

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

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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)