

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #2010071064**

**Project Title:** Escondido General Plan Update, Downtown Specific Plan Update & Climate Action Plan

Lead Agency: City of Escondido

Contact Person: Jay Petrek, Principal Planner

Mailing Address: 201 N. Broadway

Phone: (760) 839-4556

City: Escondido

Zip: 92025

County: San Diego

**Project Location:** County: San Diego County

City/Nearest Community: Escondido

Cross Streets: Interstate 15 and State Route 78

Zip Code: 92025

Longitude/Latitude (degrees, minutes and seconds): 33 ° 7 ' 29 " N / 117 ° 4 ' 51 " W Total Acres: 118,067

Assessor's Parcel No.: N/A

Section: N/A Twp.: N/A Range: N/A Base: N/A

Within 2 Miles: State Hwy #: 78

Waterways: Escondido Creek, Reidy Creek

Airports: Lake Wohlford Airstrip

Railways: NCTD Sprinter line

Schools: Escondido Union District

**Document Type:**

- CEQA:  NOP  
 Early Cons  
 Neg Dec  
 Mit Neg Dec

- Draft EIR  
 Supplement/Subsequent EIR  
(Prior SCH No.) \_\_\_\_\_  
Other: \_\_\_\_\_

- NEPA:  NOI  
 EA  
 Draft EIS  
 FONSI

- Other:  Joint Document  
 Final Document  
 Other: \_\_\_\_\_

**Local Action Type:**

- General Plan Update  
 General Plan Amendment  
 General Plan Element  
 Community Plan

- Specific Plan  
 Master Plan  
 Planned Unit Development  
 Site Plan

- Rezone  
 Prezone  
 Use Permit  
 Land Division (Subdivision, etc.)

- Annexation  
 Redevelopment  
 Coastal Permit  
 Other: Climate Action

**Development Type:**

Residential: Units 9,924 Acres \_\_\_\_\_

Office: Sq.ft. 5.5 mil Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq.ft. 5.0 mil Acres \_\_\_\_\_ Employees \_\_\_\_\_

Industrial: Sq.ft. 3.1 mil Acres \_\_\_\_\_ Employees \_\_\_\_\_

Educational: \_\_\_\_\_

Recreational: \_\_\_\_\_

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Transportation: Type \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Power: Type \_\_\_\_\_ MW \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

- Aesthetic/Visual  
 Agricultural Land  
 Air Quality  
 Archeological/Historical  
 Biological Resources  
 Coastal Zone  
 Drainage/Absorption  
 Economic/Jobs

- Fiscal  
 Flood Plain/Flooding  
 Forest Land/Fire Hazard  
 Geologic/Seismic  
 Minerals  
 Noise  
 Population/Housing Balance  
 Public Services/Facilities

- Recreation/Parks  
 Schools/Universities  
 Septic Systems  
 Sewer Capacity  
 Soil Erosion/Compaction/Grading  
 Solid Waste  
 Toxic/Hazardous  
 Traffic/Circulation

- Vegetation  
 Water Quality  
 Water Supply/Groundwater  
 Wetland/Riparian  
 Growth Inducement  
 Land Use  
 Cumulative Effects  
 Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

N/A

**Project Description:** (please use a separate page if necessary)

See attachment A.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District #11               | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #9                         |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region #5               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Other: Attorney General's office         |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development     |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

-----

**Local Public Review Period (to be filled in by lead agency)**

Starting Date January 12, 2012 Ending Date February 27, 2012

-----

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Atkins</u>	Applicant: <u>City of Escondido</u>
Address: <u>3570 Carmel Mountain Road, Suite 300</u>	Address: <u>201 North Broadway</u>
City/State/Zip: <u>San Diego, CA 92130</u>	City/State/Zip: <u>Escondido/CA/92025</u>
Contact: <u>Diane Sandman</u>	Phone: <u>(760) 839-4556</u>
Phone: <u>(858) 514-1010</u>	

-----

Signature of Lead Agency Representative: *Diane Sandman* Date: 1-10-12

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

# Attachment A

## Project Description

The City of Escondido is the Lead Agency for the preparation of a Program Environmental Impact Report (EIR), as defined in Section 15168 of the CEQA Guidelines, addressing the Escondido General Plan Update, Downtown Specific Plan Update and Climate Action Plan. A summary of each of these project components is provided below.

### **Escondido General Plan Update**

The Escondido General Plan Update includes an updated vision, with goals, objectives, and policies anticipating a 2050 buildout reflecting the current needs and preferences of the community, and ensuring compliance with state law.

The General Plan Update project area includes approximately 23,871 acres within the City's corporate boundaries; 43,597 acres within the City's SOI; and 50,599 acres of land outside of the City's SOI but within the unincorporated County of San Diego. Within the General Plan Update boundary, the General Plan Update identifies 15 study areas, which are areas proposed for land use changes as compared to the existing General Plan. The General Plan Update includes modified boundaries that delete approximately 1,000 acres from the adopted General Plan boundaries, an updated vision for the City, updated and refined quality of life standards, revisions to the existing General Plan elements, and creation of new General Plan elements, including a Growth Management Element. 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.

General Plan amendments are proposed involving the following elements:

- a) Land Use
- b) Housing
- c) Circulation
- d) Community Facilities and Services
- e) Community Protection and Safety (includes Noise)
- f) Community Open Space / Conservation
- g) Economic Prosperity
- h) Growth Management
- i) General Plan Implementation
- j) Specific Planning Areas

The SANDAG 2030 forecast for the City of Escondido shows a projected 14 percent increase in population and 10 percent increase in housing units within the City. In order to accommodate the anticipated population growth proposed in the General Plan Update future residential development will focus on smart growth principles to enhance land use and urban design and provide a framework for developing the land use plan and General Plan policies. Smart growth principles include preserving urban centers, ensuring adequate infrastructure, establishing urban growth limits, encouraging mixed use, developing for "human scale," encouraging high

density development near transit, and protecting environmental resources. Smart growth seeks to expand transportation options to include walking, biking, public transit, and driving.

### **Downtown Specific Plan Update**

As part of the proposed project, the City's Downtown Specific Plan is being updated. The Downtown Specific Plan Area (SPA) encompasses approximately 460 acres extending from Interstate 15 (I-15) and West Valley Parkway to the existing Palomar Hospital, between Washington and Fifth Avenues. The Downtown Specific Plan is a document that provides a comprehensive plan for land use, development regulations, development incentives, design guidelines and other related actions aimed at implementing the strategic goals for downtown Escondido as set forth in the General Plan Update goals and policies. In general, the Downtown Specific Plan update would add acreage to the previous 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**

The Escondido Climate Action Plan (E-CAP) is an implementation tool of the proposed General Plan Update that would be used to 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 AB 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.