

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2019069020

Project Title: 220 North Quince Street Senior Housing Project

Lead Agency: City of Escondido Contact Person: Adam Finestone
Mailing Address: 201 N. Broadway Phone: (760) 839-6203
City: Escondido Zip: 92025 County: San Diego

Project Location: County: San Diego City/Nearest Community: Escondido
Cross Streets: West Valley Parkway and North Quince Street Zip Code: 92025
Longitude/Latitude (degrees, minutes and seconds): 33 ° 07 ' 11 " N / 117 ° 05 ' 20 " W Total Acres: 1.488
Assessor's Parcel No.: 229-331-10-00 Section: Rincon Twp.: 12S Range: 2W Base: SB
Within 2 Miles: State Hwy #: Interstate 15 & SR 78 Waterways: Escondido Creek
Airports: N/A Railways: NCTD/SPRINTER rail Schools: Diego Valley Charter Sch

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS Other:
[ X ] Mit Neg Dec Other: FONSI

GOVERNOR'S OFFICE OF PLANNING & RESEARCH

JUN 06 2019

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ X ] Master Plan [ ] Prezone [ X ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ X ] Other: Specific Plan Am

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Development Type:

[ X ] Residential: Units 145 Acres 1.47
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ X ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ X ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ X ] Other: Tribal Cultural Res

Present Land Use/Zoning/General Plan Designation:

Commercial (warehouse)/Downtown Specific Plan - Gateway Transit District (S-P)/Specific Planning Area

Project Description: (please use a separate page if necessary)

The project proposes to demolish the existing warehouse/maintenance buildings and construct a five-story, affordable senior housing development with ground-floor parking and four stories of residences within an approximately 1.47 net acre site. The residential building would include 145 dwelling units at a density of 98.3 units/net acre and 142 parking spaces. Construction would begin in 2020 and would include site preparation, demolition, grading, installation of underground infrastructure and utilities, construction of structures, paving of the site, and architectural coating. The project proposes an amendment to the Downtown Specific Plan to remove the requirement for ground-floor retail or office uses and change the open space requirement for senior housing projects. (Refer to Summary Form for Electronic Document Submittal for additional details.)

State Clearinghouse Contact: (916) 445-0613

State Review Began: 6 - 6 - 2019

SCH COMPLIANCE 7 - 8 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
CalSTA
Aeronautics
CHP
Caltrans# 11
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # A
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019069020

Please forward late comments directly to the Lead Agency

AQMD/APCD 27

(Resources: 6 / 8)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

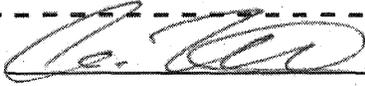
- |                                                                         |                                                                              |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District #11               | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #9                         |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region #                           | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | Other: _____                                                                 |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____                                                                 |
| <input type="checkbox"/> Housing & Community Development                |                                                                              |
| <input checked="" type="checkbox"/> Native American Heritage Commission |                                                                              |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date June 7, 2019 Ending Date July 8, 2019

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>HELIX Environmental Planning</u>	Applicant: <u>San Diego Interfaith Housing Foundation</u>
Address: <u>7578 El Cajon Boulevard</u>	Address: <u>7956 Lester Avenue</u>
City/State/Zip: <u>La Mesa, CA 919142</u>	City/State/Zip: <u>Lemon Grove, CA 91945</u>
Contact: <u>Vanessa Toscano</u>	Phone: <u>(619) 668-1532 ext. 313</u>
Phone: <u>(619) 462-1515</u>	

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**Signature of Lead Agency Representative:**  **Date:** 6.4-19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.