



CITY OF ESCONDIDO
 OFFICE OF THE CITY CLERK
 201 NORTH BROADWAY
 ESCONDIDO, CA 92025-2798
 760-839-4617

NOTICE OF PUBLIC HEARING

The Escondido City Council will hold a public hearing, in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, CA at 5 p.m., on Wednesday, January 11, 2023, to consider the item 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 acres, 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 slopes ranging from 10 to 20 feet in height located internally on Lots 10 and 13, and cut slopes greater than 2 to 1. 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.

PLANNING COMMISSION ACTION: On December 13, 2022, the Planning Commission voted 4 – 1 to recommend approval of the project.

PROPERTY SIZE AND LOCATION: The approximately 14.07-acre site is located along Conway Drive, both sides of Stanley Avenue and north of Lehner Avenue. (Assessor Parcel No.'s 224-141-23, 224-141-24, 224-141-25 & 224-142-30, 224-142-31, 224-142-32, 224-142-33).

ENVIRONMENTAL STATUS: A Draft Initial Study and Mitigated Negative Declaration (IS/MND) was issued for a 20-day public review on October 28, 2022. Response 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.

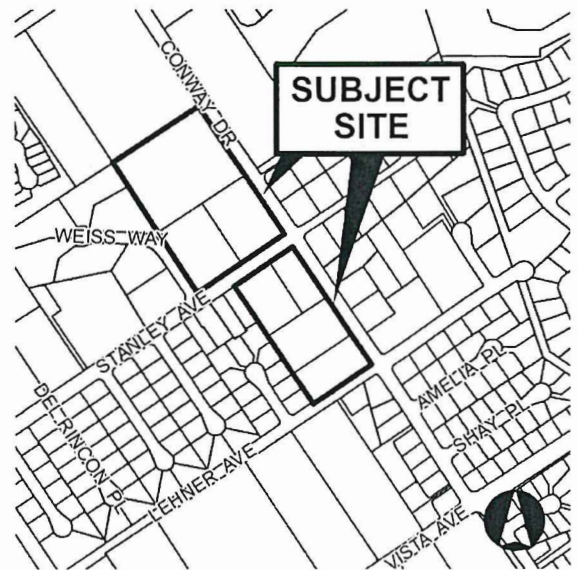
If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.


PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://www.escondido.org/americans-with-disabilities-act>.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, Escondido, CA 92025; and on the City's website at <https://escondido-ca.municodemeetings.com/> after Thursday, January 5, 2023.

For additional information, please contact Adam Finestone at (760) 839-6203, or via email at afinestone@escondido.org, and refer to Case No. PL21-0269




 Zachary Beck, City Clerk
 City of Escondido
 December 27, 2022