



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

**NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR PALOMAR HEIGHTS PROJECT – ENV 18-0009; SUB 18-0011; PHG 18-0049; (SCH #2019059013)**

The City of Escondido (City), as lead agency pursuant to the California Environmental Quality Act (CEQA) (Cal. Pub. Res. Code § 21 et seq., as amended) has prepared a Draft Environmental Impact Report (EIR) for the Palomar Heights Project (Project). 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 and 11 surrounding properties/parcels, and is located south of E. Valley Parkway, north of E. Grand Avenue, west of N. Fig Street, and on the east and west sides of Valley Boulevard.

The Project would include 510 dwelling units and up to 10,000 square feet of commercial space. In addition, the Project would include supporting open space and recreational amenities, landscaping, parking, and infrastructure improvements. The infrastructure improvements include utility connections to existing utility lines within the adjacent roadways as well as roadway frontage improvements.

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).



The Draft EIR evaluates the environmental impacts associated with project implementation. Environmental analysis presented in the EIR concluded that the project would result in significant environmental impacts with respect to the following issue areas: biological resources, cultural resources, hazards and hazardous materials, noise and tribal cultural resources. The environmental analysis concluded that mitigation for these impacts would reduce them to a less-than-significant level. Pursuant to Section 65962.5 of the Government Code, the site is not a listed hazardous material site but is known to include underground storage tanks that present a potential hazard.

The Draft EIR is now available for public review and comment. It is anticipated the Escondido City Council will review and consider certifying the Final EIR in the summer of 2020.

**In accordance with §15105 of the CEQA Guidelines, this public notice officially notifies the general public, public agencies, and interested individuals and organizations that a 45-day public review period will begin on March 20, 2020, and end on May 4, 2020.** The Draft EIR may be viewed on the City's website at <https://www.escondido.org/palomarheights.aspx>. Hardcopies of the Draft EIR and associated documents are available at the following location during normal business hours unless precluded by orders or other actions taken by federal, state or local government agencies: Escondido City Hall, Planning Division (201 N. Broadway, Escondido CA). The public review period is your opportunity to provide comments on issues related to the proposed project. Written comments regarding the adequacy of this Draft EIR must be received by **5:00 p.m. on May 4, 2020.**

Comments should be addressed or e-mailed to:

Adam Finestone, AICP  
Principal Planner  
City of Escondido  
201 North Broadway  
Escondido, CA 92025  
[palomarheights@escondido.org](mailto:palomarheights@escondido.org)

**Note that a public informational meeting will NOT be held during the public review period identified above.**

**Case File No.: ENV 18-0009**

Date: March 17, 2020

*Bill Martin*

Bill Martin, AICP  
Director of Community Development