



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

**NOTICE OF DETERMINATION**

**DATE:** July 15, 2024

**TO:** \_\_\_\_\_ Office of Planning Research **FROM:** City of Escondido  
 State Clearinghouse *Street Address:* 201 North Broadway  
 P.O. Box 3044 1400 Tenth St. Rm 113 Escondido, CA 92025  
 Sacramento, CA 95812-3044 Sacramento, CA 95814 (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.

2022100635 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 ivan.flores@escondido.gov  
 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 44 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.

Case No. PL23-0440  
Design Review Permit for Conway Subdivision  
July 15, 2024


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,  **will not**, have a significant effect on the environment.
2.  A Negative Declaration was prepared for this project pursuant to the provisions of CEQA
3. Mitigation measures  were, \_\_\_\_ were not, adopted for this project.
4. A mitigation reporting or monitoring plan  was, \_\_\_\_ was not, adopted for this project
5. A Statement of Overriding Considerations \_\_\_\_ was,  was not, adopted for this project.
6. Findings \_\_\_\_ were,  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: 7/15/24

Date Received for Filing \_\_\_\_\_

Filing Fee Transmitted to County Clerk \$50.00