

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
Tentative Subdivision Map, Conditional Use Permit,
Design Review Permit, Grading Exemption,
Development Agreement, and Density Bonus
City File Nos. PL23-0129/PL23-0130/PL25-
0085/PL25-0086**

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: A request for a Tentative Subdivision Map to subdivide an existing 24.53-acre site comprised of two parcels into eleven parcels: Lots 1 – 10 would be used for residential uses (4.20-acres), and Lot 11 would be used for purposes of a religious facility (20.33-acres); a request for a Conditional Use Permit and Design Review Permit for construction of a 11,767 square-foot religious facility; a Grading Exemption for fill/cut slopes up to 23'-0" and 32'-0" in height, respectively; and a Development Agreement for payment of the North Broadway Deficiency Fee ("Project"). The Project also includes a Density Bonus Request, and would provide two low-income units, and would utilize waivers in accordance with State Density Bonus Law and Article 67 of the Escondido Zoning Code. The Project would disturb approximately 7.20 acres of the 24.53-acre site, and includes associated on-site and off-site improvements, including, but not limited to, off-street parking, landscaping, stormwater basins, grading, and street improvements.

LOCATION: The properties are located in the northeast area of the City, on the south side of Rincon Avenue, east of Conway Drive, adjacent to the City and County boundary, addressed as 1315 and 1356 Rincon Avenue (APNs: 224-100-84-00 and 224-100-85-00).

APPLICANT: ISKCON of Escondido

PUBLIC REVIEW PERIOD: The review and comment period will begin on **April 10, 2025**, and end at 5:00 p.m., on **May 09, 2025**. Copies of the draft IS/MND are on file and available for public review in the Escondido Planning Division, at 201 N. Broadway, and posted on the City of Escondido website: <https://www.escondido.gov/1248/ISKCON-Residential-Subdivision-and-Relig> and may be obtained by contacting **Ivan Flores, Principal Planner, (760) 839-4529** or via email ivan.flores@escondido.gov. Please refer to Case Nos. PL23-0129/, PL23-0130/PL25-0085/PL25-0086. The Final IS/MND will require consideration and adoption by the City Council, subject to recommendation by the Planning Commission. A Planning Commission meeting date has been **tentatively scheduled** for **July 08, 2025** at 7 p.m. to be held at 201 N. Broadway, Escondido, 92025. The City Council meeting date will be established subsequent to Planning Commission recommendation.




Veronica Morones, City Planner

Dated: April 10, 2025