



CITY OF ESCONDIDO  
PLANNING DIVISION  
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## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

CASE NO.: PHG15-0021 "Microfiltration/Reverse Osmosis Facility" MF/RO

DATE ISSUED: March 2, 2016

PUBLIC REVIEW PERIOD: March 8, 2016 – April 6, 2016 (The Draft Initial Study/MND is being recirculated for public review to address modifications to the project design and mitigation measures).

LOCATION: The 3.25-acre project site is located within the City of Escondido, County of San Diego, generally located on the northern side of E. Washington Avenue and southern side of El Norte Parkway, west of intersection of Washington Avenue/El Norte Parkway, east of Citrus Avenue, addressed as 2512 E. Washington Avenue (APN 225-270-54).

PROJECT DESCRIPTION: The proposed project involves a Conditional Use Permit (CUP) for the development of a city facility designed to provide advanced treatment for Title 22 quality recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. The facility would utilize membrane filtration [i.e., microfiltration (MF) or ultrafiltration (UF) membranes] and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd). The project consists of two separate buildings (approximately 14,440 SF Chemical Storage Building and an approximately 21,775 SF MF/RO Process Building) up to approximately 37 feet in height (top of ridgeline of sloping roofs). The buildings would contain a variety of equipment, pumps, electrical, control and storage rooms. The MF/RO facility would be designed to accommodate the installation of future equipment to provide an additional 1.0 mgd of production capacity. Underground storage tanks (90,000 gallon feed tank, 163,000 gallon inter-process tank, and a 970,000 gallon product storage tank) also would be installed, along with various above-ground pipes and holding tank(s). Primary access would be provided from E. Washington Avenue, with secondary access to El Norte Parkway. The perimeter of the site would be secured by a combination of new, six-foot-high masonry walls and decorative open fencing. The project also include a 1,500 kW emergency backup generator.

APPLICANT: City of Escondido Utilities Department, Water Division

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act (CEQA) and State CEQA/CEQA-Plus-Requirements, as well as related City Ordinances and Regulations. The Initial Study and Draft Mitigated Negative Declaration are on file in the City of Escondido Planning Division and can be viewed on the City of Escondido web Site at: <http://www.escondido.org/planning.aspx>.

FINDINGS: The findings of this review are that the Initial Study identified impacts related to the issues of biological resources, cultural and tribal cultural resources, and noise that may be potentially significant. However, 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. All other project impacts studied were found to be less than significant.

Jay Petrek, Director of Community Development