



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

MITIGATED NEGATIVE DECLARATION

CASE NO.: "Pickering Annexation" PHG 13-0043, PHG 13-0044, SUB 13-0011, ENV 13-0015

DATE ISSUED: June 20, 2014

PUBLIC REVIEW PERIOD: June 21, 2014 – July 21, 2014

PROJECT DESCRIPTION: Annexation of approximately 5.7 acres involving development of a 13-lot Tentative Tract Map on 4.2 acres with graded peripheral fill slopes up to 13 feet in height, demolition of 1 single family dwelling, related storage structures, and on-site vegetation in the R-1-10 zone (single-family residences – 10,000 SF minimum lot size), and annexation of three adjacent vacant properties (no development proposed) totaling approximately 1.5 acres. The request includes detachment from County Special District 135, construction of various on and off-site streets and utilities infrastructure on portions of Ash Street, Stanley and Lehner Avenues fronting the project. A Development Agreement is also proposed with a five-year term that authorizes construction in exchange for upgrading existing water, street and drainage infrastructure in the area as well as additional fees toward future construction of priority street and drainage improvements in the North Broadway area.

LOCATION: 2056 N. Ash Street, in addition to three vacant properties (APNs 224-142-26, 27, 28) as well as fronting roadways of Stanley and Lehner Avenues

APPLICANT: Pacific Land investors, LLC, 111 Pacific, Suite 130, Irvine CA 92618

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, noise, transportation & traffic and hydrology. However, mitigation measures incorporated into the project, and agreed to by the applicant, would reduce impacts to a less than significant level.


 Jay Petrek, AICP
 Assistant Planning Director

