



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

**NOTICE OF AVAILABILITY OF THE PROGRAM ENVIRONMENTAL IMPACT REPORT FOR EAST VALLEY SPECIFIC PLAN PROJECT (PREVIOUSLY CALLED HOUSING AND COMMUNITY INVESTMENT STUDY): PHG 20-0028; SCH #2021020263**

The City of Escondido (City), as the lead agency pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq., as amended), has prepared a Program Environmental Impact Report (PEIR) for the proposed East Valley Specific Plan (EVSP or Project). The 191-acre project site is in the central area of the City of Escondido, California, immediately adjacent to and east of downtown Escondido. The EVSP Area is generally bounded by Escondido Creek to the north; Harding Street to the east; East Grand Avenue and East 2nd Avenue to the south; and North Hickory, South Hickory, and North Fig Street to the west.

A Notice of Preparation for the EVSP PEIR was issued in February 2021. At that time, the Project was part of the Housing and Community Investment Study (Housing Study), which included three components: the Housing Element Update, the Sector Feasibility Study, and the EVSP. The Housing Element Update and Sector Feasibility Study have since been removed from the analysis in the PEIR and addressed as a separate project with an independent CEQA process compliant with state law.

The proposed EVSP would provide a forward-looking vision for the future of the EVSP Area in central Escondido. The EVSP would identify goals, policies, design standards, and implementation strategies for categories such as land use, mobility, and parks and open space opportunities. The EVSP is intended to provide guidance for private development and public investment in the EVSP Area, consistent with the adopted Escondido General Plan. The EVSP Area would be redesigned and rezoned from existing commercial and office uses to mixed-use and high-density residential uses to encourage new housing opportunities, improve economic vibrancy, and allow for flexibility in use and implementation as the EVSP Area changes over time. The Project proposes a buildout of approximately 6,164 residential dwelling units, approximately 1,683,587 square feet of commercial space (office and retail), up to 25 acres of parkland and open space, and approximately 123,084 square feet of community services.

Approvals required to implement the Project include (1) a certification of the Final PEIR, (2) an adoption of the Mitigation Monitoring and Reporting Program, (3) an adoption of the Findings of Fact, (4) an adoption of the Statement of Overriding Considerations, and (5) an adoption of the EVSP.

The PEIR evaluates the environmental impacts associated with project implementation. Environmental analysis presented in the PEIR concluded that the Project would result in significant environmental impacts with respect to the following issue areas: air quality, biological resources, cultural and Tribal Cultural Resources, and noise. The environmental analysis concluded that mitigation for impacts to air quality, biological resources, and cultural and tribal cultural resources would reduce them to a less than significant level. Impacts to noise would remain significant and unavoidable.

The PEIR is now available for public review and comment. It is anticipated that the Escondido City Council will review and consider certifying the PEIR in summer 2023.

In accordance with Section 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 March 30, 2023, and end on May 15, 2023. The PEIR may be viewed on the City's website at <https://www.escondido.org/hcis>. Hardcopies of the PEIR and associated documents will be made available upon request at the following location during normal business hours: Escondido City Hall, City of Escondido, Planning Division (201 North Broadway, Escondido, California 92025-2798). The public review period is your opportunity to provide comments on issues related to the proposed Project. Written comments regarding the adequacy of this PEIR must be received by 5 p.m. on May 15, 2023.

Comments should be addressed or emailed to:

Adam Finestone  
City of Escondido, Planning Division  
201 North Broadway  
Escondido, California 92025-2798  
Email: [afinestone@escondido.org](mailto:afinestone@escondido.org)  
Phone: (760) 839-6203

Note that a public informational meeting will NOT be held during the public review period identified above.

Case File No.: **PHG 20-0028; SCH #2021020263**

Date: March 30, 2023



Adam Finestone, AICP  
City Planner