



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

014167

FILED
Gregory J. Smith, Recorder/County Clerk

JUL 17 2007

NOTICE OF DETERMINATION

BY A. Consul
DEPUTY

DATE: July 12, 2007

TO: San Diego County Recorder's Office
Attn: Anthony Consul
P. O. Box 121750
San Diego, CA 92112-1750

FROM: Jay Petrek
City of Escondido
201 N. Broadway
Escondido, CA 92025

SUBJECT: Filing of Notice of Determination in compliance with Section 21089, 21108, or 21152 of the Public Resources Code.

City Plaza Mixed Use Residential Development
(Case No: 2007-11-PD/SP/DA, ER 2007-08)
Project Title and Case No.

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County on JUL 17 2007
Posted JUL 17 2007 Removed AUG 20 2007
Returned to agency on AUG 20 2007
Deputy A. Consul

Nathan Adler
12463 Rancho Bernardo Road #164.
Rancho Bernardo, CA 92128
Applicant's Name and Address

(858) 487-8111
Telephone Number

State Clearinghouse Number: Not Applicable

Jay Petrek
City Contact Person

(760) 839-4556
Telephone Number

328 South Escondido Boulevard, Escondido, California in San Diego County at the southeastern corner of Escondido Boulevard and Third Avenue. The site is currently developed with an antique mall retail establishment and banquet meeting facility that will be demolished.
Project Location (include County)

The proposal involves a mixed-use project with four stories above ground (totaling 56 feet in height), and one story below ground, to accommodate 55 apartments, 5,198 SF of commercial space, 4,158 SF of office space (9,356 SF total), and a parking garage for 126 vehicles on 0.8 acre.
Project Description

This is to advise that on July 11, 2007, the City of Escondido approved the above-described project and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

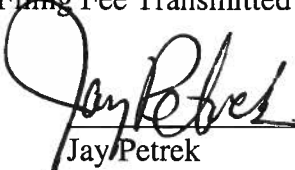
3. Mitigation measures were not adopted for this project.
4. A mitigation reporting or monitoring plan was not adopted for this project
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

A copy of the Negative Declaration and record of project approval is available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number (760) 839-4671.

Name of Official Filing Notice _____

Date Received for Filing _____

Filing Fee Transmitted to County Clerk \$1,850



Jay Petrek
Principal Planner

Lead Agency: City of Escondido Planning Division
201 N. Broadway
Escondido, CA 92025



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

FILED
 Gregory J. Smith, Recorder/County Clerk

APR 18 2007

A. Consul

BY _____
 DEPUTY

NEGATIVE DECLARATION

**SOUTH ESCONDIDO BOULEVARD
 55-UNIT MIXED-USE DEVELOPMENT
 Case Number: ER 2007-08, 2007-11-SP/PD/DA**

Date Issued: April 18, 2007

Public Review Period: April 18, 2007 through May 8, 2007

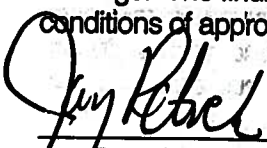
Location and Address: On the east side of Escondido Boulevard south of 3rd Avenue addressed as 328 S. Escondido Boulevard.

Project Description: The project will demolish an existing structure on-site (Enchanted Gardens Center) and construct a mixed-use development with four-stories above ground (totaling 56 feet high), one-story below ground, to accommodate 55 apartments, 5,198 S.F of commercial space, 4,158 S.F of office space, and a parking garage for 121 vehicles. The 0.8-acre project requires a Specific Plan Amendment to increase density on the site from 45 d.u./acre to 61 d.u./acre, and a Master and Precise Development Plan. There shall be an interior landscaped courtyard on the 2nd level of the project for the residential occupants. A public plaza of 2,617 S.F. will be located at the corner of 3rd Avenue and Escondido Boulevard. Vehicular access to the project will be provided by a single driveway from Third Avenue with secondary access from the alley. The office and retail spaces will have exterior access points at the street level. The residential units will be accessed via stairs and/or elevators from assigned parking spaces located in the below-grade parking level, or from the public plaza. The apartments involve seven 1-bedroom units, and forty-eight 2-bedroom units. The parking garage involves 40 spaces at-grade and 81 spaces in the subterranean level. Off-site infrastructure improvements include constructing 490 linear foot sewer line in the alley, constructing 721 linear foot water line along Third Avenue and Maple Street, undergrounding of two (2) existing power poles in the alley and reconnecting neighboring properties to electrical service pursuant to SDG&E's approval, and dedicating two feet (2') of alley frontage to the City. Temporarily encroach five feet (5') into the alley during the construction phase is proposed to shore underground parking that is anticipated to last approximately three (3) months .

Applicant: City Plaza at Escondido, L.L.C.

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

Findings: The finding of this review is that the Initial Study determined that no measures beyond the normal conditions of approval would be required to ensure impacts are reduced to below a level of significance.


 Jay Petrek, AICP
 Principal Planner

FILED IN THE OFFICE OF THE COUNTY CLERK
 San Diego County on APR 18 2007
 Posted APR 18 2007 Removed _____
 Returned to agency on _____
 Deputy A. Consul