



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

### NOTICE OF DETERMINATION

**DATE:** December 05, 2024

<b>TO:</b>	Office of Planning Research State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044	<i>Street Address:</i> 1400 Tenth St. Rm 113 Sacramento, CA 95814	<b>FROM:</b> City of Escondido 201 North Broadway Escondido, CA 92025 <u>(Lead Agency)</u>
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✕ 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 21152 of the Public Resources Code.

"Hickory Street Office to Residential Conversion" Case Nos. PL23-0190/PL23-0191/PL24-0215/PL24-0225/PL24-0229

Project Title/Case No.

2024091021	City of Escondido
State Clearinghouse Number (if submitted to State Clearinghouse)	Lead Agency

Escondido Investments, LLC (Darshan Patel), 1650 Hotel Circle North, Suite 110, San Diego, CA 92108 (619) 293 - 3349

Project Applicant, Address and Phone Number

Ivan Flores, Senior Planner, City of Escondido	760-839-4529	ivan.flores@escondido.gov
Contact Person	Telephone Number	Email

**Project Location** (Include County): The property is located at the northeast corner of S. Hickory Street and E. 3rd Avenue, and is bounded by S. Grape Street to the east and E. 2nd Avenue to the north, addressed as 240 S. Hickory Street (APN: 229-492-14-00) Escondido, CA, 92025, within the County of San Diego.

**Project Description:** A request for a General Plan Map Amendment to amend the underlying land use designation from Office (O) to Urban V (U5) to permit a maximum residential density of up to 30 dwelling units per acre; a Zone Map Amendment to amend the City's Zoning Map to rezone the subject property from Hospital Professional (H-P) to Very High Multifamily Residential (R-5); a Master Plan and Precise Plan, and Design Review Permit to adopt a Planned Development Zone and allow for the conversion of an existing office building into 21 residential dwelling units, along with ancillary improvements. The Project also includes a Density Bonus Request to exceed the allowable density of the site, and includes two "low-income units" for an additional unit over the maximum permitted of 20 dwelling units (20 base units + 1 bonus unit), and incentives/concessions and waivers as permitted by State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives). The Project also includes adoption of the environmental document prepared for the Project.

Case Nos. PL23-0190, PL24-0225, PL23-0191, PL24-0215, PL24-0229  
Hickory Street Office to Residential Conversion  
December 05, 2024

This is to advise that on **December 04, 2024**, the Escondido City Council (Lead Agency) has approved the above described project and adopted a Final Initial Study/Mitigated Negative Declaration (City File No. PL23-0190, PL24-0225, PL23-0191, PL24-0215, PL24-0229; Resolution No. 2024-187, introduced Ordinance No. 2024-16, and Resolution No. 2024-188), and has made the following determinations regarding the proposed project:

1. The project  will not, have a significant effect on the environment.
2.  A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were, adopted for this project.
4. A mitigation reporting or monitoring plan  was adopted for this project
5. A Statement of Overriding Considerations  was not adopted for this project.
6. Findings  were made pursuant to the provisions of CEQA.

This is to certify that a copy of the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (PL23-0190, PL24-0225, PL23-0191, PL24-0215, PL24-0229; Resolution No. 2024-187, Ordinance No. 2024-16, and Resolution No. 2024-188), 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: Ivan Flores, Senior Planner

City of Escondido  
Lead Agency

Signature: *Ivan Flores*

Date: December 05, 2024

Date Received for Filing December 05, 2024

Filing Fee Transmitted to County Clerk 12,966.75



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Dec 05, 2024 12:12 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-001087  
State Receipt # 37120520241001  
Document # 2024-NOD-137

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

Hickory Street Office to Residential Conversion" Case Nos.  
PL23-0190/PL23-0191/PL24-0215/PL24-0225/PL24-0229

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON** December 5, 2024  
**Posted** December 5, 2024 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 763.5.



San Diego County



Transaction #: 8121274  
Receipt #: 2024439207

JORDAN Z. MARKS  
Assessor/Recorder/County Clerk  
1600 Pacific Highway Suite 260  
P. O. Box 121750, San Diego, CA 92112-1750  
Tel. (619) 237-0502 Fax (619) 557-4155  
[www.sdarcc.gov](http://www.sdarcc.gov)

Cashier Date: 12/05/2024  
Cashier Location: SD

Print Date: 12/05/2024 12:12 pm

Payment Summary

Total Fees:	\$2,966.75
Total Payments:	\$2,966.75
Balance:	\$0.00

Payment	
CHECK PAYMENT #10032	\$2,966.75
<b>Total Payments</b>	<b>\$2,966.75</b>
Filing	
CEQA - NOD	FILE #: 2024-001087 Date: 12/05/2024 12:12PM Pages: 3
	State Receipt # 37-12/05/2024-1001
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Mitigated/Negative Declaration	\$2,916.75
<b>Total Fees Due:</b>	<b>\$2,966.75</b>
<b>Grand Total - All Documents:</b>	<b>\$2,966.75</b>



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 37-12/05/2024-1001  
 STATE CLEARING HOUSE NUMBER (if applicable)  
 2024091021

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ESCONDIDO	LEAD AGENCY EMAIL	DATE 12/05/2024
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2024-NOD-0137
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PROJECT TITLE  
 HICKORY STREET OFFICE TO RESIDENTIAL CONVERSION" CASE NOS.  
 PL23-0190/PL23-0191/PL24-0215/PL24-0225/PL24-0229

PROJECT APPLICANT NAME ESCONDIDO INVESTMENTS LLC (DARSHAN PATEL)	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-293-3349
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PROJECT APPLICANT ADDRESS 1650 HOTEL CIRCLE NORTH SUITE 110	CITY SAN DIEGO	STATE CA	ZIP CODE 92108
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PROJECT APPLICANT (Check appropriate box)  
 Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	2,916.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee(State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

**PAYMENT METHOD:**

Cash     Credit     Check     Other    **TOTAL RECEIVED**    \$    2,966.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, CARLOS TERAN, Deputy
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Payment Reference #: CHECK#10032