



State of California - Department of Fish and Wildlife

**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

## RECEIPT NUMBER:

37-10/31/2023-0790

## STATE CLEARING HOUSE NUMBER (If applicable)

2001121065

## SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

## LEAD AGENCY

CITY OF ESCONDIDO

## LEAD AGENCY EMAIL

## DATE

10/31/2023

## COUNTY/STATE AGENCY OF FILING

SAN DIEGO

## DOCUMENT NUMBER

2023-NOD-0137

## PROJECT TITLE

PURCHASE OF REAL PROPERTY AT 1960 CITRACADO PARKWAY ESCONDIDO CA FOR OPERATIONS AND MAINTENANCE FACILITY (SCH#2001121065)

## PROJECT APPLICANT NAME

SAN DIEGO COUNTY WATER AUTHORITY

## PROJECT APPLICANT EMAIL

## PHONE NUMBER

858-522-6753

## PROJECT APPLICANT ADDRESS

4677 OVERLAND AVE

## CITY

SAN DIEGO

## STATE

CA

## ZIP CODE

92123

## PROJECT APPLICANT (Check appropriate box)



Local Public Agency



School District



Other Special District



State Agency



Private Entity

## CHECK APPLICABLE FEES:



Environmental Impact Report (EIR)

\$3,839.25

\$

0.00



Mitigated/Negative Declaration (MND)/(ND)

\$2,764.00

\$

0.00



Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,305.25

\$

0.00



Exempt from fee



Notice of Exemption (attach)



CDFW No Effect Determination (attach)



Fee previously paid (attach previously issued cash receipt copy)



Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00



County documentary handling fee

\$

50.00



Other

\$

0.00

## PAYMENT METHOD



Cash



Credit



Check



Other

## TOTAL RECEIVED

\$

50.00

## SIGNATURE

X

## AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, CARLOS TERAN, Deputy

Payment Reference #: CHECK # REM 12/10/2002 RECEIPT #214591 DOC# 011421

1154



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Oct 31, 2023 11:58 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000871  
State Receipt # 37103120230790  
Document # 2023-NOD-137

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

PURCHASE OF REAL PROPERTY AT 1960 CITRACADO PARKWAY, ESCONDIDO  
CA FOR OPERATIONS AND MAINTENANCE FACILITY (SCH#2001121065)

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON** October 31, 2023  
**Posted** October 31, 2023 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



San Diego County Water Authority  
And Its 24 Member Agencies

## NOTICE OF DETERMINATION

**TO:** State Clearinghouse  
Office of Planning and Research  
*Submitted Electronically via CEQASubmit*

**County Clerk**  
**County of San Diego**  
1600 Pacific Highway Suite 260  
San Diego, CA 92101

**FROM:** San Diego County Water Authority  
4677 Overland Avenue  
San Diego, CA 92123-1233  
Contact: Sean Paver (858) 522-6753

**Lead Agency: City of Escondido**  
201 North Broadway  
Escondido, CA 92025-2798  
Contact: (760) 839-4671

**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

**Project Title:** Purchase of Real Property at 1960 Citracado Parkway, Escondido CA for Operations and Maintenance Facility (SCH#2001121065)

**Project Applicant:** San Diego County Water Authority  
4677 Overland Ave  
San Diego, CA 92123  
Contact: Sean Paver (858) 522-6753

**Project Location:** 1960 Citracado Parkway, Escondido, San Diego County, CA

**Project Description:** The project entails the purchase of real property located at 1960 Citracado Parkway (APNs 232-592-17, 232-592-02, 232-592-03, 232-592-04, 232-592-05, 232-592-06), within the Escondido Research and Technology Center Specific Plan (ERTC SP) area for use as a Maintenance and Operation facility.

This is to advise that San Diego County Water Authority, acting as a **Responsible Agency**, has approved the above-described project on October 26, 2023 and has made the following determinations regarding the project:

1. The project **will not** have a significant effect on the environment.
2. The City of Escondido, acting as the Lead Agency to the ERTC SP, prepared the previously approved Final **Program Environmental Impact Report** (EIR 2001-12; SCH 20001121065) for the ERTC SP. The Program EIR is in conformance with CEQA Section 15168. Pursuant to CEQA Section 15168(c), the Water Authority examined the project in light of the Program EIR to determine whether an additional environmental document must be prepared. The Program EIR addressed the environmental effects and impacts of this project, a subsequent activity, and no further environmental analysis is required pursuant to CEQA Section 15162.
3. Mitigation measures **were** made with the Program EIR (EIR 2001-10) and incorporated into the conditions of approval, and a mitigation monitoring program **was** adopted. No new mitigation measures are required with the project.
4. A statement of Overriding Considerations **was** adopted for the ERTC SP.
5. Findings **were** made with the Program EIR for the ERTC SP pursuant to the provisions of CEQA.

This is to certify that the Program EIR (EIR 2001-10), the ERTC SP (2001-01-SPA) and record of project approval is available to the General Public at: <https://www.sdcwa.org/projects-programs/programs/environmental/>

Jeremy Crutchfield, Water Resources Manager

Date: October 31, 2023

### MEMBER AGENCIES

Carlsbad MWD • City of Del Mar • City of Escondido • Fallbrook Public Utility District • Helix Water District • Lakeside Water District • City of National City  
City of Oceanside • Olivenhain MWD • Otay Water District • Padre Dam MWD • Camp Pendleton Marine Corps Base • City of Poway • Rainbow MWD  
Ramona MWD • Rincon del Diablo MWD • City of San Diego • San Dieguito Water District • Santa Fe Irrigation District • Sweetwater Authority  
Vallecitos Water District • Valley Center MWD • Vista Irrigation District • Yuima Municipal Water District





STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT  
TG 753.5a (6-01)

2006-01-SPA/GE  
TR 834  
2002-03-6-PA  
ER2001-12

214591

Lead Agency:

City of Escondido

Date: 12/10/02

County:

State Agency of Filing: San Diego

Document No.: 011421

Project Title:

Tentative Vesting Subdivision Map: General Plan Amendment Specific Plan Amendment  
Zone Change Grading Exemptions.

Project Applicant Name:

GRMC Realty

Phone Number: (760) 781-5300

Project Applicant Address:

1040 Anderson Dr #200 Escondido CA 92029

Project Applicant (check appropriate box):

Local Public Agency ☐School District ☐Other Special District ☐State Agency ☐Private Entity ☒**CHECK APPLICABLE FEES:**☒ Environmental Impact Report

\$850.00 \$ 850

☐ Negative Declaration

\$1,250.00 \$

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

\$850.00 \$

☐ Projects Subject to Certified Regulatory Programs

\$850.00 \$

☒ County Administrative Fee

\$25.00 \$ 25

☐ Project that is exempt from fees

TOTAL RECEIVED \$ 875

Signature and title of person receiving payment:

Alegandra Lopez

WHITE-PROJECT APPLICANT

YELLOW-DFG/FASB

PINK-LEAD AGENCY

GREEN-STATE AGENCY OF FILING



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

011421

NOTICE OF DETERMINATION\*

DATE: November 26, 2002  
TO: San Diego County Recorder's Office  
Attn: Wendy Chevalier  
P. O. Box 121750  
San Diego, CA 92112-1750

FILED  
Gregory J. Smith, Recorder/County Clerk  
DEC 10 2002  
BY *AS* DEPUTY

Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 94814

FROM: City of Escondido  
201 N. Broadway  
Escondido, CA 92025

SUBJECT: Filing of Notice of Determination in compliance with Section 21089, 21108, or 21152 of the Public Resources Code.

Tentative Vesting Subdivision Map, General Plan Amendment Specific Plan Amendment, Zone Change, Grading Exemptions, Specific Plan Amendment, and Development Agreement for Escondido Research and Technology Center, ER 2001-12, Tract 834, 2001-01-/GPA/SPA/CZ/GE/DA,  
Project Title and Case No.

2001121065

State Clearinghouse Number (if submitted to State Clearinghouse)

Diana Delgadillo, Associate Planner (760) 839-4555  
Contact Person Telephone Number

Project Location:

The subject property is generally located north of Harmony Grove Road, east of Country Club Drive, west of Andreasen Drive, and south of Vineyard Avenue (APNs 232-512-05, -06, -10, -12, -13, -15, -16, -17, -18, -19, -20, -21, -23, -24).

Project Description:

The project consists of the following nine actions:

- General Plan amendment to change the Circulation Element of the General Plan to terminate Enterprise Street at the project boundary and adopt a Specific Plan of Alignment for Citracado Parkway that would modify Major Road standards within the project boundaries.
- General Plan Amendments to change 22 acres of the 210 total acres from industrial (Specific Plan) to residential (Estate 2), comprehensive revisions to the existing Specific Plan Area (SPA 8) Land Use Element Map and Text.
- A rezone of 22 acres of the 210 total acres of the project site from SP to RE-20 (Residential Estate, minimum 20,000 square feet).
- A Vesting Tentative Subdivision Map on approximately 182 acres to create minimum one-acre lots, grading exemptions for maximum peripheral fill slopes of up to 110', peripheral cut slopes of up to 55', internal fill slopes of up to 60', internal cut slopes of up to 78', and slope

Inclinations of 1:1. Offsite improvements are proposed over the approximately 5.3 acre southern property owned by SDG&E.

- A Development Agreement involving portions of the ERTC project (excluding the SDG&E parcels and the 2 acre radio transmission tower site) between the City and Developers. Key terms include a ten year term, fee-waivers in return for other proposed payments and improvements, provision of reclaimed water, improvement responsibilities for roads and other utilities, pursuit of local air quality mitigation, grading prior to Final Subdivision Map, and automatic extensions of time for the Vesting Tentative Subdivision Map, and various public benefits.
- Potential relocation of the existing, on-site radio antenna to one of three potential locations (Planning areas 2,3, and 5) and replacement of the existing power line towers with a lower profile design.
- A 550 Megawatt, gas-fired, combined-cycle, electric generating facility (PEP/Palomar Energy Facility) is proposed as one of two options on 20 acres in the northeastern portion of the property
- Off-site improvements associated with the Palomar Energy Project include the construction of a brine return line that would tie to a point of connection with the HARRF north of Escondido Creek, water and gas line upgrades, and off-site habitat mitigation. Traffic mitigation will consist of actual improvements as well as fair share contributions toward the future improvement of intersections and segments in the area.
- A comprehensive revision that replaces the adopted Quail Hills Specific Plan involving approximately 188 acres.

This is to advise that on November 25, 2002 the City of Escondido approved the above-described project and has made the following determinations regarding the above-described project:

1. The project X will, \_\_\_\_\_ will not, have a significant effect on the environment.
2. X An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
\_\_\_\_\_ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measure++s X were, \_\_\_\_\_ were not, adopted for this project.
4. A Statement of Overriding Considerations X was, \_\_\_\_\_ was not, adopted for this project.

A copy of the Final Environmental Impact Report and record of project approval is available for review by the general public at the City of Escondido Planning Division, 201 N. Broadway, Escondido, California 92025. Telephone number (760) 839-4671.

Name of Official Filing Notice Diana Delgadillo, Associate Planner

Date Received for Filing \_\_\_\_\_

Filing Fee Transmitted to County Clerk \$875.00

FILED IN TL	TO THE COUNTY CLERK
SAN DIEGO COUNTY	DEC 12 2002
POSTED	REMOVED JAN 16 2003
RETURNED TO AGENCY ON	
DEPUTY	<i>AL</i>