



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  
 Ash Street Residential Subdivision and  
 Annexation Project  
 City File No. PL22-0134/PL22-0154**

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 Tentative Subdivision Map to subdivide approximately 5.09 acres into 20 single-family residential lots with a single lettered lot for a biofiltration basin. The Project includes the construction of 20 new single-family detached residences. A Density Bonus is requested that will restrict one of the lots to "very low income" buyers. The project site is currently within the Sphere of Influence of the City of Escondido and Planning Area and annexation from unincorporated County territory to the City of Escondido is requested. The annexation will require final approval by the Local Agency Formation Commission (LAFCO). Utilities will be extended to serve the proposed project from Ash Street, Stanley Avenue and Lehner Avenue.

**LOCATION:** The property is located west of Ash Street between Stanley Avenue to the north and Lehner Avenue to the south (Assessor Parcel Number 224-130-10-00).

**APPLICANT:** Escondido North, LLC

**PUBLIC REVIEW PERIOD:** The review and comment period will begin on **March 30, 2023**, and end at 5:00 p.m., on **April 19, 2023**. 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 web site <https://www.escondido.org/ash-st-residential-subdivision-and-annexation> and may be obtained by contacting **Ivan Flores, Associate Planner, telephone (760) 839-4529 or via email at iflores@escondido.org**. Please refer to Case Nos. PL22-0134/PL22-0154. 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 **May 23, 2023**. The City Council meeting date will be established subsequent to Planning Commission recommendation.

Dated: March 27, 2023

  
 Andrew Firestine, AICP  
 Director of Development Services



**VICINITY MAP**  
 NOT TO SCALE