



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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

CASE NO.: PL20-0654 ViaWest Group (Meyers Avenue Industrial Project)

DATE ISSUED: August 15, 2022

PUBLIC REVIEW PERIOD: August 19, 2022 – September 19, 2022

LOCATION: The 4.26-acre property is located on the west side of Meyers Avenue, between E. Barham Drive to the north and Corporate Drive to the south, within the City of Escondido, County of San Diego, addressed at 2351 Meyers Avenue (Assessor Parcel Numbers 228-312-05-00 and 228-312-06-00).

PROJECT DESCRIPTION: Administrative Plot Plan application for the development of a 67,300-square-foot industrial building on a 4.26-acre vacant site. The building includes 55,300 square feet of manufacturing/warehouse space, 6,000 square feet of office on the first floor and 6,000 square feet of office space on the mezzanine level. Grading includes a combination of cut and fill, retaining walls, and blasting is anticipated.

APPLICANT: ViaWest Group (VWP Escondido, LLP)

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines, Ordinances and Regulations of the City of Escondido. The draft Initial Study/Mitigated Negative Declaration (IS/MND) are on file in the City of Escondido Planning Division and can be viewed on the City of Escondido web site (*Active Development Projects*) at: <https://www.escondido.org/meyers-avenue-industrial-project>. Further information may be obtained by contacting the Jay Paul, Senior Planner, telephone (760) 839-4537 or email at jpaul@escondido.org.

Findings: The findings of this review are that the Initial Study identified effects related to noise, cultural/tribal cultural resources, hazards/hazardous materials, transportation and wildfire that might be potentially significant. 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 are reduced to less than a significant level. The final IS/MND will require consideration and adoption by the Escondido Zoning Administrator. A public meeting for the adoption of the final IS/MND by the Zoning Administrator has not yet been scheduled.



Adam Finestone, AICP
City Planner