

# CITY OF ESCONDIDO

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ROLF S. GUNNARSON  
COMMUNITY DEVELOPMENT DIRECTOR



## NOTICE OF ENVIRONMENTAL ASSESSMENT (DETERMINATION OF NO SIGNIFICANCE)

PROJECT IDENTIFICATION: 86-123-CUP

DATE: October 22, 1986

PROJECT LOCATION: Southeast corner of Avenida del Diablo and West Valley Parkway, addressed as 1817 Avenida del Diablo.

PROJECT DESCRIPTION: Modification of a Conditional Use Permit to convert an existing 96 bed "intermediate care" convalescent home facility to a 96 bed "skilled nursing" convalescent facility.

This project has been reviewed as required by the California Environmental Quality Act and Guidelines and ordinances and regulations of the City of Escondido.

DETERMINATIONS: A review and assessment of this project has determined with certainty that there is no possibility that the activity in question may have a significant effect on the environment based on the following considerations:

1. The project is located within a substantially developed area (i.e. 50% of the lots within a 300' radius are developed to their maximum potential as determined by zoning).
2. Public utilities are in place, or can be readily provided.
3. No significant topographic features exist on site and general conformance with the City's Grading Ordinance can be achieved.
4. No impacts to known or suspected archaeological or cultural resources will result from the project.
5. The size and scale of the project is compatible with the surrounding properties. In this context, compatibility can be determined through a comparison of lot sizes, density, and development standards.

AUTHORITY: Section 15061(b)(3), State CEQA Guidelines

BRIAN R. SMITH  
Environmental Review Coordinator

