

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: 501/503 W. Mission Avenue Project

Lead Agency: City of Escondido

Contact Name: Ivan Flores, Senior Planner

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Phone Number: 760-839-4529

Project Location: City of Escondido

County of San Diego

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

A Request for approval of a Tentative Parcel Map to allow the subdivision of a 3.74-acre property comprised of 2 parcels into 4 parcels, 3 Conditional Use Permits for drive-through facilities, and a Design Review Permit for the construction of the facilities. The Project includes a non-emergency demolition of an existing building (over 50 years old) previously occupied by a restaurant use and redevelopment of the site with three new commercial/food service uses totaling 6,110 square feet. Parcel 1, would be approximately 2.19 acres, and would retain the existing 85-room Quality Inn Hotel and its associated parking. Parcel 2, would be 0.50 acres and would include a 1,460 square foot coffee shop with drive through window. Parcel 3, would be 0.48 acres and would include a 2,300 square foot fast food restaurant with drive through window (pick up only – no drive through ordering). Parcel 4, would be 0.53 acres and would include a 2,350 square foot fast food restaurant with drive through window, and includes a request for a 45 percent reduction in the required amount of off-street parking spaces via the Conditional Use Permit. The Project includes ancillary improvements including but not limited to landscaping, frontage and circulation improvements.

**Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.**

The draft Initial Study/Mitigated Negative Declaration has identified potentially significant impacts to Biological Resources (BIO-1), Cultural Resources (CUL-1), and Tribal Cultural Resources (TCR-1 - TCR-10). The incorporation of mitigation measures will lessen the impacts to less than significant for the topics identified in the Initial Study.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Not applicable.