



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, hazards and hazardous materials, and transportation/traffic 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.:** SUB 15-0003

**DATE ISSUED:** June 25, 2015

**PUBLIC REVIEW PERIOD:** June 29, 2015 to July 20, 2015

**LOCATION:** The project site is located on the northeastern corner of Centre City Parkway and Washington Avenue, addressed as 382, 426, 429, 430, and 444 W. Washington Avenue.

**PROJECT DESCRIPTION:** The project proposes a one-lot Tentative Subdivision Map in conjunction with a Master and Precise Development Plan for 112 residential condominium units on a 3.44-acre parcel in the Centre City Urban District of the Downtown Specific Plan. The proposed development includes six, three and four-story residential buildings with a maximum building height of 49 feet. The residential complex includes 60 one-bedroom units and 52 two bedroom units with unit sizes ranging from 788 SF to 1,336 SF. The units are designed as walk-up residential flats with fourth story lofts provided for some of the third floor units. Access to the new condominium development would be provided from a 28'-wide driveway on Centre City Parkway leading to an internal driveway secured with gates. Secondary emergency exits with gates would be located on Washington Street and Centre City Parkway. A total of 209 parking spaces would be provided in a mix of single-car garages, carports and open parking spaces. Open space generally consists of a resort-style pool with barbeques, pet wash station, clubroom, fitness center and private balconies for each unit. The proposed project design includes using public right-of-way on Centre City Parkway for bio-retention storm water treatment and would require several exceptions to the established standards in the Downtown Specific Plan including parking and sign setbacks, amount of open space provided and covered parking.

**APPLICANT:** N.C.A. Real Estate, 3 Corporate Plaza, Suite 230, Newport Beach, CA 92660  
(949) 633-7383

The review and comment period will end on July 20, 2015. 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., July 20, 2015. Further information may be obtained by contacting **Bill Martin** at the Planning Division, telephone (760) 839-4557. Please refer to **Case No. SUB 15-0003**.

**DATED:** June 25, 2015

Bill Martin  
Deputy Planning Director

