



# STAFF REPORT

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July 27, 2022  
File Number 0850-20

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## SUBJECT

**REQUEST TO INITIATE AN ANNEXATION FOR A 5.09 ACRE PARCEL LOCATED ON THE SOUTHWEST CORNER OF N. ASH STREET AND STANLEY AVENUE (APN: 224-130-10-00) (PLANNING CASE NO. PL22-0154)**

## DEPARTMENT

Development Services Department, Planning Division

## RECOMMENDATION

It is requested that the City Council review and receive the request to initiate an annexation, and authorize the filing of an application for a 5.09 parcel on the southwest corner of Stanley Avenue and Ash Street (APN 224-130-10-00).

Staff Recommendation: Approval (Interim Director of Development Services: Julie Procopio)

Presenter: Ivan Flores, Associate Planner

## FISCAL ANALYSIS

All City and LAFCO costs associated with the annexation, development application, and environmental review would be paid by the applicant. There is no fiscal impact associated with the authorization to process the application.

## PREVIOUS ACTION

None.

## BACKGROUND AND ANALYSIS

The applicant, Escondido North, LLC, is requesting review and approval of a project consisting of an Annexation, Tentative Subdivision Map, and Density Bonus. The subject site is located with the County of San Diego. It was pre-zoned to R-1-10 as a result of Planning Case No. 86-95-PZ as part of a broader annexation (Lehner Avenue annexation) which included 110 parcels in the general vicinity of the project. This parcel, among others, was not successfully annexed into the City at the time. The applicant proposes to finalize the annexation process as a part of their current proposal. To continue to move forward with the project and CEQA review, City Council must authorize the initiation of annexation.



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## STAFF REPORT

Because the annexation process is adding new property to the City of Escondido, it is necessary to survey adjoining parcels to assess interest in also being annexed. Any adjacent property owners would be invited to join the application as consenting properties.

The City Council is being asked to determine whether or not to authorize an application to amend the jurisdictional boundary of the City. General direction received from the City Council on matter pertaining to the annexation and the project does not have a legally binding effect on any possible future discretionary action. This direction does not reflect whether the City Council would ultimately approve the annexation or the project. The City Council's formal action on the annexation and project would be taken in the future at a public hearing with a recommendation from the Planning Commission.

### **ENVIRONMENTAL REVIEW**

The review and consideration of the privately-initiated annexation request does not create or alter policy. The content is provided for informational purposes only, with direction to staff to continue administrative activities, and is exempt from the requirements of the California Environmental Quality Act ("CEQA") per Guidelines Section 15378(b)(5), which exempts organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment. In accordance with CEQA, all annexation requests are required to have an environmental assessment to determine potential environmental impacts, if any. Public input received and technical information prepared during the process will be utilized in preparing an environmental document to analyze the possible effects of the annexation and the project.

### **ATTACHMENTS**

1. Attachment "1"-Vicinity Map of Proposed Annexation