

**APPENDIX P**  
*Public Service Correspondence*



July 10, 2018

John Tenger  
Division Chief  
Escondido Fire Department  
Escondido, CA  
(760) 839-5402  
[jtenger@escondido.org](mailto:jtenger@escondido.org)

***Re: Request for Fire-Rescue Protection Service Information for the Proposed Palomar Heights Project***

Dear Mr. Tenger:

Dudek is in the process of preparing the Public Services and Facilities section of the Environmental Impact Report (EIR) for the Palomar Heights Project (proposed project). The 13.8-acre site of the proposed project is located on the eastern edge of the downtown area of the City of Escondido (City) as is currently associated with the following addresses: 121-141 N. Fig Street, 127-133 Valley Boulevard, 151 Valley Boulevard, 451 Valley Parkway, 456 E. Grand Avenue, 555 Valley Parkway, 624 E. Grand Avenue, and 644-660 E. Grand Avenue. The site is bordered by Valley Parkway to the north, N. Fig Street to the east, and E. Grand Avenue to the south. Valley Boulevard bifurcates the site (See Figures 1-1 to 1-3).

The proposed project would demolish all existing structures onsite, and construct a mixed-use residential and commercial development. The proposed project would include 510 dwelling units and 12,000 square feet of commercial space. The residential uses would be comprised of four multi-family residential unit types: 90 senior apartments, 258 apartments, 90 villas, and 72 rowhomes.

Primary vehicular and pedestrian access would be the intersection of Valley Parkway/N. Hickory Street/ Valley Boulevard. Other vehicular and pedestrian access point would be provided along E. Grand Avenue and a public alley west of Valley Boulevard. Valley Boulevard and N. Fig Street would provide pedestrian-only access to the proposed project site

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We are soliciting information from you in regards to existing fire services and the availability of services for the proposed project for the preparation of the EIR. Below is a list of questions we are seeking information on to assist us in the preparation of our EIR.

1. Confirm that the City has the following seven fire stations in operations:
  - Fire Station #1, 310 North Quince
  - Fire Station #2, 421 North Midway
  - Fire Station #3, 1808 Nutmeg Street
  - Fire Station #4, 3301 Bear Valley
  - Fire Station #5, 2319 Felicita
  - Fire Station #6, 1735 Del Dios Road
  - Fire Station #7, 1220 North Ash
2. What are the current fire service staff levels within the City, such as the number of full-time safety, full-time non-safety, fire prevention officers, and emergency preparedness staff?
3. Which fire stations would provide primary and secondary response to the site?
4. What are the projected average response times from the stations what would serve the project site, in the event of an emergency?
5. Please confirm the following is the EFD's response time goal: all priority Level One or Emergency type calls within 7 minutes and 30 seconds, a total of 90% of the time (City of Escondido Quality of Life Standard)
6. Is the response time goal listed in Question 5 the same for Emergency Medical Services? If not, what is the respond time goal?
7. What is currently the average response time within the City?
8. Historically, has the EFD been able to serve the project area (Downtown Escondido) adequately?
9. Would the EFD be able to provide adequate fire service to the site and the City with the implementation of the project?
10. Would overall implementation of this project adversely impact Fire-Rescue Department services?

- 
11. Are there any plans for new or expanded fire facilities in the area that would potentially serve the project?

Please include any additional information you feel may be relevant to the proposed project. I greatly appreciate your assistance with this information. If you have any questions I can be reached at csomvilay@dudek.com, or at 760-271-3587. Additionally, Project Manager, Dawna Marshall, can be reached at dmarshall@dudek.com or at 760-479-4290. Thank you for your assistance in this matter

Sincerely,



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Carolyn Somvilay  
Environmental Analyst

Attachments:

- Figure 1-1; Project Location
- Figure 1-2; Aerial Photograph
- Figure 1-3; Project Site Plan

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**From:** John Tenger <jtenger@escondido.org>  
**Sent:** Thursday, July 25, 2019 3:01 PM  
**To:** Carolyn Somvilay  
**Cc:** Dawna Marshall; Rick Vogt; Alphonso Dobyne  
**Subject:** Dudek (Palomar Heights Project)  
**Attachments:** EFD Information Request.docx

Good afternoon Carolyn,  
Attached you will find the information that was requested regarding the Palomar Heights project, should you have any additional needs please let me know.

Thanks,  
John T.



John V. Tenger  
Fire Division Chief-Operation  
Fire | City of Escondido  
Direct: 760-839-5402 | Mobile: 760-802-0676  
[www.escondido.org](http://www.escondido.org)

July 10, 2018

John Tenger  
Division Chief  
Escondido Fire Department  
Escondido, CA  
(760) 839-5402  
[jtenger@escondido.org](mailto:jtenger@escondido.org)

***Re: Request for Fire-Rescue Protection Service Information for the Proposed Palomar Heights Project***

Dear Mr. Tenger:

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The proposed project would demolish all existing structures onsite, and construct a mixed-use residential and commercial development. The proposed project would include 510 dwelling units and 12,000 square feet of commercial space. The residential uses would be comprised of four multi-family residential unit types: 90 senior apartments, 258 apartments, 90 villas, and 72 rowhomes.

Primary vehicular and pedestrian access would be the intersection of Valley Parkway/N. Hickory Street/ Valley Boulevard. Other vehicular and pedestrian access point would be provided along E. Grand Avenue and a public alley west of Valley Boulevard. Valley Boulevard and N. Fig Street would provide pedestrian-only access to the proposed project site

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1. Confirm that the City has the following seven fire stations in operations:

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- Fire Station #4, 3301 Bear Valley
- Fire Station #5, 2319 Felicita
- Fire Station #6, 1735 Del Dios Road
- Fire Station #7, 1220 North Ash

The information is correct

2. What are the current fire service staff levels within the City, such as the number of full-time safety, full-time Non-Safety, fire prevention officers, and emergency preparedness staff?

93 Safety Personnel (including Chief Officers)

18 Non-Safety paramedics

5 Fire Prevention Officers

1 Emergency Preparedness Manager

3 Administration Staff

(2-part time administrative staff)

3. Which fire stations would provide primary and secondary response to the site?

Fire Station #1, 310 North Quince (Primary)

Fire Station #7, 1220 North Ash (Secondary)

4. What are the projected average response times from the stations what would serve the project site, in the event of an emergency?

The projected response times (from station alert to on scene) to the project site from the four closest stations are:

Fire Station 1            5 minutes 01 seconds

Fire Station 7            5 minutes 26 seconds

Fire Station 3            5 minutes 34 seconds

Fire Station 2            5 minutes 50 seconds

This is based historical response times to the project site.



- 
5. Please confirm the following is the EFD's response time goal: all priority Level One or Emergency type calls within 7 minutes and 30 seconds, a total of 90% of the time (City of Escondido Quality of Life Standard)  
Correct
  6. Is the response time goal listed in Question 5 the same for Emergency Medical Services? If not, what is the respond time goal?  
Same as above
  7. What is currently the average response time within the City?  
In our jurisdiction the average response time for all calls is 6 minutes and 12 seconds.
  8. Historically, has the EFD been able to serve the project area (Downtown Escondido) adequately?  
Yes
  9. Would the EFD be able to provide adequate fire service to the site and the City with the implementation of the project?  
Yes
  10. Would overall implementation of this project adversely impact Fire-Rescue Department services?  
The project will likely result in increased emergency responses, primarily medical in nature, due to the number of residents. The EIR should include a projection of the increased demand for emergency services based on the number and nature of the occupancy.
  11. Are there any plans for new or expanded fire facilities in the area that would potentially serve the project?  
Not at this time

Please include any additional information you feel may be relevant to the proposed project. I greatly appreciate your assistance with this information. If you have any questions I can be reached at csomvilay@dudek.com, or at 760-271-3587. Additionally, Project Manager, Dawna Marshall, can be reached at dmarshall@dudek.com or at 760-479-4290. Thank you for your assistance in this matter

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Sincerely,



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Carolyn Somvilay  
Environmental Analyst

Attachments:

Figure 1-1; Project Location

Figure 1-2; Aerial Photograph

Figure 1-3; Project Site Plan

July 19, 2019

Edward Varso  
Captain  
Escondido Police Department  
Escondido, CA  
[evarso@escondido.org](mailto:evarso@escondido.org)

***Re: Request for Police Protection Service Information for the Proposed Palomar Heights Project***

To whom it may concern:

Dudek is in the process of preparing the Public Services and Facilities section of the Environmental Impact Report (EIR) for the Palomar Heights Project (proposed project). The 13.8-acre site of the proposed project is located on the eastern edge of the downtown area of the City of Escondido (City) as is currently associated with the following addresses: 121-141 N. Fig Street, 127-133 Valley Boulevard, 151 Valley Boulevard, 451 Valley Parkway, 456 E. Grand Avenue, 555 Valley Parkway, 624 E. Grand Avenue, and 644-660 E. Grand Avenue. The site is bordered by Valley Parkway to the north, N. Fig Street to the east, and E. Grand Avenue to the south. Valley Boulevard bifurcates the site (See Figures 1-1 to 1-3).

The proposed project would demolish all existing structures onsite, and construct a mixed-use residential and commercial development. The proposed project would include 510 dwelling units and 12,000 square feet of commercial space. The residential uses would be comprised of four multi-family residential unit types: 90 senior apartments, 258 apartments, 90 villas, and 72 rowhomes.

Primary vehicular and pedestrian access would be the intersection of Valley Parkway/N. Hickory Street/ Valley Boulevard. Other vehicular and pedestrian access point would be provided along E. Grand Avenue and a public alley west of Valley Boulevard. Valley Boulevard and N. Fig Street would provide pedestrian-only access to the proposed project site

We are soliciting information from you in regards to existing fire services and the availability of services for the proposed project for the preparation of the EIR. Below is a list of questions we are seeking information on to assist us in the preparation of our EIR.

1. What is the staffing level of the Escondido Police Department (EPD)? How many sworn and non-sworn support personnel? (How many community service officer positions, communications operator positions, clerical and support positions, traffic safety school crossing guard positions, prisoner detention officer positions, parking enforcement officer positions, firearms training specialist positions, gang prevention specialist positions, cold case (homicide) investigator position, polygraph operator positions, and special projects coordinator position does the EPD have.)
2. Please confirm if the City’s Police and Fire Headquarters on 1163 North Centre City Parkway would be considered primary station to provide public safety service to the proposed project area.
3. Police Services Policy 3.2 states that the EPD would “maintain an initial response time for Priority 1 calls of no more than five minutes and an initial response time for Priority 2 calls of no more than six and one-half minutes” (Escondido General Plan, Chapter VI – Community Protection, 2012). Please confirm that this is EPD’s response time goals.
4. The proposed project site is located in Beat 42. Please provide the most recent response time and call volume data for Beat 42 and the City of Escondido in Table 2.

**Table 2 Call Priority Response [and/or Travel] Times**

Call Priority	Average Response [and/or Travel]-Time Guidelines	Total Number of Calls	Average Response Times (Citywide)	Total Number of Calls in Beat 42	Average Response Times Beat 42
Priority E – Imminent threat to life	Within _____ Minutes				
Priority 1 – Serious crimes in progress	Within 5 Minutes				
Priority 2 – Less serious crimes with no threat to Life	Within 6.5 Minutes				
Priority 3 – Minor crimes/requests that are not urgent	Within _____ Minutes				
Priority 4 – Minor requests for police services	Within _____ Minutes				

- 
5. How many officers and vehicles are assigned to patrol the project area?
  6. Historically, has the EPD been able to serve the project area (Downtown Escondido and Beat 42) adequately?
  7. Would the EPD be able to provide adequate police service to the project in accordance with response time goals? Would overall implementation of this project adversely impact Police Department services?

Please include any additional information you feel may be relevant to the proposed project. I greatly appreciate your assistance with this information. If you have any questions I can be reached at [csomvilay@dudek.com](mailto:csomvilay@dudek.com), or at 760-271-3587. Additionally, Project Manager, Dawna Marshall, can be reached at [dmarshall@dudek.com](mailto:dmarshall@dudek.com) or at 760-479-4290. Thank you for your assistance in this matter.

Sincerely,



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Carolyn Somvilay  
Environmental Analyst

Attachments:

- Figure 1-1; Project Location
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- Figure 1-3; Project Site Plan

## Carolyn Somvilay

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**From:** Edward T. Varso <evarso@escondido.org>  
**Sent:** Thursday, August 8, 2019 12:55 PM  
**To:** Carolyn Somvilay  
**Subject:** RE: [EXT] Follow up on Information Request for proposed development  
**Attachments:** EPD Information Request\_3.docx

Hi Carolyn,

Please accept my apologies for the delay. The member of my team that was working on this request finished it, but had an unexpected family emergency come up. However, I was able to retrieve the file and have attached it to this email. Please let me know if you need any additional information.

Thank you,



Ed Varso  
Police Captain-Services Bureau  
Police Department | City of Escondido  
Direct: 760-839-4408  
[www.escondido.org](http://www.escondido.org)

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**From:** Carolyn Somvilay <csomvilay@dudek.com>  
**Sent:** Thursday, August 8, 2019 12:00 PM  
**To:** Edward T. Varso <evarso@escondido.org>  
**Subject:** [EXT] Follow up on Information Request for proposed development

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender email address AND know the content is safe.

Good afternoon,

I hope you're having a good day. I'm following up an information request for the proposed Palomar Heights project. I've attached my original message below and additional supporting documents.

Good afternoon,

My name is Carolyn and I'm contacting you today because our environmental consulting company, Dudek, is currently writing an environmental impact report (EIR) per the CEQA process for the proposed Palomar Heights development project in the City of Escondido. We're reaching out with an information request in order to better assess the potential impacts the proposed project may have on public services. I have an information request letter document that has a brief summary of the proposed Palomar Heights project, a list of questions, contact information, and figures. Ideally, we would like the request information as soon as possible. If you have any questions or need any clarification, don't hesitate to contact us. Thank you for your time.

**Carolyn Somvilay**  
Environmental Analyst

**DUDEK**  
605 Third Street  
Encinitas, CA 92024  
T: 760.271.3587

July 19, 2019

Edward Varso  
Captain  
Escondido Police Department  
Escondido, CA  
[evarso@escondido.org](mailto:evarso@escondido.org)

***Re: Request for Police Protection Service Information for the Proposed Palomar Heights Project***

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The proposed project would demolish all existing structures onsite, and construct a mixed-use residential and commercial development. The proposed project would include 510 dwelling units and 12,000 square feet of commercial space. The residential uses would be comprised of four multi-family residential unit types: 90 senior apartments, 258 apartments, 90 villas, and 72 rowhomes.

Primary vehicular and pedestrian access would be the intersection of Valley Parkway/N. Hickory Street/ Valley Boulevard. Other vehicular and pedestrian access point would be provided along E. Grand Avenue and a public alley west of Valley Boulevard. Valley Boulevard and N. Fig Street would provide pedestrian-only access to the proposed project site



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We are soliciting information from you in regards to existing fire services and the availability of services for the proposed project for the preparation of the EIR. Below is a list of questions we are seeking information on to assist us in the preparation of our EIR.

1. What is the staffing level of the Escondido Police Department (EPD)? How many sworn and non-sworn support personnel? (How many community service officer positions, communications operator positions, clerical and support positions, traffic safety school crossing guard positions, prisoner detention officer positions, parking enforcement officer positions, firearms training specialist positions, gang prevention specialist positions, cold case (homicide) investigator position, polygraph operator positions, and special projects coordinator position does the EPD have.)

Escondido Police Department at full staff for the current fiscal year has 159 Sworn, 58 full-time Non-Sworn, and 36 part-time Non-Sworn employees. There are 5 Community Service Officers, 1 Public Safety Communications Manager, 4 Public Safety Shift Supervisors, 24 Public Safety Dispatchers, 27 full-time and 23 part-time clerical and support positions, 5 Parking Enforcement Officer positions (part-time), 4 Custody Transport Officers 4 Range master positions (part-time), 2 Gang Prevention Specialist positions (part-time), 1 cold case investigator position, 2 Police Projects Specialist positions. Sworn officers – the Patrol Division has units of Patrol, Traffic, and Community Orienting Policing. Investigations has a Gang Unit, Family Protection Unit, Special Investigations Unit, Crimes of Property Unit and Crimes of Violence Unit.

2. Please confirm if the City’s Police and Fire Headquarters on 1163 North Centre City Parkway would be considered primary station to provide public safety service to the proposed project area. **Yes.**
3. Police Services Policy 3.2 states that the EPD would “maintain an initial response time for Priority 1 calls of no more than five minutes and an initial response time for Priority 2 calls of no more than six and one-half minutes” (Escondido General Plan, Chapter VI – Community Protection, 2012). Please confirm that this is EPD’s response time goals.

**Yes**

4. The proposed project site is located in Beat 42. Please provide the most recent response time and call volume data for Beat 42 and the City of Escondido in Table 2.

**Table 2 Call Priority Response [and/or Travel] Times**

Call Priority	Average Response [and/or Travel]-Time Guidelines	Total Number of Calls	Average Response Times (Citywide)	Total Number of Calls in Beat 42	Average Response Times Beat 42
Priority E – Imminent threat to life	Within _____ Minutes				
Priority 1 – Serious crimes in progress	Within 5 Minutes	533	04:04	80	03:10
Priority 2 – Less serious crimes with no threat to Life	Within 6.5 Minutes	9,644	06:39	1,436	05:30
Priority 3 – Minor crimes/requests that are not urgent	Within 20 Minutes	33,754	19:08	4,591	17:25
Priority 4 – Minor requests for police services	Within 120 Minutes	8,076	35:17	823	38:45

5. How many officers and vehicles are assigned to patrol the project area? 8
6. Historically, has the EPD been able to serve the project area (Downtown Escondido and Beat 42) adequately? **We have historically responded to this area within our response time goals. However, to meet our goals requires frequently dispatching officers assigned to other parts of the city due to higher call volume in the project area.**
7. Would the EPD be able to provide adequate police service to the project in accordance with response time goals? Would overall implementation of this project adversely impact Police Department services? **Additional development in this project area would likely need increased police coverage to account for any anticipated increase in population, and increase in police calls for service.**

Please include any additional information you feel may be relevant to the proposed project. I greatly appreciate your assistance with this information. If you have any questions I can be reached at csomvilay@dudek.com, or at 760-271-3587. Additionally, Project Manager, Dawna Marshall, can be reached at dmarshall@dudek.com or at 760-479-4290. Thank you for your assistance in this matter.

Sincerely,

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Carolyn Somvilay  
Environmental Analyst

Attachments:

Figure 1-1; Project Location

Figure 1-2; Aerial Photograph

Figure 1-3; Project Site Plan

July 18, 2019

Cindy Kroon  
Facilities Services Administrative Analyst  
Escondido Unified School District  
Escondido, CA  
[ckroon@eusd.org](mailto:ckroon@eusd.org)  
(760) 432-2195

***Re: Request for Escondido Unified School District Information for the Proposed Palomar Heights Project***

Dear Ms. Kroon:

Dudek is in the process of preparing the Public Services and Facilities section of the Environmental Impact Report (EIR) for the Palomar Heights Project (proposed project). The 13.8-acre site of the proposed project is located on the eastern edge of the downtown area of the City of Escondido (City) as is currently associated with the following addresses: 121-141 N. Fig Street, 127-133 Valley Boulevard, 151 Valley Boulevard, 451 Valley Parkway, 456 E. Grand Avenue, 555 Valley Parkway, 624 E. Grand Avenue, and 644-660 E. Grand Avenue. The site is bordered by Valley Parkway to the north, N. Fig Street to the east, and E. Grand Avenue to the south. Valley Boulevard bifurcates the site (See Figures 1-1 to 1-3).

The proposed project would demolish all existing structures onsite, and construct a mixed-use residential and commercial development. The proposed project would include 510 dwelling units and 12,000 square feet of commercial space. The residential uses would be comprised of four multi-family residential unit types: 90 senior apartments, 258 apartments, 90 villas, and 72 rowhomes.

I am requesting the following information to assist with preparation of the draft EIR:

1. Can you confirm that the following schools would serve the project site:
  - o Central Elementary School, 122 W Fourth Avenue, Escondido, CA 92026
  - o Del Dios Middle School, 1400 West Ninth Avenue, Escondido, CA 92026
2. What are the existing capacities of the schools within the Escondido Unified School District (EUSD)?
3. What is the estimated capacity for the schools that would serve the project?

4. Would the proposed project be subject to any School Impact Fees?
5. What are the assumed generation rates the EUSD uses for each grade level? How many students would the project generate based on your assumed rates?
6. Would implementation of the proposed project adversely impact the EUSD's ability to continue serving the surrounding community?
7. Are there any plans for new or expanded school facilities in the area that would potentially serve the project?

Please include any additional information you feel may be relevant to the proposed project. I greatly appreciate your assistance with this information. If you have any questions I can be reached at csomvilay@dudek.com, or at 760-271-3587. Additionally, Project Manager, Dawna Marshall, can be reached at dmarshall@dudek.com or at 760-479-4290. Thank you for your assistance in this matter.

Sincerely,



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Carolyn Somvilay  
Environmental Analyst

Attachments:

- Figure 1-1; Project Location
- Figure 1-2; Aerial Photograph
- Figure 1-3; Project Site Plan

**From:** Cindy Kroon <ckroon@eusd.org>  
**Sent:** Wednesday, July 24, 2019 2:11 PM  
**To:** Carolyn Somvilay  
**Cc:** Dawna Marshall; Jessica Kimbrell; Michael Taylor; Cindy Kroon  
**Subject:** Re: Information Request for Proposed Palomar Heights Project  
**Attachments:** FINAL REG ED CAPACITY SUMMARY 2018-19.pdf; Will Sve Avail Ltr 2019 Touchstone.docx.pdf; District Map Front wSchools.pdf; DistrictMapBack.pdf

**Hi Carolyn,**  
**Please see the answers to your request below:**

1. Can you confirm that the following schools would serve the project site: **Yes, confirmed, please note the name is Del Dios Academy of Arts & Sciences.**

- o Central Elementary School, 122 W Fourth Avenue, Escondido, CA 92026
- o Del Dios Middle School, 1400 West Ninth Avenue, Escondido, CA 92026

2. What are the existing capacities of the schools within the Escondido Unified School District (EUSD)? 3. What is the estimated capacity for the schools that would serve the project? **Please see attached EUSD Capacity Summary for questions 2 and 3**

4. Would the proposed project be subject to any School Impact Fees? **Yes**

5. What are the assumed generation rates the EUSD uses for each grade level? How many students would the project generate based on your assumed rates?

<u>Units Built Last 5 Years<sup>(2)</sup></u>		<u>Student Generation Rates</u>		
<u>2019</u>		<u>K-5</u>	<u>6-8</u>	<u>Total K-8</u>
	SFD	0.3973	0.1260	0.5233
	SFA	0.1448	0.0694	0.2142
	MF (Apt)	0.1183	0.1244	0.2427

<sup>(2)</sup> Source: School Facilities Needs Analysis for Escondido Union School District

by Cooperative Strategies, March 8, 2019

P.  
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6. Would implementation of the proposed project adversely impact the EUSD's ability to continue serving the surrounding community? **Please see the attached Will Serve Letter.**

7. Are there any plans for new or expanded school facilities in the area that would potentially serve the project? **Central and Del Dios Schools are currently being modernized under the 2014 Prop E Bond. Central's Phase 1 was completed last year and Del Dios' Phase 1 will begin in early 2020. To find out more, please visit our website at [www.eusd.org/prope](http://www.eusd.org/prope) for more information on the progress at these schools.**

## **Thank you for your interest in our schools!**

On Thu, Jul 18, 2019 at 8:47 AM Carolyn Somvilay <[csomvilay@dudek.com](mailto:csomvilay@dudek.com)> wrote:

Good afternoon,

My name is Carolyn and I'm contacting you today because our environmental consulting company, Dudek, is currently writing an environmental impact report (EIR) per the CEQA process for the proposed Palomar Heights development project. We're reaching out with an information request in order to better assess the potential impacts the proposed project may have on public services. I've attached an Information Request letter that contains the following: a brief summary of the proposed Palomar Heights project, a list of questions, and contact information. Ideally, we would like the requested information as soon as possible.

If you have any questions or need any clarification, don't hesitate to contact us. Thank you for your time.

**Carolyn Somvilay**  
Environmental Analyst

**DUDEK**  
605 Third Street  
Encinitas, CA 92024  
T: 760.271.3587



July 24, 2019

Carolyn Somvilay  
Environmental Analyst, DUDEK  
605 Third Street  
Encinitas, CA 92024

Subject: School Availability

RE: Palomar Heights

APN: 229-450-05,06

To Whom It May Concern:

This letter will serve as the project service availability letter for the City of Escondido. Escondido Union School District continues to experience enrollment growth from new developments such as referenced above. This growth has created an increased demand for new and improved school facilities within the District. The District does not receive sufficient funds within the current state school funding mechanisms to cover the combined costs involved in improving education, rehabilitating current facilities, and constructing new classrooms for our expanding community.

The District is committed to providing educational services to students generated by the above-referenced development. Mitigation of the impact of new development on school facilities is possible through the payment of school fees prior to the issuance of building permits. These fees, which are set by State law, do not fully mitigate the impact of new residential development on the District. However, without the mitigation of student housing needs, the District is unable to comply with the Quality of Life Standards approved within the City of Escondido General Plan and is unable to provide school facilities for the students generated by new development.

Please note that each school within the district has specific boundaries that determine the eligibility for priority attendance of all students. There is no guarantee, however, that a child will attend that school or that the boundaries will not be adjusted to meet school housing needs. The current schools' attendance boundaries relevant to this project are **Central Elementary, and Del Dios Academy of Arts & Sciences** schools and are referenced as **1 and 3** on the attached district map.

Please note that the District does not provide student transportation except for those qualified special education students.

Thank you for your interest in our School District. Please do not hesitate to contact us if we can be of further service.

Sincerely,

*Cindy Kroon*

Cindy Kroon  
Analyst, Facilities Planning & Construction  
Att. – School Map

**BOARD OF EDUCATION**

Gary Altenburg, DDS  
Joan Gardner  
Joe Muga, Ph.D.  
Doug Paulson  
Georgine Tomasi

**SUPERINTENDENT**

Luis A. Rankins-Ibarra, Ed.D

**CARILYN GILBERT  
EDUCATION CENTER**

2310 Aldergrove Ave.  
Escondido, CA 92029  
Tel (760) 432-2400  
www.eusd.org



# ESCONDIDO UNION SCHOOL DISTRICT

## REGULAR ED CAPACITY 2018 – 2019

<b>Elementary Schools Grades K - 5</b>	
Bernardo	<b>605</b>
Central	<b>855</b>
Conway	<b>790</b>
Farr Avenue	<b>720</b>
Felicita	<b>665</b>
Glen View	<b>710</b>
Juniper	<b>690</b>
L R Green	<b>845</b>
Lincoln	<b>740</b>
Miller	<b>550</b>
North Broadway	<b>690</b>
Oak Hill	<b>795</b>
Orange Glen	<b>690</b>
Pioneer	<b>800</b>
Quantum Academy	<b>352</b>
Reidy Creek	<b>720</b>
Rock Springs	<b>560</b>
Rose	<b>610</b>
<b>Middle Schools Grades 6 - 8</b>	
Bear Valley Middle	<b>1170</b>
Del Dios Academy	<b>810</b>
Hidden Valley Middle	<b>1020</b>
Mission Middle	<b>1170</b>
Rincon Middle	<b>1290</b>

Student Capacity Classroom load:

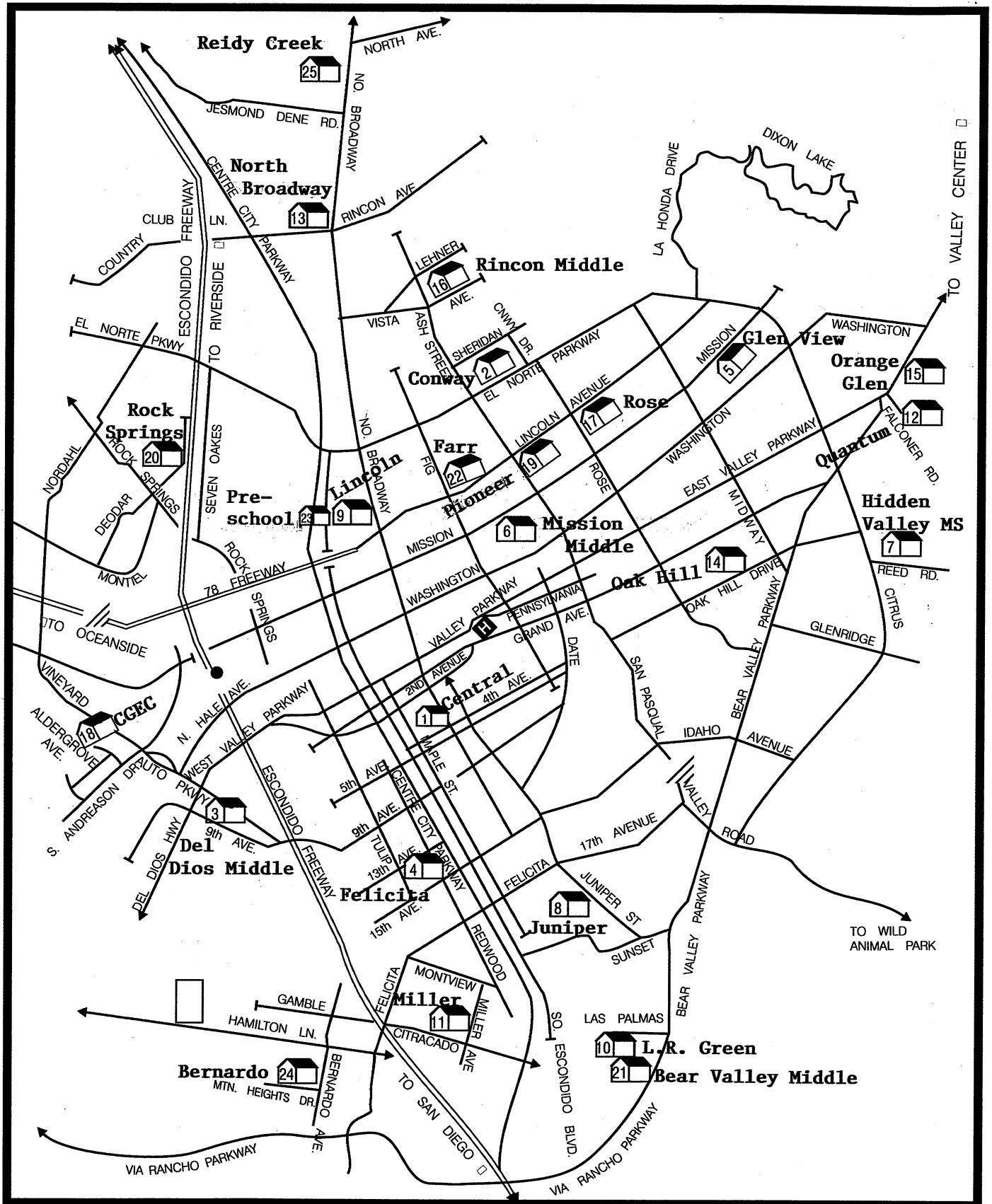
K - AM/PM @50:1

K - Full Day @25:1

Gr 1 - 3 @ 25:1

Gr 4 - 8 @ 30:1

# DISTRICT MAP



	<b>Carilyn Gilbert Education Center (District Office)</b> ..... <b>760-432-2400</b> 2310 Aldergrove Avenue 92029
	Bear Valley Middle School (6 <sup>th</sup> - 8 <sup>th</sup> )..... 760-432-4060 3003 Bear Valley Parkway 92025
	Bernardo School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2700 1122 Mountain Heights Drive 92029
	Central School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2431 122 W. Fourth Avenue 92025
	Conway School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2435 1325 Conway Drive 92027
	Del Dios Middle School (6 <sup>th</sup> - 8 <sup>th</sup> ) ..... 760-432-2439 1400 W. 9th Avenue 92025
	Farr Avenue School (Kindergarten - 5 <sup>th</sup> ) ..... 760-735-3049 933 Farr Avenue 92026
	Felicita School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2444 737 W. 13th Avenue 92025
	Glen View School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2448 2201 E. Mission Avenue 92027
	Green, (L.R.) School (Kindergarten - 5 <sup>th</sup> )..... 760-432-2260 3115 Las Palmas Avenue 92025
	Hidden Valley Middle School (6 <sup>th</sup> - 8 <sup>th</sup> ) ..... 760-432-2457 2700 Reed Road 92027
	Juniper School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2462 1809 S. Juniper Street 92025
	Lincoln School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2466 1029 N. Broadway 92026
	Miller School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2470 1975 Miller Avenue 92025
	Mission Middle School (6 <sup>th</sup> - 8 <sup>th</sup> ) ..... 760-432-2452 939 E. Mission Avenue 92025
	North Broadway School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2479 2301 N. Broadway 92026
	Oak Hill School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2483 1820 Oak Hill Drive 92027
	Orange Glen School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2487 2861 E. Valley Parkway 92027
	Pioneer School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2412 980 N. Ash 92027
	Preschool (Lincoln-Annex Preschool Office Rm#G) ..... 760-489-4131 1029 N. Broadway 92026
	Quantum Academy (at Nicolaysen Center) (4 <sup>th</sup> - 8 <sup>th</sup> ) ..... 760-432-2220 420 N. Falconer Road 92027
	Reidy Creek School (Kindergarten - 5 <sup>th</sup> ) ..... 760-739-5800 2869 N. Broadway 92026
	Rincon School (6 <sup>th</sup> - 8 <sup>th</sup> ) ..... 760-432-2491 925 Lehner Ave. 92026
	Rock Springs School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2283 1155 Deodar Rd. 92026
	Rose School (Kindergarten - 5 <sup>th</sup> ) ..... 760-432-2495 906 N. Rose 92027

July 18, 2019

Mike Byers  
Maintenance & Operations Supervisor  
Escondido Union High School District  
Escondido, CA  
mbyers@euhsd.org

***Re: Request for Escondido Union High School District Information for the Proposed Palomar Heights Project***

Dear Mr. Byers:

Dudek is in the process of preparing the Public Services and Facilities section of the Environmental Impact Report (EIR) for the Palomar Heights Project (proposed project). The 13.8-acre site of the proposed project is located on the eastern edge of the downtown area of the City of Escondido (City) as is currently associated with the following addresses: 121-141 N. Fig Street, 127-133 Valley Boulevard, 151 Valley Boulevard, 451 Valley Parkway, 456 E. Grand Avenue, 555 Valley Parkway, 624 E. Grand Avenue, and 644-660 E. Grand Avenue. The site is bordered by Valley Parkway to the north, N. Fig Street to the east, and E. Grand Avenue to the south. Valley Boulevard bifurcates the site (See Figures 1-1 to 1-3).

The proposed project would demolish all existing structures onsite, and construct a mixed-use residential and commercial development. The proposed project would include 510 dwelling units and 12,000 square feet of commercial space. The residential uses would be comprised of four multi-family residential unit types: 90 senior apartments, 258 apartments, 90 villas, and 72 rowhomes.

I am requesting the following information to assist with preparation of the draft EIR:

1. Can you confirm that the following school would serve the project site:  
  
Escondido High School, 1535 North Broadway, Escondido, CA 92026
2. What is the current estimated capacity for Escondido Union High School District (EUHSD)?
3. What is the current estimated capacity for the school that would serve the project?

4. Would the proposed project be subject to School Impact Fees?
5. According to the Residential Development School Fee Justification Study (2016), the student generation factors for high school grade students are 0.1365 for single family detached units and 0.1617 for multi-family attached units. Can you confirm that this is the most recent data? If not, what are the assumed generation rates the EUHSD uses for each grade level? How many students would the project generate based on your assumed rates?
6. Would implementation of the proposed project adversely impact the EUHSD's ability to continue serving the surrounding community?
7. Are there any plans for new or expanded school facilities in the area that would potential serve the project?

Please include any additional information you feel may be relevant to the proposed project. I greatly appreciate your assistance with this information. If you have any questions I can be reached at [csomvilay@dudek.com](mailto:csomvilay@dudek.com), or at 760-271-3587. Additionally, Project Manager, Dawna Marshall, can be reached at [dmarshall@dudek.com](mailto:dmarshall@dudek.com) or at (760)479-4290. Thank you for your assistance in this matter.

Sincerely,



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Carolyn Somvilay  
Environmental Analyst

Attachments:

- Figure 1-1; Project Location
- Figure 1-2; Aerial Photograph
- Figure 1-3; Project Site Plan

## Carolyn Somvilay

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**From:** Jenny Chumbley <jchumbley@euhsd.org>  
**Sent:** Friday, August 2, 2019 3:34 PM  
**To:** Carolyn Somvilay  
**Cc:** Amanda Phillips; Jen Blease  
**Subject:** Information Request for Proposed Palomar Heights Project  
**Attachments:** Palomar Heights Project Information.pdf

Good afternoon Carolyn,

This is in response to your recent request for information to assist with the preparation of the EIR for the Palomar Heights Project. Please see the attached response outlining the requested information. Please let me know if I can be of further assistance.

*Jenny Chumbley*

*Administrative Assistant, Business Services*

*Escondido Union High School District*

Phone: 760.291.3210

Fax: 760.739.7329

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**From:** Carolyn Somvilay <[csomvilay@dudek.com](mailto:csomvilay@dudek.com)>  
**Sent:** Thursday, July 18, 2019 8:44 AM  
**To:** Mike Byers <[mbyers@euhsd.org](mailto:mbyers@euhsd.org)>  
**Cc:** Dawna Marshall <[dmarshall@dudek.com](mailto:dmarshall@dudek.com)>  
**Subject:** Information Request for Proposed Palomar Heights Project

CAUTION: This email originated from outside of EUHSD. Do not respond, click links or open attachments unless you recognize the sender's email address and know that the content is safe.

Good afternoon,

My name is Carolyn and I'm contacting you today because our environmental consulting company, Dudek, is currently writing an environmental impact report (EIR) per the CEQA process for the proposed Palomar Heights development project. We're reaching out with an information request in order to better assess the potential impacts the proposed project may have on public services. I've attached an Information Request letter that contains the following: a brief summary of the proposed Palomar Heights project, a list of questions, and contact information. Ideally, we would like the requested information as soon as possible.

If you have any questions or need any clarification, don't hesitate to contact us. Thank you for your time.

**Carolyn Somvilay**  
Environmental Analyst

**DUDEK**

605 Third Street  
Encinitas, CA 92024  
T: 760.271.3587



# Escondido Union High School District

## District Service Center

302 North Midway Drive • Escondido, CA 92027-2708  
Telephone (760) 291-3200 • FAX (760) 480-3163  
Anne L. Staffieri, Ed.D., Superintendent

## BOARD OF EDUCATION

Bill Durney  
Christi Knight  
Jon Petersen  
Tina Pope  
Dane White

July 26, 2019

Carolyn Somvilay  
Environmental Analyst  
DUDEK, Main Office  
605 Third Street  
Encinitas, CA 92024

RE: Request for Escondido Union High School District Information for the Proposed Palomar Heights Project

This letter will serve as the project service availability letter for the City of Escondido. Escondido Union High School District continues to experience enrollment growth from new developments such as yours. This growth has created an increased demand for new school facilities within the District.

The District is committed to providing educational services to students generated by the above-described development. However, without the mitigation of student housing needs, the District is unable to comply with the Quality of Life Standards approved within the City of Escondido General Plan and is unable to provide school facilities for the students generated by new development. Mitigation of the impact of new development on school facilities is possible through the payment of school fees prior to the issuance of building permits. These fees, which are set by State law, do not fully mitigate the impact of new residential development on the District.

The area of the proposed project is within the 2019-2020 attendance boundaries of Escondido High School, 1535 North Broadway, Escondido, CA 92026, (760) 291-4000, serving grades 9-12. While the entire District's current capacity is 6,876, with a maximum capacity of 8,700, the current capacity for Escondido High School is 2,000 with a maximum of 2,800. Based on the current data provided regarding student generation factors, the project would generate 90 high school students. There is no guarantee, however, that the boundaries will not be adjusted to meet school housing needs in future school years. Transportation is provided for special education students if required through their Individual Education Plan.

If we can provide any additional information, please contact me at (760) 291-3210.

Sincerely,

Amanda Phillips  
Assistant Superintendent  
Business Services



July 19, 2019

Teresa Collins  
Communications Manager  
Escondido Public Library  
Escondido, CA  
[tcollins@escondido.org](mailto:tcollins@escondido.org)  
(760)839-4507

***Re: Request for Escondido Public Library Information for the Proposed Palomar Heights Project***

To whom it may concern:

Dudek is in the process of preparing the Public Services and Facilities section of the Environmental Impact Report (EIR) for the Palomar Heights Project (proposed project). The 13.8-acre site of the proposed project is located on the eastern edge of the downtown area of the City of Escondido (City) as is currently associated with the following addresses: 121-141 N. Fig Street, 127-133 Valley Boulevard, 151 Valley Boulevard, 451 Valley Parkway, 456 E. Grand Avenue, 555 Valley Parkway, 624 E. Grand Avenue, and 644-660 E. Grand Avenue. The site is bordered by Valley Parkway to the north, N. Fig Street to the east, and E. Grand Avenue to the south. Valley Boulevard bifurcates the site (See Figures 1-1 to 1-3).

The proposed project would demolish all existing structures onsite, and construct a mixed-use residential and commercial development. The proposed project would include 510 dwelling units and 12,000 square feet of commercial space. The residential uses would be comprised of four multi-family residential unit types: 90 senior apartments, 258 apartments, 90 villas, and 72 rowhomes.

I am requesting the following information to assist with preparation of the draft EIR:

According to the City of Escondido's General Plan – Community Health and Services Element, library facilities should meet the following to appropriately serve the community:

- The public library system shall maintain a stock of two (2) collection items per capita
- Three (3) public library staff per 8,000 residents of the City of Escondido
- 1.6 square feet of library facility floor area per dwelling unit of the City prior to build out of the General Plan where feasible.

1. Please confirm that the City of Escondido operates one branch:
  - a. Escondido Public Library (EPL) on 239 South Kalmia Street
2. What is the total floor area of library facilities operated by the City of Escondido?
3. How many people are currently employed with EPL? Please specify the number of employees for specific positions (i.e. librarians, clerical staff, temporary).
4. How many items are in the EPL library inventory?
5. Would the proposed project be subject to any development or impact fees that would go towards the EPL?
6. Would implementation of the proposed project adversely impact the EPL's ability to continue serving the surrounding community?
7. Are there any plans for new or expanded library facilities?

Please include any additional information you feel may be relevant to the proposed project. I greatly appreciate your assistance with this information. If you have any questions I can be reached at [csomvilay@dudek.com](mailto:csomvilay@dudek.com), or at (760)271-3587. Additionally, Project Manager, Dawna Marshall, can be reached at [dmarshall@dudek.com](mailto:dmarshall@dudek.com) or at (760)479-4290. Thank you for your assistance in this matter.

Sincerely,



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Carolyn Somvilay  
Environmental Analyst

## Carolyn Somvilay

---

**From:** Dara Bradds <Dara.Bradds@escondidolibrary.org>  
**Sent:** Monday, August 26, 2019 10:57 AM  
**To:** Carolyn Somvilay; Teresa Collins  
**Cc:** Joanna Axelrod; Danielle M. Lopez; Jay Petrek  
**Subject:** RE: [EXT] Information Request for Proposed Palomar Heights Project

Hi Carolyn,

Below please find the answers to your questions.

Estimate of the Escondido Population is currently 151,969 (2017).

The public library shall maintain a stock of 2 collection items per capita: This means we should have  $(151,969 \times 2) = 303,938$  items. We do not meet this criteria as we only have 129,565 items.

At 151,969 people, three library staff per 8,000 people would mean we need 57 library staff. We currently have 32.

Our building is 54,000 square feet- I have no idea what the dwelling unit of the City was prior to build out of the General Plan.

- 1.) Yes, the City of Escondido operates one branch- Escondido Public Library, 239 South Kalmia Street.
- 2.) The library is 54,000 square feet.
- 3.) The library has 32 employees- 7 full time librarians, 1 of whom is the director and 3 of whom are department head/administrative staff. 11 of the remaining are full time employees, including an archivist, a literacy specialist, and a digital services specialist. 3 of the remaining staff are ¾ time, one of whom is a graphic designer/marketing coordinator, and another is a volunteer coordinator. The remaining 11 staff are part time.
- 4.) There are 129,565 items in the Library inventory, including eBooks and eAudiobooks.
- 5.) I don't know- I would imagine some of their tax money goes to the library.
- 6.) I do not think the proposed project would adversely impact the Library's ability to do its job.
- 7.) There are hopes amongst many in the community for a new library. In a survey the community said they would support a bond measure to build a new library, but plans to move forward never came to fruition.

Dara Bradds  
Library Director  
Escondido Public Library  
760-839-4329

239 South Kalmia Street  
Escondido, CA 92025  
[escondidolibrary.org](http://escondidolibrary.org)

---

**From:** Dara Bradds  
**Sent:** Thursday, August 8, 2019 4:44 PM  
**To:** 'Carolyn Somvilay' <csomvilay@dudek.com>; Teresa Collins <tcollins@escondido.org>  
**Cc:** Joanna Axelrod <jaxelrod@escondido.org>; Danielle M. Lopez <dmlopez@escondido.org>; Jay Petrek

<jpetrek@escondido.org>

**Subject:** RE: [EXT] Information Request for Proposed Palomar Heights Project

Hi Carolyn,

Thank you for following up. We are in the middle of an ILS upgrade until August 22<sup>nd</sup>. I will be happy to have this statistical information to you by the end of August.

Best,  
Dara

Dara Bradds  
Library Director  
Escondido Public Library  
760-839-4329

239 South Kalmia Street  
Escondido, CA 92025  
[escondidolibrary.org](http://escondidolibrary.org)

---

**From:** Carolyn Somvilay <[csomvilay@dudek.com](mailto:csomvilay@dudek.com)>

**Sent:** Thursday, August 8, 2019 12:03 PM

**To:** Teresa Collins <[tcollins@escondido.org](mailto:tcollins@escondido.org)>

**Cc:** Dara Bradds <[Dara.Bradds@escondidolibrary.org](mailto:Dara.Bradds@escondidolibrary.org)>; Joanna Axelrod <[jaxelrod@escondido.org](mailto:jaxelrod@escondido.org)>; Danielle M. Lopez <[dmlopez@escondido.org](mailto:dmlopez@escondido.org)>; Jay Petrek <[jpetrek@escondido.org](mailto:jpetrek@escondido.org)>

**Subject:** RE: [EXT] Information Request for Proposed Palomar Heights Project

Good afternoon,

I hope you're having a great day. I'm following up on the information request for the proposed Palomar Heights Project. I've attached the original supporting documents and information request document for your convenience.

Thank you,

**Carolyn Somvilay**  
Environmental Analyst

**DUDEK**  
605 Third Street  
Encinitas, CA 92024  
T: 760.271.3587

---

**From:** Teresa Collins <[tcollins@escondido.org](mailto:tcollins@escondido.org)>

**Sent:** Monday, July 22, 2019 3:08 PM

**To:** Carolyn Somvilay <[csomvilay@dudek.com](mailto:csomvilay@dudek.com)>

**Cc:** Dara Bradds ([Dara.Bradds@escondidolibrary.org](mailto:Dara.Bradds@escondidolibrary.org)) <[Dara.Bradds@escondidolibrary.org](mailto:Dara.Bradds@escondidolibrary.org)>; Joanna Axelrod <[jaxelrod@escondido.org](mailto:jaxelrod@escondido.org)>; Danielle M. Lopez <[dmlopez@escondido.org](mailto:dmlopez@escondido.org)>; Jay Petrek <[jpetrek@escondido.org](mailto:jpetrek@escondido.org)>

**Subject:** RE: [EXT] Information Request for Proposed Palomar Heights Project

Hi Carolyn,

The Escondido Public Library is operated by Library Systems and Services. I have copied in Dara Bradds who is the Library Director, Joanna Axelrod who oversees the contract with LS&S and the City (she is currently on vacation until mid-august), Danielle Lopez who is the Assistant Director of Community Services, and Jay Petrek the Assistant City Manager.

I believe that Dara should be able to answer most of your questions and our team can help fill in any missing info.

Thank you,  
Teresa



Teresa M. Collins  
Communications Manager  
Communications & Community Services | City of Escondido  
Direct: 760-839-4507 | Mobile: 760-270-4707  
[www.escondido.org](http://www.escondido.org)

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**From:** Carolyn Somvilay <[csomvilay@dudek.com](mailto:csomvilay@dudek.com)>  
**Sent:** Friday, July 19, 2019 11:19 AM  
**To:** Teresa Collins <[tcollins@escondido.org](mailto:tcollins@escondido.org)>  
**Subject:** [EXT] Information Request for Proposed Palomar Heights Project

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender email address AND know the content is safe.

Good morning,

My name is Carolyn and I'm contacting you today because our environmental consulting company, Dudek, is currently writing an environmental impact report (EIR) per the CEQA process for the proposed Palomar Heights development project. We're reaching out with an information request in order to better assess the potential impacts the proposed project may have on public services. I've attached an Information Request letter that contains the following: a brief summary of the proposed Palomar Heights project, a list of questions, and contact information.

It would be greatly appreciated if you would reply to email to confirm that it was received, and if you could provide an estimation as to when the information can be returned to us. Ideally, we would like the requested information as soon as possible. If you have any questions or need any clarification, don't hesitate to contact us. Thank you for your time.

**Carolyn Somvilay**  
Environmental Analyst

**DUDEK**  
605 Third Street  
Encinitas, CA 92024  
T: 760.271.3587

