

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 13-Lot Residential Development / Annexation (PHG 13-0043, PHG 13-0044, ENV 13-0015, SUB 13-0011)

Lead Agency: City of Escondido

Contact Person: Jay Petrek, Assist. Planning Dir.

Mailing Address: 201 North Broadway

Phone: (760) 839-4556

City: Escondido

Zip: 92025

County: San Diego

Project Location: County: San Diego

City/Nearest Community: Escondido

Cross Streets: North Ash Street and Stanley Avenue

Zip Code: 92027

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 5.7

Assessor's Parcel No.: 224-142-01; 224-142-26, 27 and 28

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: Interstate 15 / SR 78

Waterways: _____

Airports: _____

Railways: _____

Schools: Rincon Middle School

Document Type:

CEQA: NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: NOI

EA

Draft EIS

FONSI

Other: Joint Document

Final Document

Other: _____

Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other: _____

Development Type:

Residential: Units 13 Acres 4.2

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Educational: _____

Recreational: _____

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other: _____

Present Land Use/Zoning/General Plan Designation:

Semi-Rural Residential of 1 dwelling unit per 1 gross acre, slope less than 25%

Project Description: (please use a separate page if necessary)

Approval of 13 lot single-family subdivision (10,000 SF minimum lot sizes) involving grading exemptions with peripheral fill slopes up to 13 feet in height on approximately 4.2 acres (APN: 224-142-01); Development Agreement involving payment of certain fees and construction of various improvements; Annexation to the City of Escondido and detachment from County Special District 135 of approximately 5.7 acres that also includes three vacant parcels (APN: 224-142-26, 27 and 28) and adjacent streets and ; Construction of various on- and off-site street and utility improvements; Demolition of 1 single-family dwelling unit and related storage/shed structures and on-site vegetation; Certification of Mitigated Negative Declaration.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>11</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: <u>San Diego LAFCO</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 20, 2014 Ending Date July 21, 2014

Lead Agency (Complete if applicable):

Consulting Firm: <u>VCS Environmental</u>	Applicant: <u>Pacific Land Investors, LLC</u>
Address: <u>30900 Rancho Viejo Road, Suite 100</u>	Address: <u>111 Pacifica, Suite 130</u>
City/State/Zip: <u>San Juan Capistrano/CA/92675</u>	City/State/Zip: <u>Irvine/CA/92618</u>
Contact: <u>Eric Turner</u>	Phone: <u>(949) 233 - 4086</u>
Phone: <u>949-489-2700</u>	

Signature of Lead Agency Representative: _____ Date: June 18, 2014

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.