



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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Escondido Planning Division has prepared a Mitigated Negative Declaration for the following project. This preliminary finding means that there will be no significant environmental effects from the project because of specific mitigation measures related to biology, noise, transportation & traffic and hydrology that have been agreed to by the applicant and incorporated into the design and implementation of the following project:

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

**DATE ISSUED:** June 20, 2014

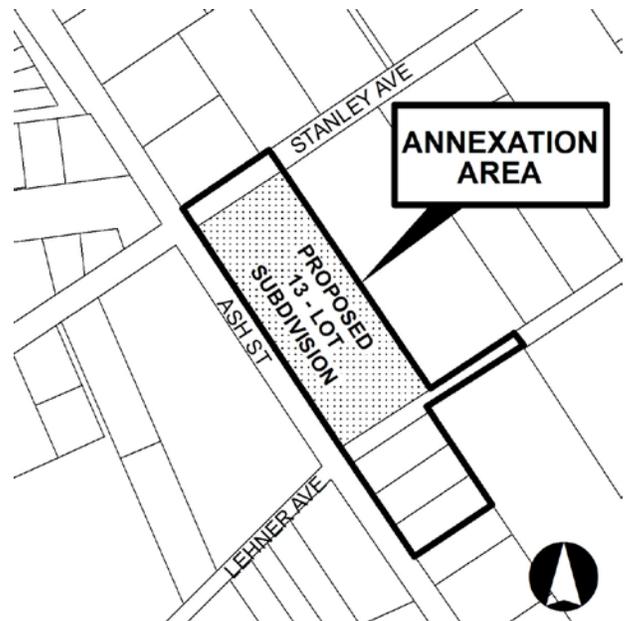
**PUBLIC REVIEW PERIOD:** June 21, 2014 – July 21, 2014

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

**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.

**APPLICANT:** Pacific Land Investors, LLC, 111 Pacifica, Suite 130, Irvine, CA 92618 Phone: 949-789-0005

The review and comment period will end July 21, 2014. A copy of the environmental Initial Study and the Mitigated Negative Declaration are on file and available for public review in the Escondido Planning Division, at 201 North Broadway, Escondido, CA 92025. Information can be accessed on the Planning Division web page at <http://www.escondido.org/planning.aspx>. Scroll down to "Projects" where the documents can be found under "Pickering Annexation." Written comments relevant to environmental issues will be considered if submitted to the Planning Division prior to 5:00 p.m., July 21, 2014.



Further information may be obtained by contacting Jay Petrek at the Planning Division, telephone (760) 839-4556. Please refer to "Pickering Annexation."

**DATED:** June 20, 2014

  
 Jay Petrek, AICP  
 Assistant Planning Director