



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

CASE NOs.: SUB15-0022 and SUB15-0023, PHG15-0031, AZ15-0002 and ENV15-0011 "Del Prado"

DATE ISSUED: March 1, 2016

PUBLIC REVIEW PERIOD: March 4, 2016 – March 23, 2016

LOCATION: The 4.98-acre project site is located in the City of Escondido, County of San Diego, and generally is located on the southwestern corner of S. Centre City Parkway and Brotherton Road. The project consists of five parcels (APNs 238-130-11, -26, -27, -35 and -36) addressed as 2329 Centre City Parkway. The site fronts onto and takes access from Brotherton Road on the north, and Centre City Parkway frontage road on the east.

PROJECT DESCRIPTION: The proposed project involves a Master and Precise Development Plan for 113 air-space, three-story condominium/townhome units on approximately 4.89 acres of land. Two Tentative Subdivision Maps (Del Prado North – 81 units and Del Prado South – 32 units) are requested because all of the subject parcels are not contiguous. An Amendment to the South Escondido Boulevard Area Plan is requested to allow an exclusively residential project on the site in conjunction with a Zone Change from General Commercial (CG) zoning to Planned Development-Residential (PD-R). Project components include a mix of 2 bedroom and 3 bedroom units ranging from 1,109 SF to 1,584 SF situated in 27 separate buildings (21 buildings Del Prado North and 6 buildings Del Prado South). A dedicated two-car garage would be provided for each unit along with additional on-site open parking spaces. The project includes shared recreational facilities including pool, deck/trellis features and BBQ areas. The existing single-family home located on Parcel No. 11 will be demolished.

APPLICANT: Touchstone Communities

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 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 effects related to biological resources, geology/soils, noise, cultural and tribal cultural resources that might 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.



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