

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

NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION FOR
EAST VALLEY PARKWAY AND MIDWAY DRIVE
DRAINAGE IMPROVEMENT PROJECT
City File Nos. PL24-0257

A draft Initial Study Mitigated Negative Declaration ("IS/MND") has been prepared for the project described below. A Mitigated Negative Declaration is prepared when an Initial Study identifies project related impacts that might be potentially significant, but revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts to the environment are reduced to less than a significant level. The description of the project is as follows:

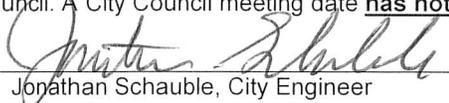
PROJECT DESCRIPTION: The proposed project would involve increasing the capacity of the City of Escondido's existing storm water drainage systems to collect and convey flows up to a 100-year storm event downstream to Escondido Creek. The existing storm water drainage systems in the project area are undersized and unable to collect and convey anticipated flow rates, resulting in localized flooding within the project area and has triggered deployment of sandbags and road closures an average of five times per year since 2019. The proposed project would involve the construction and operation of approximately 16,700 linear feet of reinforced concrete box culverts and approximately 4,400 linear feet of reinforced concrete pipelines beneath existing roadways and adjacent public rights-of-way (e.g., sidewalks), as well as four new points of connection for storm water to enter Escondido Creek within the project site. The culverts would range in size from a single six-foot by four-foot culvert (24 square feet in area) to a dual 12-foot by 10-foot culvert (240 square feet in area). The pipelines would be 36 inches in diameter (approximately 7 square feet in area) and 54 inches in diameter (about 16 square feet in area). The project would require relocation of some of the existing underground utilities to accommodate installation of the proposed storm water drainage culverts and pipes. The relocated utilities would be within the immediate area of the proposed storm water drainage culverts and pipes. Following culvert/pipe installation, the affected roadways/sidewalks would be resurfaced to City standards. Road resurfacing would include the provision of storm water drainage inlets along both sides of the roads to collect runoff. The project would also include bio-retention areas to provide filtration and treatment of runoff before discharging into Escondido Creek. Upon completion of project construction, more than 1,600 parcels that are currently completely or partially located within a Federal Emergency Management Agency (FEMA) 100-year floodplain could be redesignated as outside a 100-year floodplain (the City would submit a Conditional Letter of Map Revision to FEMA).

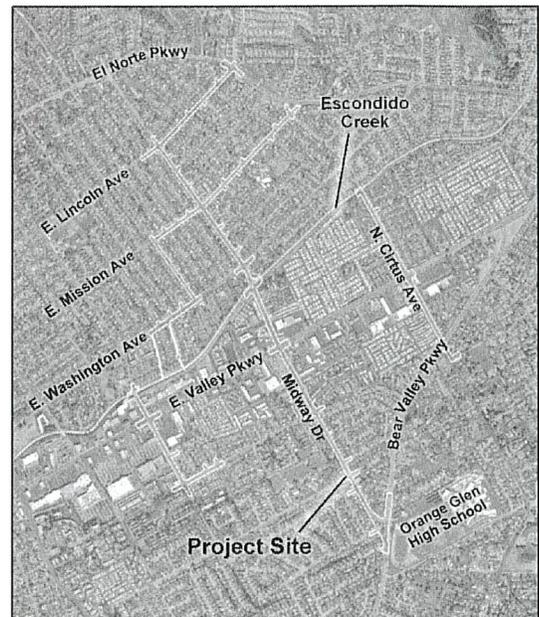
LOCATION: The project site is an approximately five-mile-long corridor within public rights-of-way associated with existing roadways, and the concrete-lined Escondido Creek in the central portion of the City of Escondido. Specifically, the roadways within the project site include segments of North Midway Drive, South Midway Drive, Bear Valley Parkway, East Lincoln Avenue, East Mission Avenue, North Citrus Avenue, North Rose Street, East Grand Avenue, East Washington Avenue, Daisy Street, and an unnamed alley immediately south of East Washington Avenue and north of Escondido Creek, between North Rose Street and Begonia Street. The linear project site is generally bounded by East El Norte Parkway to the north, Bear Valley Parkway to the east, South Rose Street and Glenridge Road to the south, and North Rose Street to the west.

APPLICANT: City of Escondido

PUBLIC REVIEW PERIOD: The review and comment period will begin on **October 2, 2025**, and end at **5:00 p.m. on November 3, 2025**. Copies of the draft IS/MND are on file and available for public review in the Escondido Planning Division, at 201 N. Broadway, Escondido, CA 92025 and posted on the City of Escondido website: <https://www.escondido.gov/1281/EAST-VALLEY-PARKWAY-AND-Midway-DrIVE-DRa>

Copies may also be obtained by contacting **Matthew Souttere**, (760) 839-4574 or via email Matt.Souttere@escondido.gov. Please refer to Case No. PL24-0257. The Final IS/MND will require consideration and adoption by the City Council. A City Council meeting date **has not** been established at this time.


Jonathan Schauble, City Engineer



Dated: September 29, 2025