



Barbara J. Redlitz, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

NOTICE OF PUBLIC SCOPING MEETING
Oak Creek Residential Development
SUB 13-0002

TO: Responsible and Trustee Agencies; Interested Individuals and Organizations

FFOM: Bill Martin, Principal Planner, City of Escondido Planning Division

SUBJECT: Notice of Public Scoping Meeting for the Environmental Impact Report for the Oak Creek Residential Development Project (SUB 13-0002, ENV 13-0006)

As the Lead Agency, the City of Escondido is preparing an Environmental Impact Report (EIR) for the Oak Creek Residential Development Project to assess the potential environmental effects associated with the development of the approximately 41.4-acre Project site (site).

TIME AND LOCATION OF SCOPING MEETING: The Scoping Meeting will be held on Monday, May 19, 2014, from 6:00 p.m. – 7:30 p.m. in the Mitchell Room, City of Escondido City Hall - 1st floor, 201 North Broadway, Escondido, California. An open house format will allow attendees to arrive at any point within the scheduled time.

PROJECT LOCATION: The site generally is bound to the north by Hamilton Lane; to the west by Felicita Road; and to the east by Miller Avenue.

PROJECT DESCRIPTION: The proposed project is a Tentative Map, Planned Development, Prezone, and Specific Alignment Plan for the development of 65 single-family residential lots on 41.4 acres in conjunction with an annexation of the property and an adjacent 2.34-acre church property from the County of San Diego to the City of Escondido. The project proposes an overall density of 1.57 du/ac with a minimum residential lot size of approximately 10,600 square feet. The planned development would allow clustering of the residential lots to facilitate the conservation of 14.39 acres of open space provided within four dedicated open space lots. The project also proposes a specific alignment plan for both Felicita Road and Hamilton Lane which would establish modified pavement widths and improvements for both of these streets in conjunction with a traffic calming plan for the portion of Felicita Road that generally extends from Hamilton Lane south to Clarence Lane.

PURPOSE OF PUBLIC SCOPING MEETING: The purpose of the Scoping Meeting is to provide an opportunity for public input on the scope of the environmental analysis which should be undertaken. City staff will be available to collect comments and answer questions related to the project.

PUBLIC REVIEW: A Notice of Preparation (NOP) has been issued for a 30-day public review by the City of Escondido for the purpose of defining the scope and content of the EIR. The NOP review period ends on May 23, 2014. Copies of the Notice of Preparation are available for public review at the City of Escondido Planning Division (see address above) and on the City website at <http://www.escondido.org/Data/Sites/1/media/pdfs/Planning/oakcreek/sub13-0002.pdf>

QUESTIONS AND RESPONSES:

Please direct any questions regarding the Scoping Meeting to Bill Martin, Principal Planner, at (760) 839-4557 or email at bmartin@escondido.org. NOP responses must be in written form and can be mailed or emailed to Bill Martin at the addresses provided above.