



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 741-4671

See NOTE below
2019059013
 SCH#

Notice of Completion

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

Project Title: Palomar Heights (SUB 18-0011, ENV 18-0009, PHG 18-0049)
Lead Agency: City of Escondido **Contact Person:** Adam Finestone, Principal Planner
Street Address: 201 N. Broadway **Phone:** (760) 839-6203
City: Escondido, CA **Zip:** 92025 **County:** San Diego

Project Location

County: San Diego **City/Nearest Community:** City of Escondido
Cross Streets: Valley Blvd, E. Valley Pkwy, and E. Grand Ave **Zip Code:** 92025 **Total Acres:** 13.8

Assessor's Parcel No.: 229-450-05-00, Section: Twp.: Range: Base:
 229-450-06-00,
 230-163-05-00,
 230-163-03-00,
 230-162-02-00,
 230-163-01-00,
 229-442-01-00,
 229-442-02-00,
 229-442-03-00,
 229-442-04-00,
 229-442-18-00,
 230-163-04-00

Governor's Office of Planning & Research
MAY 03 2019
 STATE CLEARINGHOUSE

Within 2 Miles: State Hwy #: I-15 and SR 78 **Waterways:** N/A
Airports: NA **Railways:** N/A **Schools:** N/A

Document Type

CEQA: NOP Supplement/Subsequent **NEPA:** NOI **Other:** Joint Document
 Early Cons EIR (Prior SCH No.) EA Final Document
 Neg Dec Other Draft EIS Other
 Draft EIR FONSI

Local Action Type

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, Parcel Map, Tract Map, etc.) Other

Development Type

Residential: Units 510 Acres 13.8 Water Facilities: Type MGD
 Office: Sq.ft. Acres Employees Transportation: Type
 Commercial: Sq.ft. 12,000 Acres 13.8 Employees Mining: Mineral
 Industrial: Sq.ft. Acres Employees Power: Type Watts
 Educational Waste Treatment: Type
 Recreational Hazardous Waste: Type
 Other: Mixed-use project; Residential and commercial components comprise 13.8 acres total.

Project Issues Discussed in Document

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Landuse
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects

Fiscal

Recreation/Parks

Vegetation

Other _____

Present Land Use/Zoning/General Plan Use

Former hospital campus/Zone: Specific Plan (Downtown Specific Plan)/General Plan: Specific Plan Area

Project Description

The proposed project (Project) consists of a Specific Plan Amendment to the Downtown Specific Plan, Tentative Map, Planned Development (Master and Precise Development Plan), and Development Agreement for the redevelopment of a former hospital campus into a mixed-use residential and commercial development. The Project would include 510 multi-family residential units and up to 12,000 square feet of commercial space. Street improvements and residential amenities are proposed as part of the project. More-detailed information is provided in the attached Notice of Preparation and on the City of Escondido's project webpage at <https://www.escondido.org/palomarheights.aspx>.

Reviewing Agencies Checklist

Supplementary Document N

- _____ **Resources Agency**
- _____ Boating & Waterways
- _____ Coastal Commission
- _____ Coastal Conservancy
- _____ Colorado River Board
- Conservation
- Fish & Game
- _____ Forestry
- Office of Historic Preservation
- Parks & Recreation
- _____ Reclamation
- _____ S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- _____ Aeronautics
- _____ California Highway Patrol
- CALTRANS District # _____
- _____ Department of Transportation Planning (headquarters)
- Housing & Community Development

Food & Agriculture

Health & Welfare

- _____ Health Services

State & Consumer Services

- _____ General Services
- _____ OLA (Schools)

KEY

- S** = Document sent by lead agency
- X** = Document sent by SCH
-  = Suggested distribution

Cal-EPA

- Air Resources Board
- APCD/AQMD
- _____ California Waste Management Board
- _____ SWRCB: Clean Water Grants
- _____ SWRCB: Delta Unit
- SWRCB: Water Quality
- _____ SWRCB: Water Rights
- Regional WQCB # _____ (_____)

Youth & Adult Corrections

- _____ Corrections

Independent Commissions & Offices

- _____ Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- _____ Santa Monica Mountains Conservancy
- _____ State Lands Commission
- _____ Tahoe Regional Planning Agency

_____ Other _____

Public Review Period (to be filled in by lead agency)

Starting Date May 3, 2019 Ending Date June 3, 2019
 Signature  Date May 3, 2019

Lead Agency (Complete if applicable):

Consulting Firm: Dudek
 Address: 605 Third Street
 City/State/Zip: Encinitas, CA 92024
 Contact: Brian Grover
 Phone: (760) 942-5147

Applicant: The Palomar Heights Project Owner, LLC

Address: 2235 Encinitas Blvd., Ste 216
 City/State/Zip: Encinitas, CA 92024
 Phone: (760) 944-7511

For SCH Use Only:

Date Received at SCH _____
 Date Review Starts _____
 Date to Agencies _____
 Date to SCH _____
 Clearance Date _____
 Notes: _____

Revised October 1989