



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 air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, noise, and utilities/service systems, 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.:** PHG15-0039

**DATE ISSUED:** September 26, 2017      **PUBLIC REVIEW PERIOD:** September 29 to October 18, 2017

**LOCATION:** The project site is located at the northeast corner of Miller Avenue and Hamilton Lane, on a property addressed as 2324 Miller Avenue, Escondido (Assessor's Parcel Number 238-110-39).

**PROJECT DESCRIPTION:** A proposed Conditional Use Permit for expansion of the Chalice Unitarian Universalist Congregation facility. The original facility was established in 2003 under a Major Use Permit issued by the County of San Diego. The property has since been annexed to the City of Escondido. The existing facility consists of a two-story, 3,300-SF structure containing a chapel, kitchen, and office space on the first floor and additional office space on the second floor. A 330-SF accessory structure for meeting space is also located on the property, and 39 parking spaces and a septic system serve the facility. The proposed expansion project would be implemented in two phases. Phase 1 would construct a 2,569-SF multipurpose building, bio-detention areas, an expanded parking area with 49 spaces, a water pipeline under Miller Avenue and a fire hydrant to serve the property, and street improvements on the east side of Miller Avenue. Phase 2 would remodel the interior of the existing chapel building and add 422 SF of foyer space to that building. The facility would retain its septic system, and because congregation size (maximum 150 congregants for Sunday services) is not anticipated to increase with this project, no expansion of the facility is proposed. Site grading for the project would consist of 1,972 cubic yards of cut and 972 cubic yards of fill.

**APPLICANT:** Peter Bussett, AIA  
 11211 Eagles Creek Court, San Diego, CA 92128  
 (619) 417-0830

The review and comment period will end on October 18, 2017. 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., October 18, 2017**.

Further information may be obtained by contacting Ann Dolmage at the Planning Division, telephone (760) 839-4548. Please refer to **Case No. PHG 15-0039**.

**DATED:** September 26, 2017

Ann Dolmage  
 Associate Planner

