



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

NOTICE OF PROPOSED MITIGATED NEGATIVE DECLARATION

The Escondido Planning Division has prepared a Mitigated Negative Declaration for the project described below. This preliminary finding means that there will be no significant environmental effects from the project because of specific mitigation measures related to the Benton Burn Site Remediation Project, which have been agreed to by the applicant and incorporated into the design and implementation of the project. The description of the project is as follows:

CASE NO.: ENV 10-0005, Benton Burn Site Remediation Project

DATE ISSUED: August 15, 2011

PUBLIC REVIEW PERIOD: August 18, 2011 through September 19, 2011

LOCATION:

The project site is located approximately two miles northwest of downtown Escondido, west of Interstate 15, near the intersection of Still Water Glen and David Glen, partly within the limits of the City of Escondido and partly within an unincorporated area of the County of San Diego, California. The site lies primarily in a ravine where the surrounding areas have been developed with residences. The project site is located on three parcels. One parcel is undeveloped, and part of a subdivision (Assessor's Parcel Number 224-163-42). The two other parcels are residential properties (Assessor's Parcel Number 224-190-36 and Assessor's Parcel Number 224-190-52, former APN 224-190-47) located at 2346 and 2374 Sleepy Hill Lane, respectively.

PROJECT DESCRIPTION:

The proposed project is the remediation of the former Benton Dump site. The activity involves less than one acre and would consist of consolidating waste and capping the surface with an engineered soil cover. The cap would include clean soil to meet the State Minimum Standards and minimize the potential for human exposure to burn ash-containing waste present on the ground surface and in shallow soil (less than two feet). A small area of unoccupied coastal sage scrub (0.05 acre) will be removed and mitigated at a 2:1 ratio with the purchase of 0.10 acre conservation credits. The remediation will also affect 0.06 acre of a drainage area, which may be un-vegetated jurisdictional waters that would be subject to permits from US Army Corps of Engineers and/or the California Department of Fish & Game. Construction activities will be limited to the hours between 8 A.M. and 5 P.M. Upon completion of construction, the project site would return to the relative appearance of existing conditions. The project would not construct any buildings and does not include lighting components. Existing non-native vegetation would be replaced by native seed mix over the soil cap.

APPLICANT: City of Escondido, Edward Domingue, Director of Engineering Services

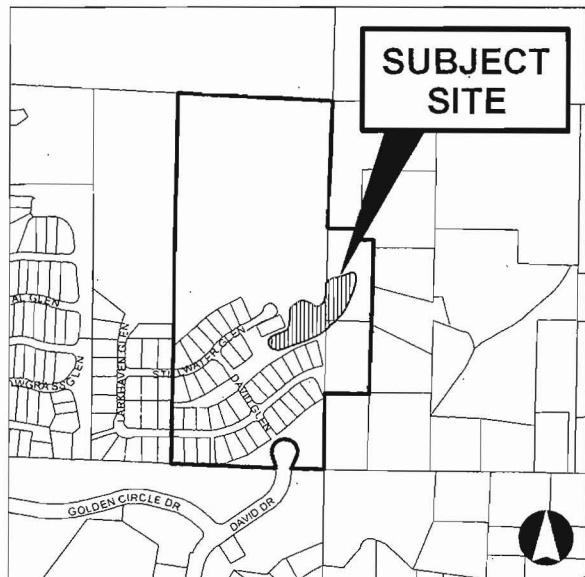
The review and comment period will end **September 19, 2011**. A copy of the environmental Initial Study and the Mitigated Negative Declaration are on file and available for public review in the Escondido Planning Division, at 201 North Broadway, Escondido, CA 92025, and on the Planning Division's web page under Projects, <http://www.escondido.org/planning.aspx>.

Written comments relevant to environmental issues will be considered if submitted to the Planning Division **prior to 5:30 p.m., September 19, 2011**.

Further information may be obtained by contacting Rozanne Cherry at the Planning Division, telephone (760) 839-4536. **Please refer to Case No. ENV 10-0005.**

DATED: August 15, 2011

Rozanne Cherry, Principal Planner
 Planner's Name & Title



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An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines, Ordinance and Regulations of the City of Escondido. The Initial Study is on file in the City of Escondido Planning Division.

Findings: The findings of this review are that the Initial Study identified potentially significant impacts associated with biology. However, mitigation measures incorporated into the project, and agreed to by the applicant, would reduce impacts to a less than significant level.

A handwritten signature in cursive script that reads "Rozanne Cherry".

Rozanne Cherry, Principal Planner