screening of movies/videos, civic meetings, charitable events, auctions, mixers, and similar uses/events. Music would be provided by DJ's, live acoustic ensembles and live amplified ensembles, bands and orchestras. Events would occur at any time the centre is open. All amplified sound on the open roof decks would be reduced to the nighttime (10 PM. to 7 AM.) property line noise thresholds at 10:00 PM. On-site self-parking and/or valet parking is proposed for events. Also requested is to allow a second monument sign along Auto Park way up to 4.5 feet high and 54 SF in area, and more than one temporary feather flag sign up to 15-feet tall, per business establishment on the premises, up to an aggregate total of 10 feather flags for the entire center.

APPLICANT: Lexus Escondido

The review and comment period will end March 11, 2013. 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., March 11, 2013.

Further information may be obtained by contacting Rozanne Cherry at the Planning Division, telephone (760) 839-4536. Please refer to Case No. ENV 12-0001 / PHG 12-0001.

DATED: February 22, 2013


 Rozanne Cherry, Principal Planner

