



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

### The Master Planned Expansion of the Existing Materials Recovery Facilities (MRF) of Escondido Disposal Inc. (EDI)

City File No. ENV 15-0005

**BACKGROUND:** The City of Escondido has prepared a Draft Mitigated Negative Declaration (MND) 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:** The project is a modification of a Conditional Use Permit for a master planned expansion of the existing EDI transfer station/MRF facility on W. Washington Avenue into the adjacent northerly parcel fronting on W. Mission Avenue to accommodate additional sorting and improve recovery of recyclable material in order to increase diversion of waste from landfills, as required by state regulations. The proposed project would provide for a total of 216,476 square feet (s.f.) of transfer station/MRF building area. The project does not propose any increase in permitted daily and annual throughput allowances. The master plan improvements include both renovation of existing buildings as well as demolition and reconstruction of buildings, off-site storm drain improvements and construction of an anaerobic digester that would produce biogas to generate electricity for the facilities and/or provide CNG fuel for collection vehicles. The existing Household Hazardous Waste (HHW) canopy would remain unchanged. The project would be constructed in 4 phases.

Phase 1 would include the demolition of approximately 40,520 square feet of existing warehouse/manufacturing building area; the renovation and reconfiguration of the other existing manufacturing space into an area for materials baling and bale storage; new construction of 74,436 s.f. to house a single stream MRF line, a commercial and recyclable tipping area, and a self-haul/construction and demolition (C&D) materials receiving area; construction of a new 4,615 foot maintenance canopy; and the internal on-site traffic circulation would be revised and the off-site storm drain improvements constructed.

Phase 2 would renovate the existing transfer station tipping floor to 36,798 s.f.; the mixed MRF line area would be expanded to 43,150 s.f.; and an employee break room and visitor center would be constructed inside the existing transfer station.

Phase 3 would renovate the former Golfcraft office building and reconfigure part of the manufacturing plant on Mission Avenue to provide 10,372-square-feet of office space. The existing EDI offices would then be relocated to the renovated offices.

Phase 4 would demolish the existing baling and bale storage area and EDI office building on Washington Avenue and construct a 30,037-square-foot anaerobic digester (AD) facility that would produce biogas to generate electricity for the facilities and/or provide CNG fuel for collection vehicles.

**LOCATION:** Four parcels, totaling 11.1 acres, fronting on W. Washington Avenue and W. Mission Avenue, between Metcalf Street and Rock Springs Road, addressed as 1044 W. Washington Avenue (APNs 228-250-1600, -1700, -7700) and 1021 W. Mission Avenue (APN 228-250-7800). The proposed off-site storm drain improvements would be constructed within the W. Washington Avenue right-of-way from the project site to a connection at Metcalf Street.

**PUBLIC REVIEW PERIOD:** The review and comment period will begin on **June 24, 2015** and end at 5:00 p.m. on **July 23, 2015**. A copy of the environmental Initial Study and the Mitigated Negative Declaration are on file and available for public review in the Escondido Planning Division, at 201 North Broadway, Escondido, CA 92025, and online under "Projects" at <http://www.escondido.org/planning.aspx>.

Further information may be obtained by contacting **Rozanne Cherry** at the Planning Division, telephone **(760) 839-4536** or email at [rcherry@escondido.org](mailto:rcherry@escondido.org).

Please refer to Case No. ENV 15-0005

DATED: June 22, 2015

*Rozanne Cherry*

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Rozanne Cherry, Principal Planner



