



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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

### El Caballo Park Master Plan Project City File No. PL23-0375

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the proposed Project described below. A Mitigated Negative Declaration is prepared when an Initial Study identifies project-related impacts that may be potentially significant, but revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts to the environment are reduced to less than significant levels.

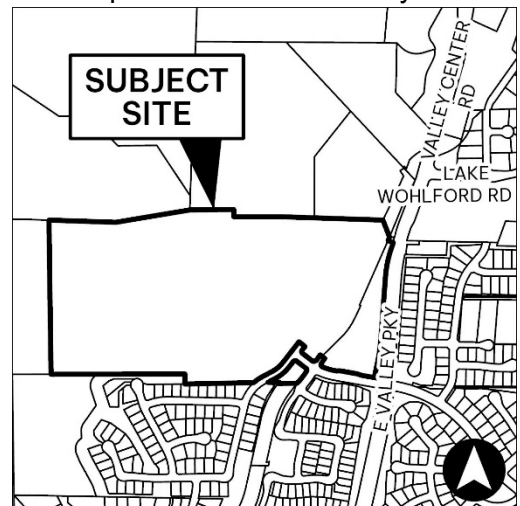
**PROJECT DESCRIPTION:** The El Caballo Park Master Plan is intended to provide a framework for future improvements to the existing El Caballo Park, an empty lot north of Beven Drive, and an area adjacent Mayflower Dog Park in Escondido, California. It is envisioned that the park would serve as a public facility that accommodates equestrian-oriented activities with other amenities designed for a range of visitors. The Project is intended to provide recreational facilities that would attract a mix of users such as the Charros Association, horse riders, dog lovers, therapeutic equestrian groups, local residents and visitors, businesses, educational institutions, and charitable organizations.

The proposed improvements would ultimately provide a central, open, passive recreational lawn area surrounded by a variety of natural play opportunities, picnic groves, an equestrian center, and a pedestrian path linking Mayflower Dog Park with El Caballo Park to facilitate improved access and create one cohesive park. The Project would also naturalize Escondido Creek within the park boundary, providing improvements to change the channel from a concrete channel to a vegetated channel.

Additionally, on-site facilities would be upgraded to accommodate additional spectators, as expanded spectator seating would be provided in the form of bleachers, an amphitheater, and seating along the adjacent slope to the south. A new ticket booth and restrooms, concessions, and picnic areas, among other amenities would support public events held at the site. The new facilities would include a bandstand for musical performances and an announcer’s stage for announcing various events held at the arena and/or adjacent on-site areas. Performances utilizing amplified music and speakers are currently a part of existing conditions.

In addition to standard operations, special events may be held at the park. Such events may include other equestrian events or shows or events held by private parties or organizations that would rent the facilities. The number of attendees would vary depending on the type of event.

A community hall building would offer a multi-use space, restrooms, office space, a caretaker’s apartment, and kitchen/concessions space. The building is intended to have an open hall space that can be used for public and private events. The space would be available for rent to private parties for weddings, educational field trips, retreats, meetings, or other such activities, thus generating revenue that would contribute to maintenance and operational costs for the park facilities. The City, or other public organizations, may use the space to hold special community events or public meetings, as well as for educational opportunities.



It is anticipated that the park improvements identified in the Master Plan would be implemented in phases as funding becomes available and with flexibility to accommodate community needs over time.

No Project impacts were determined to be significant and unavoidable. Impacts determined to be less than significant with mitigation measures incorporated were identified relative to biological resources, cultural/tribal cultural resources, geology/soils (paleontological resources), and recreation.

Per CEQA Guidelines Section 15087(c)(6), the Project site is not on state and federal hazardous materials sites enumerated under Government Code Section 65962.5.

**LOCATION:** El Caballo Park is located in the northeastern portion of the City of Escondido in northwestern San Diego County, California. Regional access to the City is provided via Interstate 15 from the north/south and State Route 78 from the east/west. Local access to the park is provided via East Valley Parkway, west along Beven Drive, then north along Save-A-Life Way. The Project site includes portions of Assessor Parcel Numbers 760-246-1700 and 760-246-3300.

**APPLICANT:** City of Escondido

**PUBLIC REVIEW PERIOD:** The 30-day review and comment period will begin on **April 9, 2026** and end at 5:00 p.m. on **May 8, 2026**. Copies of the Draft IS/MND are on file and available for public review at the Escondido Planning Counter, 201 N. Broadway, and posted on the City of Escondido website: <https://www.escondido.gov/1300/El-Caballo-Park-Master-Plan-ISMND>. Additional information may be obtained by contacting Sally Schifman, Principal Planner, telephone (760) 839-4514 or via email at [Sally.Schifman@escondido.gov](mailto:Sally.Schifman@escondido.gov). Please refer to Case No. PL23-0375. The Final IS/MND will require consideration and adoption by the City Council, subject to recommendation by the Planning Commission. A Planning Commission meeting date has not been tentatively scheduled at this time.

Please address comments on the Draft IS/MND to:

Sally Schifman  
Principal Planner  
City of Escondido  
Development Services Dept.  
201 N. Broadway  
Escondido, CA, 92025

or

[Sally.Schifman@escondido.gov](mailto:Sally.Schifman@escondido.gov)

Dated: April 9, 2026



Sally Schifman  
Principal Planner