



2019059013

NOTICE OF PREPARATION (NOP) AND NOTICE OF SCOPING MEETING

Palomar Heights Project

City Case Numbers: ENV 18-0009; SUB 18-0011; and PHG 18-0049

Date: May 3, 2019

To: State Agencies
Responsible Agencies
Local and Public Agencies
Trustee Agencies
Interested Parties

From: Bill Martin
Director of Community Development
City of Escondido
201 N. Broadway
Escondido, CA 92025

Subject: Notice of Preparation and Public Scoping Meeting for the Palomar Heights Project (City Case Numbers: ENV 18-0009, SUB 18-0011, and PHG 18-0049)

In implementing its duties under the California Environmental Quality Act (CEQA), the City of Escondido, serving as Lead Agency, intends to prepare an Environmental Impact Report (EIR) for the redevelopment of the Palomar Health Downtown Campus into a mixed-use residential and commercial project (the "Project"). In accordance with Section 15082 of the CEQA Guidelines, the City of Escondido has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies with sufficient information describing the Project and its potential environmental effects. The project description, location, and the scope of the EIR are contained in the attached materials. As an EIR will be prepared, an Initial Study is not required.

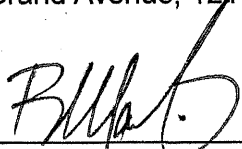
As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period from **May 3, 2019 to June 3, 2019**. The City is interested in the input and/or comments of public agencies and interested parties as to the scope and content of the environmental information that will be studied in connection with the Project. Public agencies may need to use the EIR prepared by the City when considering applicable permits or other approvals for the Project. The general public is also encouraged to provide input on the environmental issues to be evaluated.

Please send your responses **no later than 5:00 p.m. PST on Monday, June 3, 2019**, to the Escondido Planning Division, c/o Kristin Blackson at the City of Escondido, Planning Division, 201 N. North Broadway, Escondido, CA 92025 or by email at kblackson@escondido.org. As part of the NOP process, the City is also holding a Public Scoping Meeting on **Monday, May 20, 2019, from 4:30 p.m. to 7:00 p.m.** in the Mitchell Room at Escondido City Hall, 201 N. Broadway, Escondido, to receive comments. An electronic version of this notice and project-related documents can be found on the City's website: <https://www.escondido.org/palomarheights.aspx>

Project Title: Palomar Heights

Project Applicant: The Palomar Heights Project Owner, LLC

Project Location: 451 E. Valley Parkway, 555 E. Valley Parkway, 456 E. Grand Avenue, 624-660 E. Grand Avenue, 121-141 N. Fig Street, Escondido, California 92025

Signature: 
Bill Martin, Director of Community Development,
City of Escondido

NOTICE OF PREPARATION (NOP) AND NOTICE OF SCOPING MEETING

NOP Comment Period: May 3, 2019 to June 3, 2019

Palomar Heights (City Case Numbers: ENV 18-0009; SUB 18-0011; and PHG 18-0049)

The City of Escondido will be the Lead Agency for the preparation of an Environmental Impact Report (EIR), as defined in Section 15161 of the CEQA Guidelines for the proposed Palomar Heights Mixed Use Project (the "Project"). The Project is centrally located in the downtown portion of the City of Escondido (Figure 1), on both sides of Valley Boulevard, bounded by N. Fig Street to the east, E. Grand Avenue to the south and E. Valley Parkway to the north. It is located at the eastern end of the Downtown Specific Plan (Figure 2).

The Project proposes a mixed-use development containing 510 dwelling units and up to 12,000 square feet of commercial space on a 13.8-acre site. A complete project description is included below, and a site plan is attached (Figure 3).

The EIR will consider all potential environmental effects of the Project to determine the level of significance of the environmental effect, and will analyze the potential effects to the detail necessary to make appropriate determinations on significance. In addition, the EIR may consider those environmental issues which are raised by responsible agencies, trustee agencies, and members of the public or related agencies during the NOP process. An electronic version of this notice and Project-related documents can be found on the City's website: <https://www.escondido.org/palomarheights.aspx>.

We need to know the views of your agency or organization as to the scope and content of the environmental information relevant to your agency's statutory responsibilities or of interest to you in connection with the Project. This includes the following for responsible and trustee agencies:

1. Whether your agency will be a responsible or trustee agency.
2. List of permits or approvals required by your agency for the Project.
3. If your agency would like to meet with the City regarding the Project.
4. Significant environmental issues and reasonable alternatives and/or mitigation measure(s).

Due to the time limits mandated by state law, responses from responsible agencies, other agencies and organizations, and interested parties must be received by the City of Escondido not later than 30 days following the publication of this Notice of Preparation (5:00 pm PST on Monday, June 3, 2019). Project-related comments may be sent to:

Kristin Blackson, Contract Planner
City of Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
kblackson@escondido.org

If response from your agency or organization is not received, we will presume that your agency or organization has no response. A responsible agency, trustee agency, or other public agency may request a meeting with City representatives in accordance with Section 15082(c) of the CEQA Guidelines.

Project Description

The Project consists of a Tentative Subdivision Map, Master and Precise Development Plan, Specific Plan Amendment, and Development Agreement for a mixed-use residential and commercial project at the former Palomar Health Downtown Campus.

The Project would include three planning areas with a variety of multi-family housing products and commercial components. The residential portions would include a total of 510 dwelling units, and the commercial portions would create up to 12,000 square feet of commercial and / or office uses within the 13.8-acre project site. A "landmark structure" is envisioned for the northeast corner of Valley Boulevard and E. Grand Avenue, serving as a focal point for Grand Avenue. This building would house the majority of the proposed commercial space and provide access to the public.

Residential units would range in size from 600 square feet to almost 2,000 square feet, with associated parking ranging from 0.70 spaces per dwelling unit to 2.25 spaces per dwelling unit. Approximately 900 parking spaces are proposed on-site, with additional street parking to be provided on Valley Boulevard.

Parking, recreation, and open space would be included in each planning area. Amenities include a dog park located in the eastern portion of the project site, and a centrally-located pool/spa and community pavilion. Additional passive open space would come in the form walkways, trails, and courtyards, and private open space would be provided on balconies and patios. Improved pedestrian and bicycle connections to the downtown area are also proposed.

Grading activities would involve 208,413 cubic yards of cut and 230,680 cubic yards of fill, including remedial grading volumes.

The proposed amendment to the Downtown Specific Plan would incorporate land use plan revisions to further guide redevelopment of the site consistent with the City's vision. The proposed new land uses would replace an existing hospital facility in an urbanized area with available infrastructure. The Project would connect to existing infrastructure and utilities, and no extensions or expansion of infrastructure systems are anticipated to be necessary to serve the Project. Existing infrastructure consists of water, sewer, drainage, and dry utilities that include gas, electrical, and telecommunication.

Vehicular access to the each of the planning areas would be from adjacent public streets. The main vehicular and pedestrian access would be located at the intersection of E. Valley Parkway and N. Hickory Street, with other access points (vehicular and pedestrian) provided along E. Grand Avenue and from an existing public alley west of Valley Boulevard. Pedestrian-only access would be provided from Valley Boulevard and N. Fig Street. Offsite improvements would include changes to Valley Boulevard, E. Grand Avenue, E. Valley Parkway, and N. Fig Street, and the Project would also make improvements to existing NCTD bus stops.

Project Entitlements / Approvals

The Project consists of the following entitlements and agency approvals:

1. Tentative Subdivision Map
2. Master and Precise Development Plan
3. Specific Plan Amendment (Downtown Specific Plan)
4. Development Agreement

Environmental Impact Report

An Environmental Impact Report has been identified as the environmental document to be prepared for the Project in accordance with Section 15063 of the CEQA Guidelines. The City of Escondido determined that an EIR will be prepared to address potential direct and cumulative impacts associated with aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and utilities and service systems.

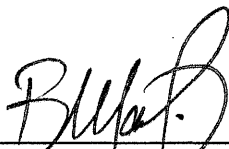
Project Website

Please see the City's Project website to review project-related documents that provide more information about the project. The Project website is: <https://www.escondido.org/palomarheights.aspx>

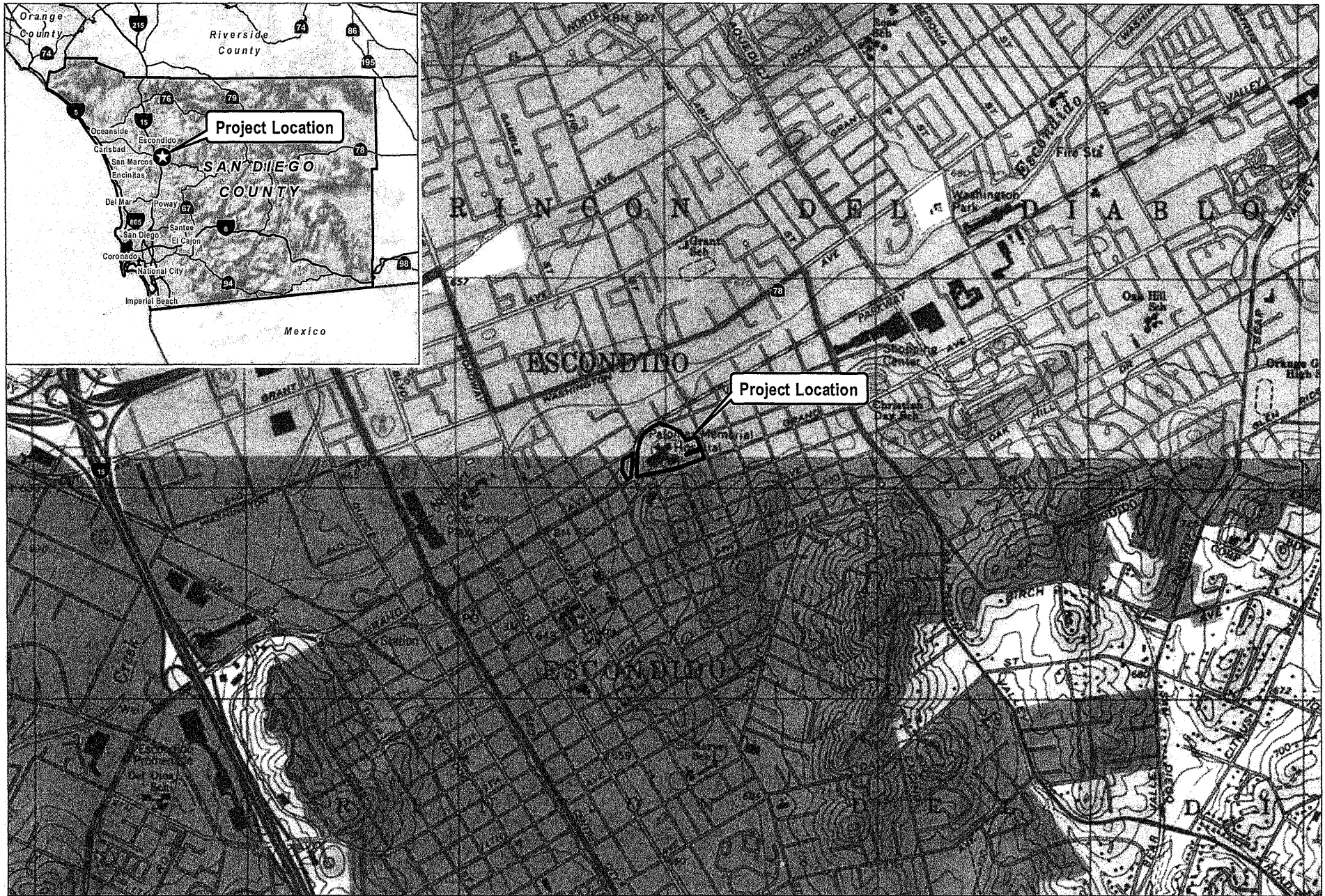
Public Scoping Meeting

A public scoping meeting will be held on **Monday, May 20, 2019, from 4:30 p.m. to 7:00 p.m.** The meeting will be held in the Mitchell Room at Escondido City Hall, 201 N. Broadway, Escondido. All written comments received at this meeting will be considered in the preparation of the environmental documents and become part of the record.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) coordinator (760) 839-4643 with any requests for reasonable accommodations at least 24 hours prior to the meeting. The City of Escondido does not discriminate against any person with a handicapped status.

Signature: 
Bill Martin, Director of Community Development,
City of Escondido

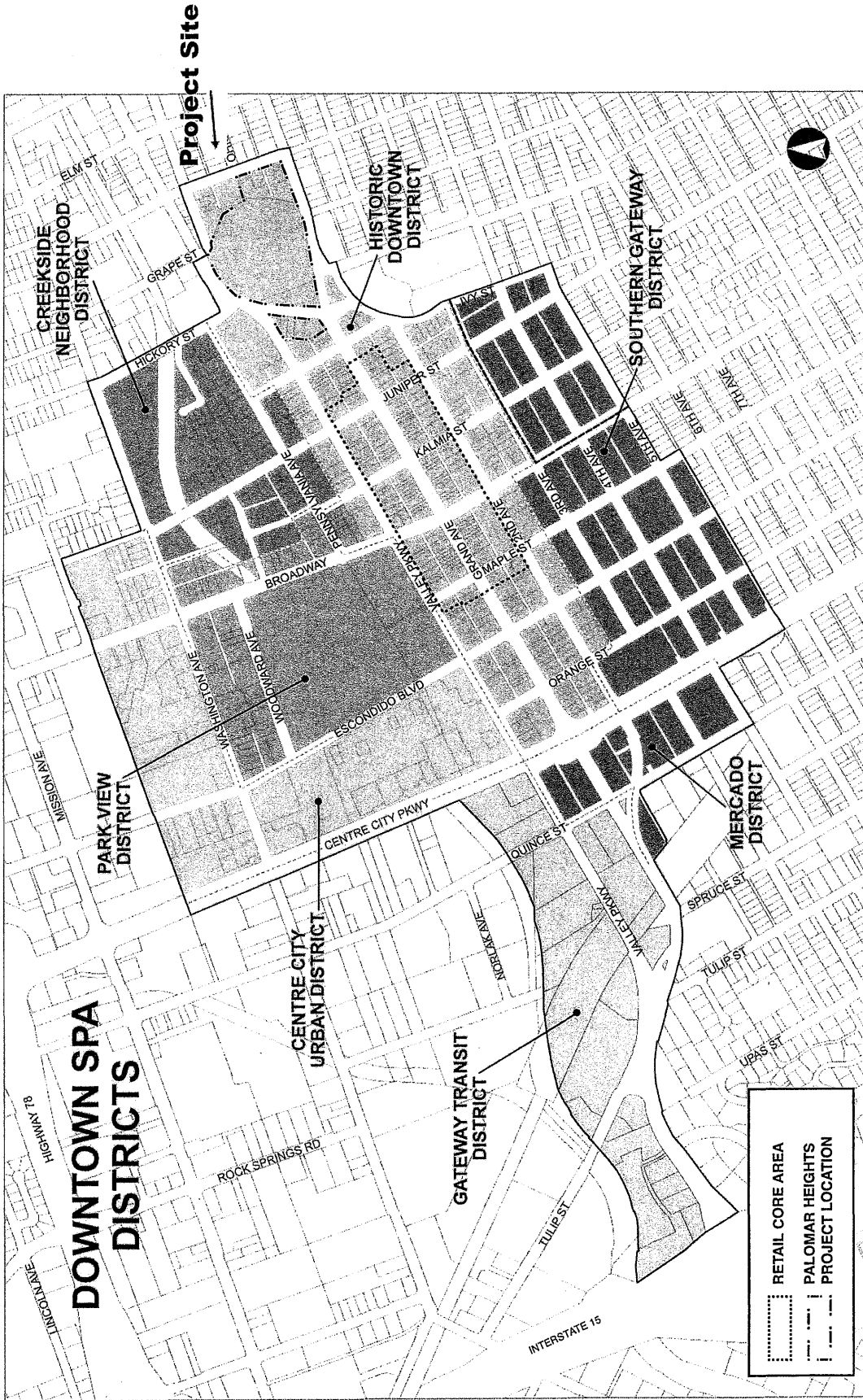
Date: 5/1/19



SOURCE: USGS 7.5-Minute Series Valley Center and Escondido Quadrangles

DUDEK 0 1,000 2,000 Feet

FIGURE 1
Project Location
 Palomar Heights EIR



Project Site

DOWNTOWN SPA DISTRICTS

RETAIL CORE AREA
PALOMAR HEIGHTS
PROJECT LOCATION



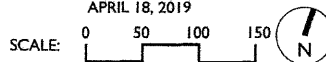
PROJECT SUMMARY	
TOTAL HOMES	510 DU
PRODUCT MIX:	
SENIOR APARTMENTS (4-STORY)	
90 UNITS (600 SF - 800 SF)	
APARTMENTS (4-STORY+MEZZ)	
258 UNITS (650 SF - 1,600 SF)	
ROWHOMES (3-STORY)	
72 UNITS (1,445 SF - 1,875 SF)	
VILLAS (3-STORY)	
90 UNITS (1,104 SF - 1,646 SF)	

ESCONDIDO, CA

INTEGRAL COMMUNITIES
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

PALOMAR HEIGHTS

APRIL 18, 2019



CONCEPTUAL MASTER PLAN



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198 summarch.com

