



CITY OF ESCONDIDO
 PLANNING DIVISION
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NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE OAK CREEK RESIDENTIAL PROJECT – SUB 13-0002 (SCH #2014041092)

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 the Oak Creek Residential Project that is now available for public review and comment.

The proposed project is a 65-lot Tentative Map for single-family residential development of a 41.4-acre property in conjunction with a reorganization and annexation of the property from the County of San Diego to the City of Escondido. Proposed residential lot sizes range from approximately 10,349 SF to 33,338 SF. Access to the project site would be provided from a single gated entrance on Felicita Road with two emergency access gates located on Hamilton Lane at the end of project cul-de-sacs. Other project components include pre-zoning the project site to PD-R (Planned Development-Residential), a Preliminary, Master and Precise Development Plan, a Specific Alignment Plan to modify street standards for Felicita Road and Hamilton Lane, a Traffic Calming Plan for Felicita Road, Grading Exemptions for cut slopes up to 35 feet high and fill slopes up to 18 feet in height, and restoration and enhancement of the two creeks and seasonal pond on the site. Additionally, the reorganization includes annexation of the approximately 2.34 acre Chalice Unitarian Universalist Congregation property into the City of Escondido, which would be pre-zoned to RE-20 (Residential Estates – 20,000 SF minimum lot size).

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, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use, Noise, Municipal Services/Utilities, Population and Housing, Recreation, and Transportation/Traffic. It is anticipated the Escondido Planning Commission will hold a public hearing to consider the proposed project and Final EIR in November of 2014.

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 August 15, 2014 and end on September 29, 2014. The draft EIR may be viewed on the City’s website at <http://www.escondido.org/Data/Sites/1/media/pdfs/Planning/oakcreek/CD/INDEX - Report Navigatoin.pdf> or by navigating to www.escondido.org (from the main page, click on “City Departments,” then “Community Development,” then “Planning,” and scroll down to “Projects/Oak Creek”). 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 (201 N. Broadway). The public review period is your opportunity to provide comments on issues related to the proposed project. Written comments regarding the adequacy of this draft EIR must be received by September 29, 2014.

Comments should be addressed or e-mailed to:

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Case File No.: SUB 13-0002; ENV 13-0006

Date: August 11, 2014

Bill Martin
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 City of Escondido Planning Division

