



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
 Conway Subdivision Project
 City File No. PL21-0269**

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 Parcel Map to subdivide approximately 14.07 acres into 44 single family residential lots, as well as another 10 multi-family units (in the form of five duplexes) as part of a density bonus request. The project would also include two lettered lots for stormwater/water quality basins and common area open space. Of the 14.07 acre project site, 12.06 acres are currently within the City of Escondido and a 2.01-acre parcel with two existing homes is within the unincorporated County, which will require LAFCO approval for annexation into the City of Escondido. A Grading Exemption is requested for a fill slopes up to 25’ feet in height located along Stanley Avenue and internal on Street “F” of the project site. Utilities will be extended to serve the proposed project from Conway Drive, Stanley Avenue and Lehner Avenue.

LOCATION: The property is located on the west side of Conway Drive, on both sides of Stanley Avenue and north of Lehner Avenue, within the City of Escondido and the County of San Diego, addressed as 943 Stanley Avenue (Assessor Parcel Numbers 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).

APPLICANT: Escondido North, LLC

PUBLIC REVIEW PERIOD: The review and comment period will begin on **October 28, 2022**, and end at 5:00 p.m., on **November 17, 2022**. 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 (Active Development Projects - <https://www.escondido.org/conway-drive-subdivision>). Further information may be obtained by contacting **Greg Mattson, Adjunct Planner at the Planning Division, telephone (760) 839-4544 or via email at gmattson@escondido.org**. Please refer to Case No. PL21-0269. 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 December 13, 2022. The City Council meeting date will be established subsequent to Planning Commission recommendation.

Dated: October 25, 2022


 Adam Finestone, AICP
 City Planner

