



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

NOTICE OF PUBLIC HEARING

The Escondido Planning Commission will hold a public hearing, in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, CA at 7 p.m., on Tuesday, December 13, 2022, to consider the items below:

TENTATIVE SUBDIVISION MAP, GRADING EXEMPTION, AND ANNEXATION – PL21-0269, PL21-0277, AND PL22-0584:

REQUEST: The project proposes a 56-unit subdivision on approximately 14.07 acres of land. The subdivision would be comprised of 46 single-family lots, and one multi-family lot which would accommodate 10 affordable housing units (comprised of five duplexes), pursuant to State Density Bonus law. Two of the proposed single-family lots would be occupied by existing single-family homes, and two lettered lots would be created for stormwater basins and open space area. Of the 14.07 acre property, 12.06 acres are currently within the City of Escondido. The remaining 2.01-acre parcel is within the unincorporated County of San Diego, which will require LAFCO approval for annexation into the City. A Grading Exemption is requested for cut and fill slopes ranging from 10 to 20 feet in height located internally on Lots 10 & 24. Utilities will be extended to serve the proposed project from Conway Drive, Stanley Avenue and Lehner Avenue. The proposal also includes the adoption of a Mitigated Negative Declaration prepared for the project.

PROPERTY SIZE AND LOCATION: The approximately 14.07-acres site is located along Conway Drive, both sides of Stanley Avenue and north of Lehner Avenue (Assessor Parcel Nos. 224-141-23-00, 224-141-24-00, 224-141-25-00, 224-142-30-00, 224-142-31-00, 224-142-32-00, and 224-142-33-00).

ENVIRONMENTAL STATUS: A Draft Initial Study and Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review on October 28, 2022. Responses to comments received on the IS/MND have been incorporated into the Final IS/MND. Mitigation measures required under the California Environmental Quality Act (“CEQA”) have been developed to reduce potentially significant impacts related to air quality, biological resources, cultural and tribal cultural resources, geology/soils, hazards and hazardous materials, noise, and transportation/traffic. Pursuant to the provisions of the CEQA (Public Resources Code, Section 21000 et seq.), the City of Escondido has determined that the project will not have a significant effect on the environment with implementation of mitigation measures.

If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) coordinator (760) 839-4643 with any requests for reasonable accommodations at least 24 hours prior to the meeting. The City of Escondido does not discriminate against any person with a handicapped status. All interested persons are invited to attend the meeting.



The staff report will be available at the Escondido Planning Division, 201 N. Broadway, the Escondido Public Library 239 S. Kalmia St., Escondido, CA 92025, and on the City’s website at <http://www.escondido.org/PC-agendas.aspx> after Thursday, December 8, 2021. **For additional information, please contact Greg Mattson (760) 839-4537, gmattson@escondido.org, and refer to Case No. PL21-0269.**

Adam Finestone, AICP
 City Planner

DATED: November 28, 2022