



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Revised 8-19-13

CASE NO.: ENV 12-0006 / PHG 12-0001
DATE ISSUED: August 26, 2013
PUBLIC REVIEW PERIOD: August 29, 2013 through September 17, 2013

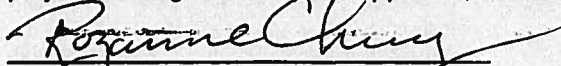
PROJECT DESCRIPTION: A modification of a previously approved Master Development Plan (Case No. 2006-10-PD) for the Centre at Lexus Escondido and the existing automobile dealership and Vintana restaurant to allow events to be held on the two existing third floor roof decks of the facility and to modify 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 limit 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 General Plan indicates that higher levels of community noise exposure for the adjacent residential areas may be considered and conditionally acceptable up to 70 dBA. 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. The maximum number of patrons that would occupy the outdoor space on the third-floor roof decks at any given event, or combination of smaller concurrent events, would be 615 people. Music would be provided by DJ's, live acoustic ensembles and live amplified ensembles, bands and orchestras. Events could occur at any time the Centre is open, except for certain time restrictions for an event or concurrent events exceeding 200 attendees during weekday peak commuter and school traffic periods. 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 are 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 allow the use of a maximum of 10 feather flags 15-feet tall, to advertise any on-site business or combination of on-site businesses.

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.

APPLICANT: Lexus Escondido

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines, Ordinance and Regulations of the City of Escondido. The Initial Study is on file in the City of Escondido Planning Division.

Findings: The findings of this review are that the Initial Study identified potentially significant impacts associated with noise and transportation/traffic. However, mitigation measures incorporated into the project, and agreed to by the applicant, would reduce impacts to a less than significant level.


Rozanne Cherry, Principal Planner