



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 tribal cultural resources, 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.: PHG 16-0006 & ENV 16-0002

DATE ISSUED: July 12, 2016 **PUBLIC REVIEW PERIOD:** July 14, 2016 to August 2, 2016

LOCATION: The project site is located on the north side of West Mission Avenue between North Escondido Boulevard and North Broadway, on a property addressed as 220 West Mission Avenue (APN 229-120-76).

PROJECT DESCRIPTION: A proposal for a Master and Precise Development Plan for the development of a four-story, 103,985-SF building on a 1.57-acre property that is currently undeveloped. The building would contain a 101,251-SF self-storage facility (99,686 SF for storage space and 1,565 SF for associated offices) and 2,734 SF of leasable retail/restaurant space, as well as associated parking, landscaping, and utilities. Access to the facility would be via two driveways on West Mission Avenue. Because the current General Plan designation for this property (General Commercial) imposes a maximum floor area ratio (FAR) of 0.5 and the proposed building would exceed this FAR, the project includes a request for a General Plan Amendment to change the designation to Planned Commercial, which would allow a FAR up to 1.5. The project also includes a request for a Zone Change to change the zoning designation from Commercial General (CG) to Planned Development - Commercial (PD-C).

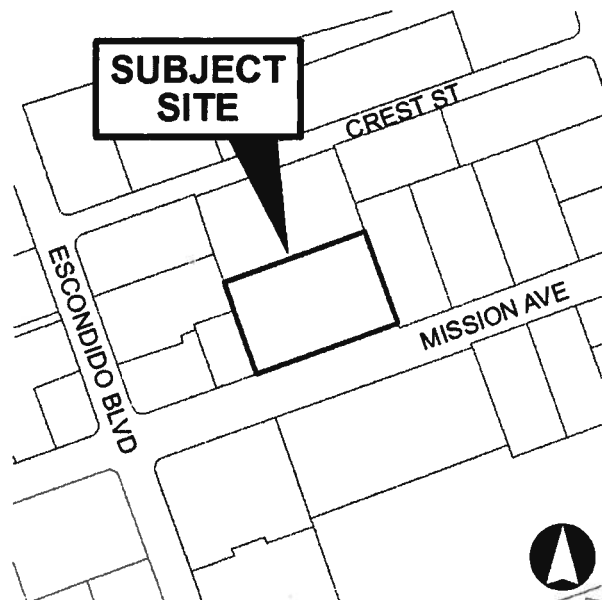
APPLICANT: The William Warren Group, Inc.
 940 South Coast Drive, Suite 205
 Costa Mesa, CA 92626
 (310) 451-2130

The review and comment period will end on August 2, 2016. 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., August 2, 2016.

Further information may be obtained by contacting Ann Dolmage at the Planning Division, telephone (760) 839-4548. Please refer to **Case No. PHG 16-0006**.

DATED: July 12, 2016


 Bill Martin
 Community Development Director





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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 tribal/cultural resources. However, mitigation measures incorporated into the project, and agreed to by the applicant, would reduce impacts to a less than significant level.



Bill Martin
Community Development Director