



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

*See NOTE below*

SCH # 2019059013

**Notice of Completion**

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

**Project Title:** Palomar Heights – ENV 18-0009  
**Lead Agency:** City of Escondido **Contact Person:** Adam Finestone, AICP  
**Street Address:** 201 North Broadway **Phone:** (760) 839-4671  
**City:** Escondido, CA **Zip:** 92025 **County:** San Diego

**Project Location**

**County:** San Diego **City/Nearest Community:** City of Escondido  
**Cross Streets:** East Valley Parkway, Fig Street & East Grand Ave **Zip Code:** 92025 **Total Acres:** 13.8 acres  
**Assessor's Parcel No.:** 229-450-05-00, 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 **Section:** 15 **Twp.:** T.12.S **Range:** R.2W **Base:** Escondido Quadrant

**Within 2 Miles:** **State Hwy #:** I-15 and SR 78 **Waterways:** Escondido Creek Flood Control Channel  
**Airports:** NA **Railways:** N/A **Schools:** Central Elementary School, Mission Middle School

**Document Type**

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

**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 Specific Plan Amendment, Planned Development Permit, Specific Plan Alignment & Development Agreement

**Development Type**

Residential: Units 510 Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 10,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document**

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Flood Plain/Flooding                  | <input type="checkbox"/> Schools/Universities                       | <input checked="" type="checkbox"/> Water Quality   |
| <input type="checkbox"/> Agricultural Land                   | <input type="checkbox"/> Forest Land/Fire Hazard               | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater  |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Geologic/Seismic                      | <input checked="" type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian   |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Minerals                              | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife   |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                                | <input type="checkbox"/> Growth Inducing  |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Landuse   |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Cumulative Effects  |
| <input type="checkbox"/> Fiscal                              | <input type="checkbox"/> Recreation/Parks                      | <input checked="" type="checkbox"/> Vegetation                      | <input checked="" type="checkbox"/> Other <u>Significant and Irreversible Effects and Significant and Unavoidable Impacts</u> |

**Present Land Use/Zoning/General Plan Use**

Palomar Health Downtown Campus / SP (Downtown Specific Plan) / SPA (Specific Plan Area)

**Project Description**

The Project would include 510 dwelling units and up to 10,000 square feet of commercial space. In addition, the Project would include supporting open space and recreational amenities, landscaping, parking, and infrastructure improvements. The infrastructure improvements include utility connections to existing utility lines within the adjacent roadways as well as roadway frontage improvements.

**Reviewing Agencies Checklist**

*Supplementary Document N*

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

- \_\_\_\_\_ **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 # 11
- \_\_\_\_\_ Department of Transportation Planning (headquarters)
- \_\_\_\_\_ Housing & Community Development
- \_\_\_\_\_ **Food & Agriculture**
- \_\_\_\_\_ **Health & Welfare**
- \_\_\_\_\_ Health Services
- \_\_\_\_\_ **State & Consumer Services**
- \_\_\_\_\_ General Services
- \_\_\_\_\_ OLA (Schools)

- \_\_\_\_\_ **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 # 9 ( \_\_\_\_\_ )
- \_\_\_\_\_ **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 March 20, 2020 Ending Date May 4, 2020

Signature  A. Finestone Date March 17, 2020

Lead Agency (Complete if applicable):

Consulting Firm: Dudek

Address: 605 Third Street

City/State/Zip: Encinitas, CA 92024

Contact: Dawna Marshall

Phone: (760) 479-4290

For SCH Use Only:

Date Received at SCH \_\_\_\_\_

Date Review Starts \_\_\_\_\_

Date to Agencies \_\_\_\_\_

Date to SCH \_\_\_\_\_

Clearance Date \_\_\_\_\_

Notes: \_\_\_\_\_

Applicant: The Palomar Heights Project Owner, LLC

Address: 2235 Encinitas Blvd., Ste. 216

City/State/Zip: Encinitas, CA 92024

Phone: (760) 944-7511

*Revised October 1989*

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019059013

Project Title: Palomar Heights

Lead Agency: City of Escondido

Contact Name: Adam Finestone, AICP

Email: palomarheights@escondido.org Phone Number: (760) 839-4671

Project Location: City of Escondido, San Diego County  
*City County*

Project Description (Proposed actions, location, and/or consequences).

The 13.8-acre Project site is located in the central area of the City of Escondido (City), California. The Project site is the Palomar Health Downtown Campus (Hospital Campus), and is currently developed with hospital, medical office, and commercial uses, and associated parking facilities. The Project would redevelop the site into a mixed-use residential and commercial development with supporting amenities. The Project would include 510 dwelling units and up to 10,000 square feet of commercial space, with a residential density of 37 units per acre. The residential uses would be composed of four multi-family residential unit types; senior apartments, apartments, villas, and rowhomes. The Project would provide a total of 185,306 square feet of open space, including a clubhouse with pool, parks, landscape areas, walkways, and private patios and balconies. Supporting infrastructure improvements would be included on-site and in the adjacent roadways. The Valley Boulevard improvements would include removal of the southbound lane, a bus pullout, parking, and loading zone area.

Approvals required to implement the Project include (1) a Tentative Subdivision Map, (2) Specific Plan Amendment, (3) Planned Development Permit (Master and Precise Plans), (4) a Development Agreement, (5) a General Plan Amendment (Mobility and Infrastructure Element), and (6) a Specific Alignment Plan (SAP).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would result in potentially significant impacts to Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. However, with implementation of the mitigation identified below, impacts would be reduced to less than significant. See Executive Summary of the Draft Environmental Impact Report (DEIR) for further details.

- M-BI-1 Nesting Bird and Raptor Avoidance
- M-CR-1 Historic American Buildings Survey
- M-CR-2 to M-CR-11 Cultural Resource Monitoring Program during Grading
- M-HZ-1 Removal of Underground Storage Tanks in accordance with Regulations
- M-HZ-2 Asbestos-containing materials (ACMs) and lead-based paint (LBP) abatement in accordance with Regulations
- M-N-1 Construction Noise Management Plan

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Comments received during the NOP public scoping period were considered as part of the preparation of this Draft EIR. The NOP and written comments are included in Draft EIR Appendix A. Comments covered numerous topics, including transportation, public health and hazardous materials, construction noise, land use and planning, aesthetics, cumulative impacts, greenhouse gas emissions, habitat destruction, cultural and historical resources, tribal cultural resources, utilities and service systems, excess parking, recommended sustainability and smart growth features, development of Project goals, housing, Project density, and recreation. A summary of NOP comments is also provided in EIR Table 1-1, along with the location in the document where discussion relating to that information can be located.

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board (RWQCB)