



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

**NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR  
 THE CENTERPOINTE 78 COMMERCIAL PROJECT – ADM 13-0127 / ENV 13-0009  
 State Clearinghouse Number 2014061031**

The City of Escondido (City), as lead agency pursuant to the California Environmental Quality Act of 1970 (CEQA) statues (Cal. Pub. Res. Code § 21 et seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, § 15000 et seq.) (1998) has prepared a Draft Environmental Impact Report (EIR) for the following project.

**Project Description:**

A proposed grocery market and quick service restaurant at 925 N. Broadway on 3.7 acres at the northwestern corner of Highway State Route (SR-) 78 and N. Broadway (former Toyota Dealership). Off-site traffic mitigation involves street improvements, including the removal of street parking in several area neighborhoods. The grocery market building proposes approximately 43,500 sq. ft. located in the western portion of the site. The restaurant pad would be 3,200 sq. ft. located on the eastern portion of the site adjacent to N. Broadway and includes a drive through. Access to the site would be from Lincoln Avenue that borders the north side of the property. A total of 199 parking spaces are proposed, which exceed minimum requirement. The market would include a loading dock area with two large rollup doors a trash compactor, cardboard bailer, and recycling and trash bin area on the west side of the building. Rooftop equipment would be recessed below the wall parapet to provide screening from off-site vantage points. Market signage would be installed on the front of the building (facing Broadway) and the south side of the building, facing SR-78. A 20-foot high pylon sign is proposed near the corner of N. Broadway and SR-78 in addition to two 6-foot high monument signs on Lincoln Avenue. Street improvements include intersection modifications at Lincoln Avenue / N. Broadway, N. Broadway/SR-78/Lincoln Parkway, Lincoln Avenue / Escondido Boulevard, Lincoln Avenue / Garrick Way, El Norte Parkway / Escondido Boulevard, Lincoln Avenue / Fig Street. Removal of street parking is proposed on Fig Street between Lincoln and Mission Avenues, on Lincoln Avenue between Ash and Rose Streets, on Escondido Boulevard between Mission and Lincoln Avenues, and on Escondido Boulevard between Decatur Way and El Norte Parkway. The EIR identifies project-related significant unmitigable impacts regarding traffic, and vehicle noise requiring overriding findings.

**In accordance with §15105 of the CEQA Guidelines, this public notice officially notifies the general public, public agencies, and interested individuals and organizations that a 45-day public review period will begin on August 14, 2015 and end on September 28, 2015.** The draft EIR may be viewed on the City’s website at <http://www.escondido.org/centerpointe-78-commercial-project.aspx>. Hardcopies of the draft EIR and associated documents are available at the following locations during normal business hours: Escondido Public Library (239 S. Kalmia Street) and Escondido City Hall (201 N. Broadway). The public review period is your opportunity to provide comments on issues related to the proposed project. **Written comments regarding the adequacy of this draft EIR must be received by 5:00 p.m. on September 28, 2015.**

**Public Meetings:** This project is tentatively scheduled for Planning Commission on November 10, 2015, and City Council on December 9, 2015. A separate public notice will be mailed announcing the date and time.

**Applicant:** Lars Andersen

**Comments should be addressed or e-mailed to:**

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**Case File No.:** ADM 13-0127, ENV 13-0009

Date: August 13, 2015

*Jay Petrek*

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