



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

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Jul 25, 2024 02:14 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000644
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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

"MAJOR PLOT PLAN PALOMAR BEHAVIORAL HOSPITAL" - PL23-0327

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** July 25, 2024
Posted July 25, 2024 **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.



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798

NOTICE OF DETERMINATION

DATE: July 22, 2024

TO: _____	Office of Planning Research State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044	<i>Street Address:</i> 1400 Tenth St. Rm 113 Sacramento, CA 95814	FROM: City of Escondido 201 North Broadway Escondido, CA 92025 <u>(Lead Agency)</u>
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 X San Diego County Recorder's Office
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS: A-33

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

"Major Plot Plan Palomar Behavioral Hospital" – PL23-0327
Project Title/Case No.

2001121065	City of Escondido
State Clearinghouse Number (if submitted to State Clearinghouse)	Lead Agency

Pietro Martinez (PMB Escondido 2 LLC), 329 South Highway 101, Suite 160, Solana Beach, CA 92075
Project Applicant, Address and Phone Number

Ivan Flores, Senior Planner	760-839-4529	ivan.flores@escondido.gov
Contact Person	Telephone Number	Email

Project Location (Include County): The Proposed Project is located on the western side of Citracado Parkway, south of Vineyard Drive, in the western portion of Escondido addressed as 2075 Citracado Parkway and 2125 Citracado Parkway (APNs: 232-591-11-00; 232-591-28-00, respectively)

Project Description: A request for a Major Plot Plan Permit for the construction of an 84,700 gsf behavioral health hospital with 120 beds on Parcel 1 of Planning Area (PA) 4 and 13 off-street parking spaces, and the paving of the adjacent lot within Lot 26 PA 5 to accommodate 156 parking spaces within the Escondido Research and Technology Center (ERTC) Specific Plan. The Project also includes the merging of PA 4 and PA 5 as permitted by the ERTC; and does not require a Specific Plan Amendment. The merging of PA 4 and PA 5 would result in PA 4 expanding from 35.4 acres to 40.2 acres ("Project"). In accordance with the California Environmental Quality Act (CEQA), an addendum was prepared for the Project, and demonstrates based on substantial evidence that the prior environmental analysis in the FEIR, and subsequent addendum for a Specific Plan Amendment in 2006 to permit medical/hospital uses ("Approved Project") adequately addresses the potential environmental effects of the behavioral health facility and off-street parking lot, and supports a finding that the Major Plot Plan Permit would not raise any significant new issues nor exceed the level of impacts identified in the previously adopted FEIR and subsequent 2006 addendum requiring additional analysis under CEQA. Approval of the Project includes preparation of an Addendum prepared in accordance with section 15164 of the CEQA Guidelines. There are

Case No. PL23-0327
Major Plot Plan Permit for Behavioral Health Facility

no changes or additions that meet any of the requirements for preparing a subsequent or supplemental EIR per Sections 15162 – 15163 of the State CEQA Guidelines.

This is to advise that on July 22, 2024 the City of Escondido Development Services Department (Lead Agency) has approved the above described project and relies on a previously certified FEIR for the adoption of the ERTC Specific Plan and an approved Addendum for the Specific Plan Amendment (City File Nos. ER 2001-12 and Resolution No. 2002-307; and, SPA2005-81-SPA and Resolution No. 2006-10(R)), and has made the following determinations regarding the proposed project:

1. The project will **not** have a significant effect on the environment.
2. An Addendum was prepared for the Project and found that the Project does not trigger the conditions requiring preparation of a Supplemental or Subsequent EIR under CEQA Guidelines Section 15162.
3. A Final Environmental Impact Report was previously prepared and certified for the Approved Project pursuant to the provisions of CEQA. An Addendum was previously prepared in 2006 and approved for the Approved Project. The previously certified FEIR and subsequent Addendum adequately address environmental impacts.
4. Mitigation measures X were made a condition of the approval of the project.
5. A mitigation reporting or monitoring plan X was **not** adopted for this project.
6. A Statement of Overriding Considerations X was **not** adopted for this project.
7. Findings X were **not** made pursuant to the provisions of CEQA.

This is to certify that a copy of the certified Final EIR and Mitigation Monitoring and Reporting Program and the approved Addendum for the Specific Plan Amendment (City File Nos. ER 2001-12 and Resolution No. 2002-307; and, SPA2005-81-SPA and Resolution No. 2006-10(R)), and record of project approval(s) with any comments and responses 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 Addendum for the Project.

Name of Official Filing Notice: Ivan Flores, AICP, Senior Planner

City of Escondido
Lead Agency

Signature: *Ivan Flores*

Date: *July 22, 2024*

Date Received for Filing _____

Filing Fee Transmitted to County Clerk \$4,101.25