



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

**NOTICE OF AVAILABILITY
 OF THE DRAFT ENVIRONMENTAL IMPACT REPORT
 SAFARI HIGHLANDS RANCH AND CITYWIDE SPHERE OF INFLUENCE UPDATE
 ENV 15-0009, SUB 15-0019; (SCH #2015091039)**

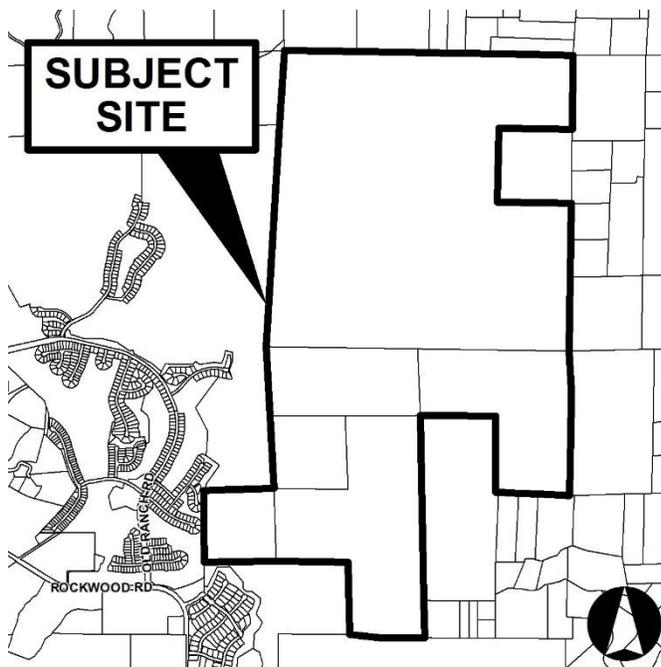
The City of Escondido (City), as lead agency pursuant to the California Environmental Quality Act of 1970 (CEQA) statues (Cal. Pub. Res. Code § 21 et seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, § 15000 et seq.) (1998) has prepared a Draft Environmental Impact Report (DEIR) for the 1,100-acre Safari Highlands Ranch Specific Plan and the Citywide Sphere of Influence (SOI) Update, which is now available for public review and comment.

Project Location: The Safari Highlands Ranch (SHR) is located at 23360 Old Wagon Road, Escondido, San Diego County, California. The project site is on 1,098 acres of vacant land east of Rancho San Pasqual, northeast of the Rancho Vistamonte Community and north of the San Diego Zoo Safari Park in unincorporated San Diego County. The SOI Update affects multiple properties located to the east, west and north of the current Escondido City boundaries.

Project Description:

The project proposes to amend the City’s Sphere of Influence and annex approximately 1,100 acres in order to construct 550 single-family residential units along with new private parks and open space, a new City fire station, a community center and a system of new private streets. A complete description of the proposed project, additional project information and technical studies are available on the City’s website at: <http://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>.

The applicant seeks several approvals necessary to implement Project including a Specific Plan, Tentative Map, Development Agreement, Update to the City of Escondido’s Sphere of Influence, Annexation into the City and a multi-agency Annexation Agreement that would reassign the Multiple Species Conservation Plan and Incidental Take Permit from the County of San Diego to the City of Escondido for this property. A full list of all entitlements and permits is available at the City’s website noted above as well as in the DEIR.



Environmental Analysis and Significant Impacts:

The DEIR evaluates the environmental impacts associated with project implementation. The DEIR includes the analysis of project impacts associated with aesthetics, biological resources, cultural resources, energy, geology and soils, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, traffic and transportation and utilities and service systems. The DEIR also evaluates the potential environment affects associated with the City-wide SOI update.

Through analysis provided in this DEIR, it was determined that the proposed project has the potential to generate significant environmental impacts which could be mitigated or reduced to a less than significant level with regard to the following issue areas: biological resources, cultural resources, greenhouse gas emissions, utilities and service systems, and wildfire hazards. The implementation of the proposed project would result in significant and unavoidable impacts to the following issue areas: air quality (construction phase only), noise, and traffic and circulation. The DEIR also determined that the project site is not on any lists of hazardous waste sites or facilities enumerated under Section 65962.5 of the Government Code.

It is anticipated the Escondido City Council will review and consider certifying the Final EIR in the first quarter of 2018.

Where to access the DEIR:

The DEIR and other project materials are now available for public review and can be downloaded from the City's website at <http://www.escondido.org/safari-highlands-ranch-specific-plan.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 then clicking on "Safari Highlands Ranch".

Hardcopies of the DEIR 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 DEIR:

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 52-day public review period will begin on October 16, 2017 and end on December 7, 2017. **All comments on the DEIR must be received by the City no later than 5:00 p.m. PST on Thursday, December 7, 2017 to be considered.** Comments received after this date will be stamped late and will be included as part of the administrative record. Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered only at the City's discretion.

Public Open House Meeting on the DEIR

The City will conduct a public open house meeting on the the DEIR on **Tuesday, November 7, 2017 from 4:30 p.m. to 7:00 p.m. at City Hall in the Mitchell Room.** The format of the meeting will allow for people to drop in at their convenience. (It is not necessary that you show up right at 4:30 p.m.) The purpose of the meeting is to inform the public about what the Project is proposing, how the Project was analyzed, and identify each significant environmental effect expected to result.

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

John Helmer
Contract Planner
City of Escondido
201 North Broadway
Escondido, CA 92025
jhelmer@escondido.org

Case File No.: ENV 15-0009; SUB 15-0019

Date of Issuance: October 16, 2017

Bill Martin, AICP
Director of Community Development