



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

NOTICE OF DETERMINATION

DATE: January 27, 2021

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

Street Address:
 1400 Tenth St. Rm 113
 Sacramento, CA 95814

FROM: City of Escondido
 201 North Broadway
 Escondido, CA 92025
 (Lead Agency)

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 21108 or 21152 of the Public Resources Code.**

Palomar Heights – Case Nos. ENV 18-0009, SUB 18-0011, and PHG 18-0049

Project Title/Case No.

2019059013

State Clearinghouse Number (if submitted to State Clearinghouse)

City of Escondido

Lead Agency

The Palomar Heights Project Owner, LLC - Ninia Hammond;

888 San Clemente Drive, Suite 100; Newport Beach, CA 92660; (760) 944-7511

Project Applicant, Address and Phone Number

Adam Finestone, City Planner, City of Escondido (760)839-6203

Contact Person

Telephone Number

afinestone@escondido.org

Email

Project Location (Include County): The proposed project is located within the City of Escondido, County of San Diego, on both sides of Valley Boulevard, and generally bounded by E. Valley Parkway to the north, E. Grand Avenue to the south, and N. Fig Street to the east. The primary/reference address is 555 E. Valley Parkway, and the project includes the following 12 assessor's parcel numbers: 229-442-01-00, 229-442-02-00, 229-442-03-00, 229-442-04-00, 229-442-18-00, 229-450-05-00, 229-450-06-00, 230-163-01-00, 230-163-02-00, 230-163-03-00, 230-163-04-00, and 230-163-05-00.

Project Description: The Palomar Heights Project proposes to construct 510 residential dwelling units (258 for-rent apartments, 90 for-rent senior apartments, and 162 for-sale rowhomes and villas) and up to 10,000 square feet of commercial/office space on properties formerly occupied by the Palomar Hospital Downtown Campus and surrounding buildings (all of which would be demolished to accommodate the Project). All units would be mapped as condominiums; however, it is anticipated that only the rowhomes and villas would be sold at this time. Valley Boulevard would become a one-way street (northbound-only) with parking on both sides. Commercial components of the Project would be located at the E. Grand Avenue/Valley Boulevard intersection. The project includes the following entitlements: General Plan Amendment (Mobility and Infrastructure Element), Specific Plan Amendment (Downtown Specific Plan), Planned Development Permit (Master and Precise Development Plans), Density Transfer Agreement, Grading Exemptions, Specific Alignment Plans (Valley Boulevard and N. Fig Street), Tentative Parcel Map for Condominium Purposes, and Non-Emergency Demolition Permit.

This is to advise that on January 27, 2021, the Escondido City Council (Lead Agency) has approved the above-described project and adopted a Final Initial Study (City File No. ENV 18-0009; City Council Resolution Nos. 2021-16 and 2021-17, and City Council Ordinance No. 2021-02), and has made the following determinations regarding the proposed project:

1. The project X will, ___ will not, have a significant effect on the environment.
2. X 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 X were, ___ were not, adopted for this project.
4. A mitigation reporting or monitoring plan X was, ___ was not, adopted for this project
5. A Statement of Overriding Considerations ___ was, X was not, adopted for this project.
6. Findings X were, ___ were not, made pursuant to the provisions of CEQA.

This is to certify that a copy of the Final Environmental Impact Report and Mitigation Monitoring and Reporting Program (City File No. ENV 18-0009 and City Council Resolution Nos. 2021-16 and 2021-17, and City Council Ordinance No 2021-02), 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 final adopted Initial Study/Mitigated Negative Declaration.

Name of Official Filing Notice: Adam Finestone, City Planner

City of Escondido
Lead Agency

Signature:  _____

Date: January 27, 2021

Date Received for Filing _____

Filing Fee Transmitted to County Clerk \$3,495.25