



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

**NOTICE OF AVAILABILITY
OF THE DRAFT ENVIRONMENTAL IMPACT REPORT
661 BEAR VALLEY PARKWAY – ENV 15-0001 (SCH #2016111060)**

The City of Escondido (City), as lead agency pursuant to the California Environmental Quality Act of 1970 (CEQA) statutes (Cal. Pub. Res. Code § 21 et seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, § 15000 et seq.) (1998) has prepared a Draft Environmental Impact Report (EIR) for a 55-lot residential project at 661 Bear Valley Parkway, which is now available for public review and comment.

Project Location and Description:

The applicant seeks approval of a Tentative Subdivision Map on a 40.62-acre property addressed as 661 Bear Valley Parkway. The Tentative Subdivision Map would include 55 residential lots ranging from approximately 10,000 square feet to approximately 24,500 square feet (average lot size: 11,915 square feet), two private street lots, seven open space lots, and one recreation lot. The applicant also seeks approval of a Preliminary, Master, and Precise Development Plan to allow clustering of the residential lots; a Rezone from RE-20 (Residential Estates; 20,000-square-foot minimum lot size) to PD-R (Planned Development- Residential; 1.34 units/acre); and Grading Exemptions for four areas per Escondido Municipal Code, Article 5, Section 33-1066 (Grading and Erosion Control: Design Criteria).

The project also proposes a Specific Alignment Plan (SAP) to identify full-width improvements for approximately 3,560 linear feet of Bear Valley Parkway, from Sunset Drive to the City boundary near the intersection with Choya Canyon Road. The residential development would provide half-width improvements along the proposed development frontage on the east side of Bear Valley Parkway, to include an additional northbound travel lane, as well as curb, gutter, sidewalk, overhead power line, relocation, parkway, and bike lane improvements. Pursuant to a proposed Development Agreement with the City, the residential development would also construct improvements between Sunset Drive and the development's south boundary, to include a bike lane, vegetated swale, retaining wall, sidewalk, curb, and gutter; these improvements would require land acquisition of approximately 0.6 acre of land. The residential development applicant would have no responsibility for SAP improvements on the west side of Bear Valley Parkway.

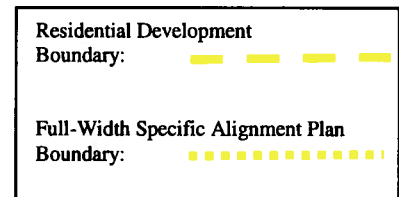
Environmental Analysis and Significant Impacts:

The Draft EIR evaluates the environmental impacts associated with project implementation. The Draft EIR includes the analysis of project impacts associated with aesthetics, agricultural resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, land use and planning, noise, and traffic and transportation. Environmental analysis presented in the EIR concluded that the project would result in significant environmental impacts with respect to the following issue areas: biological resources, cultural resources, geology/soils, noise, and traffic and transportation. The environmental analysis concluded that mitigation for these impacts would reduce them to a less-than-significant level. It is anticipated the Escondido City Council will review and consider certifying the Final EIR in Spring of 2017.

Where to access the Draft EIR:

The Draft EIR and other project materials are now available for public review and downloaded from the City's website at <https://www.escondido.org/bear-valley-parkway--residential-project.aspx>, or by navigating to www.escondido.org, clicking on "Planning" in the contact list on the right side of the page, scrolling down to the "Active Projects" section, and clicking on "661 Bear Valley Parkway- Residential Project".

Hardcopies of the Draft EIR and associated documents are available at the following locations during normal business hours: Escondido Public Library (239 S. Kalmia Street) and Escondido City Hall Planning Division (201 N. Broadway).



Public review period for the Draft EIR:

In accordance with §15105 of the CEQA Guidelines, this public notice officially notifies the general public, public agencies, and interested individuals and organizations that a 45-day public review period will begin on March 27, 2017 and end on May 12, 2017. **All comments on the Draft EIR must be received by the City no later than 5:00 p.m. PST on May 12, 2017 to be considered.** Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered only at the City's discretion.

Comments should be addressed or e-mailed to the Project planner:

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025
adolmage@escondido.org

Case File No.: ENV 15-0001

The public review period is your opportunity to provide comments on issues related to the proposed project.

Date of issuance: March 23, 2017

Bill Martin, AICP
Director of Community Development