



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

**NOTICE OF INTENT TO ADOPT A
 MITIGATED NEGATIVE DECLARATION FOR
 Cleveland Residential Subdivision
 City File No. PL25-0030**

An Initial Study/Mitigated Negative Declaration ("IS/MND") has been prepared for the proposed Project described below. A Mitigated Negative Declaration is prepared when an Initial Study identifies project-related impacts that might be potentially significant, but revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts to the environment are reduced to less than a significant level.

PROJECT DESCRIPTION: The Project involves a Tentative Subdivision Map to subdivide an existing 10.38-acre site into 29 residential lots (Lots 1 through 29), two water quality lots (Lot A and Lot B), a utility lot (Lot C) and a public street lot (Lot D). The project also includes a Density Bonus Request, and would provide three very-low-income future units in accordance with State Density Bonus Law and Article 67 of the Escondido Zoning Code. The remaining future units would be market rate. Proposed grading includes approximately 18,160 cubic yards (CY) of cut and 21,930 CY of fill for an import of 1,480 CY of materials.

LOCATION: The project site is located in the northeast area of the City, at the northeast corner of Conway Drive and Cleveland Avenue (Assessor Parcel Number: 224-151-51-00).

APPLICANT: TTLC SCA-Escondido, LLC (The True Life Companies)

PUBLIC REVIEW PERIOD: The 30-day review and comment period will begin on **April 16, 2026**, and end at 5 p.m. on **May 15, 2026**. Copies of the Draft IS/MND are on file and available for public review in the Escondido Planning Counter, 201 N. Broadway, and posted on the City of Escondido web site: <https://www.escondido.gov/1302/>. Additional information may be obtained by contacting **Robert Barry, Senior Planner, telephone (760) 839-4537 or via email at Robert.Barry@escondido.gov**. Please refer to Case No. PL25-0030.

Please address comments on the Draft IS/MND to:

Robert Barry, Senior Planner
 City of Escondido
 Development Services Department
 201 N. Broadway
 Escondido, CA, 92025

or

Robert.Barry@Escondido.gov

Dated: April 16, 2026

Robert Barry, AICP
 Senior Planner

