



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

## NOTICE OF AVAILABILITY

**Date:** January 13, 2012

**Subject:** Notice of Availability of a Draft Environmental Impact Report (EIR)

**Project:** Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan, SCH Number 2010071064, City Project Number PHG 09-0020 and PHG 10-0016

**Lead Agency:** City of Escondido

**Notice:** Pursuant to Section 15087 of the California Environmental Quality Act (CEQA) Guidelines, notice is hereby given that on January 13, 2012 the City of Escondido issued a Draft EIR assessing the Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Draft for public review and comment. Pursuant to Section 15105 of the CEQA Guidelines, the 45-day public review period for the Draft EIR opens on January 13, 2012 and closes on February 27, 2012, at 5:30 p.m. A copy of the Draft EIR will be available for review during normal operating hours (Monday – Thursday, 7:30 a.m. – 5:30 p.m.) for the duration of the public review period at the following locations: City of Escondido Planning Division, 201 North Broadway and the Escondido Public Library 239 S. Kalmia St., Escondido, California 92025. The Draft EIR is also available on the City's website: <http://www.escondido.org/general-plan-update.aspx>

Your written comments must be received by the individual at the address indicated below no later than February 27, 2012 at 5:00 p.m. Should you have any questions regarding the project or this notice, please contact Jay Petrek at (760) 839-4556 or [jpetrek@escondido.org](mailto:jpetrek@escondido.org). Please mail your written comments on the Draft EIR for this project to:

Jay Petrek, AICP, Principal Planner  
City of Escondido Planning Division  
201 North Broadway  
Escondido, CA 92025

**Public Meetings:** A Planning Commission workshop is scheduled for the proposed project on Tuesday, January 24, 2012, at 7:00 p.m. A City Council workshop is scheduled for the proposed project on Wednesday, February 1, 2012 at 4:30 p.m. Both meetings will be held in the City Council Chambers, 201 North Broadway, Escondido, California, and are open to the public. Additional public meetings are anticipated during the spring and summer of 2012 and will be separately announced at a later time.

**Applicant:** City of Escondido

**City/County Location:** City of Escondido/County of San Diego

**Project Description:** The proposed project involves three items: 1) implementation of the proposed City of Escondido General Plan Update; 2) implementation of an update to the existing City of Escondido Downtown Specific Plan (Downtown Specific Plan Update); and, 3) creation and implementation of an Escondido Climate Action Plan (E-CAP). The project is located within the City of Escondido (City) and unincorporated areas of San Diego County within the General Plan Update planning area boundary.

***General Plan Update:***

The General Plan is a statement of long-range public policy to guide the use of private and public lands within the City of Escondido, the City's Sphere of Influence (SOI) and some areas adjacent to the City's SOI, all totaling approximately 80 square miles. The General Plan Update also includes modified boundaries that eliminate approximately 1,000 acres outside the City boundaries from the adopted General Plan boundaries.

The General Plan Update proposes an updated vision, with goals, policies, and refined Quality of Life Standards anticipating a 2050 buildout reflecting the current needs and preferences of the community, and ensuring compliance with state law. The Update establishes elements (chapters) for: a) Land Use and Community Form, b) Mobility and Infrastructure, c) Housing, d) Community Protection, e) Resource Conservation, f) Community Health and Services, g) Growth Management, h) Economic Prosperity, and i) Implementation. For planning purposes, the General Plan Update establishes 2035 as the horizon year (buildout date) for development, although the General Plan accommodates growth and presents an evaluation and vision of the future beyond 2035.

***Downtown Specific Plan:***

The Downtown Specific Plan provides a comprehensive plan for land use, development regulations, development incentives, design guidelines and other related actions aimed at implementing the strategic goals for the downtown area as set forth in the General Plan goals and policies. The Downtown Specific Plan Update would add acreage to the previous Specific Planning Area (SPA) boundary, and expand the existing buildout of the SPA by adding up to an additional 1,350 - 3,275 dwelling units for a new maximum of up to 5,275 dwelling units.

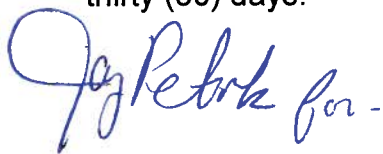
***Escondido Climate Action Plan (E-CAP):***

The E-CAP is an implementation tool of the proposed General Plan Update that guide development in the City by focusing on attaining the various goals and policies of the General Plan Update as well as the Greenhouse Gas (GHG) reduction goals outlined in the E-CAP. The E-CAP develops a baseline community-wide GHG emissions inventory, a methodology for tracking and reporting GHG emissions in the future, and recommendations for GHG reduction strategies as a foundation for these efforts. The purposes of the E-CAP are to: 1) create a GHG baseline from which to benchmark GHG reductions; 2) provide a plan that is consistent with and complementary to the GHG emissions reduction efforts being conducted by the state consistent with the requirements of State Assembly Bill 32; 3) guide the development, enhancement, and implementation of actions that reduce GHG emissions; and 4) provide a policy document with specific implementation measures meant to be considered as part of the planning process for future development projects.

**Significant Environmental Effects:** The proposed project would have the potential to result in significant environmental effects associated with the following issues: Air Quality, Biological Resources, Cultural Resources, Noise, Population and Housing, Transportation and Traffic, and Utilities and Service Systems.

**Hazardous Materials:** The City's downtown area has a concentration of existing hazardous materials sites; therefore, implementation of the proposed project would likely result in future development on or within one-quarter mile from a site identified in one of the regulatory databases compiled pursuant to Government Code Section 65962.5. Refer to Section 4.8, Hazards and Hazardous Materials, of the Draft EIR for additional information regarding this issue.

This notice is required to be filed with the County Clerk's office for a period of not less than thirty (30) days.



Barbara Redlitz, Director of Community Development  
Date: January 12, 2012

