



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

NOTICE OF DETERMINATION

DATE: April 11, 2019

TO: Office of Planning Research
 State Clearinghouse
 P.O. Box 3044
 Sacramento, CA 95812-3044

FROM: City of Escondido
 201 North Broadway
 Escondido, CA 92025

San Diego County Recorder's Office
 Attn: Fish and Wildlife Notices
 1600 Pacific Highway, Room 260
 San Diego, CA 92101
 MS: A-33

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

"Escondido Assisted Living" (PHG17-0025 and ENV17-0007)

Project Title/Case No.

2019011009

State Clearinghouse Number (if submitted to State Clearinghouse)

City of Escondido

Lead Agency

The Mitchell Group (Tigg Mitchell) 142 S. Cedros Avenue, Suite D, Solana Beach, CA (619)-993-7089
 tigg@themitchellgroup.us

Project Applicant, Address and Phone Number

Jay Paul, Senior Planner, City of Escondido

Contact Person

(760) 839-4537

Telephone Number

jpaul@escondido.org

Email

The approximately 3.48-acre site is located in the City of Escondido, County of San Diego, addressed as 1802 N. Centre City Parkway, Escondido, CA 92026 (APN 226-190-22).

Project Location (include County)

Project Description: A Conditional Use Permit for the development of an approximately 71,316 SF, three-story residential care facility; Grading Exemption(s) for retaining walls and fill slopes in excess of 10 feet in height; and a General Plan Amendment to allow structures up to three stories in height within the R-1-10 zone (Single-Family Residential, up to 10,000 sf min. lot size). The project includes 22 memory care and 66 assisted living units (totaling 88 units and 96 beds) and up to 43 parking spaces. Access to the project would be provided by a single driveway fronting onto Centre City Parkway. Centre City Parkway is proposed to be widened across the project frontage to provide a transition lane for ingress and egress into the site. The existing creek along the eastern boundary of the proposed development area is proposed to be retained and preserved as a project feature.

This is to advise that on April 10, 2019, the Escondido City Council (Lead Agency) has approved the above described project (City Council Resolution No. 2019-48) and adopted a Final Initial Study/Mitigated Negative Declaration (City File No. ENV17-0007), and has made the following determinations regarding the proposed project:

NOD
ENV17-0007
Escondido Assisted Living
April 11, 2019

1. That an Initial Study/Mitigated Negative Declaration was prepared, issued and adopted for the Project pursuant to the provisions of CEQA.
2. Mitigation measures were adopted as part of the project and environmental review, along with a Mitigation Monitoring and Reporting Program (MMRP).
3. The proposed project will not have a significant effect on the environment because any potential impacts have been mitigated to less than a significant level.
4. Findings were made pursuant to the provisions of CEQA.
5. A Statement of Overriding considerations was not adopted for this project.

This is to certify that a copy of the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (City File No. ENV17-0007), and record of project approval(s) with any comments and responses are 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. The City of Escondido has complied with CEQA in preparation of the final adopted Initial Study/Mitigated Negative Declaration.

Name of Official Filing Notice: Jay Paul, Senior Planner

City of Escondido

Lead Agency

Signature:  _____

Date: April 11, 2019

Governor's Office of Planning & Research

APR 15 2019

STATE CLEARINGHOUSE

Date Received for Filing _____

Filing Fee Transmitted to County Clerk \$2,404.75

Governor's Office of Planning & Research

APR 10 2019

STATE CLEARINGHOUSE

STATE CLEARINGHOUSE

APR 15 2019

Governor's Office of Planning & Research

1802 NCCP, LLC
575 UNION ST.
SAN DIEGO, CA 92101-6728

90-7162 44613
3222

1043

DATE 4/10/19

PAY TO THE
ORDER OF

County Clerk

\$ 2,404.⁷⁵

Two thousand four hundred four ⁷⁵/₁₀₀ DOLLARS

Security Features
Included.
Details on Back.

CHASE 

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO NOD ENV 17-0007

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