



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:  
 37-11/21/2024-0965  
 STATE CLEARING HOUSE NUMBER (If applicable)  
 2024071028

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ESCONDIDO PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 11/21/2024
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2024-NOD-0127
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PROJECT TITLE  
 MISSION/CCP TPM & DRIVE THROUGH FACILITIES-PL24-0057/PL22-0396/PL22-0397/PL22-0398/PL24-0198

PROJECT APPLICANT NAME 503 W MISSION LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-442-2495
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PROJECT APPLICANT ADDRESS 14493 OLD CREEK ROAD	CITY SAN DIEGO	STATE CA	ZIP CODE 92131
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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
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> 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 <i>ERS</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, ELVA STOPKE, Deputy
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Payment Reference #: CHECK #5500



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Nov 21, 2024 01:40 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-001047  
State Receipt # 37112120240965  
Document # 2024-NOD-127

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

MISSION/CCP TPM & DRIVE THROUGH FACILITIES -  
PL24-0057/PL22-0396/PL22-0397/PL22-0398/PL24-0198

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):

<b>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON</b> <u>November 21, 2024</u>
<b>Posted</b> <u>November 21, 2024</u> <b>Removed</b> _____
<b>Returned to agency on</b> _____
<b>DEPUTY</b> _____

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 753.5.



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

### NOTICE OF DETERMINATION

**DATE:** November 21, 2024

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

*Street Address:*  
1400 Tenth St. Rm 113  
Sacramento, CA 95814

**FROM:** City of Escondido  
201 North Broadway  
Escondido, CA 92025  
(Lead Agency)

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.

Mission/CCP TPM & Drive Through Facilities – PL24-0057/PL22-0396/PL22-0397/PL22-0398/PL24-0198  
Project Title/Case No.

2024071028  
State Clearinghouse Number (if submitted to State Clearinghouse)

City of Escondido  
Lead Agency

503 W Mission LLC, 14493 Old Creek Road, San Diego, CA 92131 858-442-2495  
Project Applicant, Address and Phone Number

Ivan Flores, AICP Senior Planner, City of Escondido  
Contact Person

760-839-4529  
Telephone Number

ivan.flores@escondido.gov  
Email

**Project Location (Include County):** The proposed project is located within the City of Escondido, County of San Diego, at the southwest corner of W Mission Avenue and Centre City Parkway, and is addressed as 501 – 503 W Mission Avenue. Assessor's Parcel Nos. (APNs 229-171-30 and 229-171-29-00).

**Project Description:** A request for approval of a Tentative Parcel Map to allow the subdivision of a 3.74-acre property comprised of two (2) parcels into four (4) parcels, three (3) Conditional Use Permits for drive-through facilities, and a Design Review Permit for the construction of the facilities ("Project"). 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, located in the westerly portion of the Project site, would be approximately 2.19 acres, and would retain the existing 85-room Quality Inn Hotel and its associated parking. Parcel 2, located in the northeasterly portion of the Project site, would be 0.50 acres and would include a 1,460 square foot coffee shop with drive through window. Parcel 3, located in the southeasterly portion of the Project site, 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, located in the southeasterly portion of the Project site, 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.

Case Nos. PL24-0057/PL22-0396/PL22-0397/PL22-0398/PL24-0198  
Mission/CCP TPM and Drive-through facilities  
November 21, 2024


This is to advise that on , the Escondido City Council (Lead Agency) has approved the above described project, and adopted a Mitigated Negative Declaration (City File Nos. PL24-0057/PL22-0396/PL22-0397/PL22-0398/PL24-0198; Resolution No. 2024-164), and has made the following determinations regarding the proposed project:

1. The project X will not have a significant effect on the environment.
2. X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures X were adopted for this project.
4. A mitigation reporting or monitoring plan X was adopted for this project
5. A Statement of Overriding Considerations X was not adopted for this project.
6. Findings X 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 (City File No. PL24-0057/PL22-0396/PL22-0397/PL22-0398/PL24-0198, and Resolution No. 2024-164), 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, AICP, Senior Planner

City of Escondido  
Lead Agency

Signature: 

Date: November 21, 2024

Date Received for Filing \_\_\_\_\_

Filing Fee Transmitted to County Clerk \$2,966.75

San Diego County



Transaction #: 8103853  
 Receipt #: 2024423479

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: 11/21/2024  
 Cashier Location: SD

Print Date: 11/21/2024 1:42 pm

Payment Summary

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

Payment

CHECK PAYMENT #5500 \$2,966.75

Total Payments \$2,966.75

Filing

CEQA - NOD FILE #: 2024-001047 Date: 11/21/2024 1:40PM Pages: 3

State Receipt # 37-11/21/2024-0965

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Mitigated/Negative Declaration	\$2,916.75
Total Fees Due:		\$2,966.75

Grand Total - All Documents: \$2,966.75