



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

NOTICE OF DETERMINATION

DATE: November 6, 2019

TO: X Office of Planning Research
 State Clearinghouse
 P.O. Box 3044
 Sacramento, CA 95812-3044

FROM: City of Escondido
 201 North Broadway
 Escondido, CA 92025

X SD Assessor/Recorder/County Clerk
 Attn: Fish & Wildlife Notices
 1600 Pacific Highway, Room 260
 San Diego, CA 92101
 MS: A-33

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

Quince Street Senior Housing Project – PHG 17-0028, ENV 17-0008

Project Title/Case No.

2019069020

State Clearinghouse Number (if submitted to State Clearinghouse)

City of Escondido

Lead Agency

Adam Finestone, Principal Planner, City of Escondido
 Contact Person

(760) 839-6203
 Telephone Number

afinestone@escondido.org
 Email

San Diego Interfaith Housing Foundation – Matt Jumper
 7956 Lester Avenue, Lemon Grove, CA 91945
 619-668-1532 ext. 313

Project Applicant, Address and Phone Number

220 N. Quince Street, Escondido, CA 92025 (APN 229-331-10-00); County of San Diego

Project Location (include County)

Project Description:

The 220 North Quince Street Senior Housing project site is located in the City of Escondido, east of Interstate 15 at the northeast corner of West Valley Parkway and North Quince Street. The project site is approximately 1.47 net acres and is developed with three approximately 10,000-square-foot (sf) warehouse buildings, one approximately 2,000-sf maintenance and repair building, and a small paved parking area. The project proposes to construct a five-story, affordable senior housing development with ground-floor parking and four stories of residences above. The project would include an amendment to the Downtown Specific Plan to remove the requirement for ground-floor retail or office uses and to change the open space requirement for senior housing projects. The project would construct 145 residential units at a density of 98.3 units/net acre and provide 142 parking spaces, with a street-level entrance lobby, two courtyards, an overlook plaza, leasing area, and community room. New curbs, gutters, sidewalks, and street trees would be provided along the project's western and southern frontages along North Quince Street and West Valley Parkway, respectively. Storm drain improvements, upsizing of water and sewer mains, and connections to existing public utility and upsized water and sewer lines would be required. Project construction would begin in January 2020 and is expected to last two years. Construction activities include site preparation,

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demolition, grading, installation of underground infrastructure and utilities, construction of structures, paving of the site, and architectural coating. The top five feet of existing soil would be excavated, backfilled, and compacted, requiring approximately 1,000 cubic yards of soil movement.


This is to advise that on November 6, 2019, the City of Escondido City Council adopted a Final Mitigated Negative Declaration (Ordinance No. 2019-12) and has made the following determinations regarding the project:

1. The project will, will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were, were not, adopted for this project.
4. A mitigation reporting or monitoring plan was, was not, adopted for this project
5. A Statement of Overriding Considerations was, was not, adopted for this project.
6. Findings were, were not, made pursuant to the provisions of CEQA.

This is to certify that a copy of the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (City File Nos. PHG17-0028, ENV17-0008) and record of project approval are 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. The City of Escondido has complied with CEQA in preparation of the Mitigated Negative Declaration.

Name of Official Filing Notice: Adam Finestone, Principal Planner

City of Escondido
Lead Agency

Signature:  _____
Governor's Office of Planning & Research

Date: November 7, 2019 _____
NOV 12 2019

Date Received for Filing _____
STATE CLEARINGHOUSE

Filing Fee Transmitted to County Clerk \$2,407.75