

ATTACHMENT 4



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

NOTICE OF DETERMINATION

DATE: July 09, 2024

TO: Office of Planning Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St. Rm 113
Sacramento, CA 95814

FROM: City of Escondido
201 North Broadway
Escondido, CA 92025
(Lead Agency)

 X San Diego County Recorder's Office
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS: A-33

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

"Design Review Permit for Conway Subdivision" – PL23-0440

Project Title/Case No.

20221000635

City of Escondido

State Clearinghouse Number (if submitted to State Clearinghouse)

Lead Agency

Suzy Charnley (Beazer Homes) 310 Commerce, Suite 150, Irvine, CA 92602 760-419-5433

Project Applicant, Address and Phone Number

Ivan Flores, Senior Planner

760-839-4529

iflores@escondido.org

Contact Person

Telephone Number

Email

Project Location (Include County): The Proposed Project is located on the west side of Conway Drive on both sides of Stanley Avenue, addressed as 916, 942, and 943 Stanley Avenue; and 2005 – 2175 Conway Drive (Assessor's Parcel Number(s): 224-141-23-00, 224-141-24-00; 224-141-25-00, 224-142-30-00, 224-142-31-00, 224-142-32-00, & 224-142-33-00)

Project Description: A request for a Design Review Permit for the construction of 46 single-family dwellings associated with the Conway Subdivision (now known as "Capistrano"). In accordance with the California Environmental Quality Act (CEQA), the adopted Initial Study/Mitigated Negative Declaration (IS/MND) demonstrates based on substantial evidence that the prior environmental analysis in the IS/MND adequately addresses the potential environmental effects of Conway Subdivision and support a finding that the Design Review Permit would not raise any significant new issues nor exceed the level of impacts identified in the previously adopted IS/MND requiring additional analysis under CEQA.

This is to advise that on July 09, 2024, the Escondido Planning Commission (Lead Agency) has approved the above described project and relies on a previously adopted Mitigated Negative Declaration (IS/MND) for the Conway Subdivision (City File Nos. PL21,0269, PL21-0278, and PL22-0584; Resolution Nos. 2023-06R), and has made the following determinations regarding the proposed project:

1. The project ____ will, **X** **will not**, have a significant effect on the environment.
2. **X** A Negative Declaration was prepared for this project pursuant to the provisions of CEQA
3. Mitigation measures **X** were, ____ were not, adopted for this project.
4. A mitigation reporting or monitoring plan **X** was, ____ was not, adopted for this project
5. A Statement of Overriding Considerations ____ was, **X** was not, adopted for this project.
6. Findings ____ were, **X** were not, made pursuant to the provisions of CEQA.

This is to certify that a copy of the adopted Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (City File Nos PL21-0269, PL21-0278, and PL22-0584 and Resolution Nos. 2023-06R), and record of project approval(s) with any comments and responses are available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number: 760-839-4671. The City of Escondido has complied with CEQA in preparation of the Mitigated Negative Declaration for the Conway Subdivision.

Name of Official Filing Notice: Ivan Flores, AICP, Senior Planner

City of Escondido
Lead Agency

Signature:

Date:

Date Received for Filing _____

Filing Fee Transmitted to County Clerk **\$50.00**