

Notice of Completion & Environmental Document Transmittal

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For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Parkview Townhomes ProjectLead Agency: City of EscondidoContact Person: Ivan FloresMailing Address: 201 North BroadwayPhone: 760-839-4529City: EscondidoZip: 92025County: San Diego**Project Location:** County: San Diego City/Nearest Community: EscondidoCross Streets: 550 West El Norte Parkway, West El Norte Parkway and South Iris LaneZip Code: 92025Longitude/Latitude (degrees, minutes and seconds): 33 ° 8' 44.52 " N/ 117 ° 5' 58.86 " WTotal Acres: 4.96Assessor's Parcel No. 226-380-48 Section: 6 Twp. 12S Range: 02 West Base: San BernardinoWithin 2 Miles: State Hwy #: Interstate 15Waterways: NoneAirports: NoneRailways: NoneSchools: Escondido High School**Document Type:**

CEQA:	☐ NOP	☐ Draft EIR	NEPA:	☐ NOI	Other:	☐ Joint Document
	☐ Early Cons	☐ Supplement/Subsequent EIR		☐ EA		☐ Final Document
	☐ Neg Dec	(Prior SCH #)		☐ Draft EIS		☐ Other:
	☒ Mit Neg Dec	☐ Other		☐ FONSI		

Local Action Type:

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

Development Type:

☒ Residential: Units <u>70</u> Acres <u>4.96</u>	☐ Transportation: Type _____
☐ Office: Sq. ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☐ Commercial: Sq. ft. _____ Acres _____ Employees _____	☐ Power: Type _____ Watts _____
☐ Industrial: Sq. ft. _____ Acres _____ Employees _____	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☐ Other: _____
☐ Water Facilities: _____	

Project Issues Discussed In Document:

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

Present Land Use/Zoning/General Plan Designation:

The project proposes a General Plan Amendment to amend the existing land use designation of SPA 13 Imperial Oaks Corporate Center to Urban IV and a Zone Map Amendment to amend the existing zoning from Professional Commercial (CP) to High Multiple Residential (R-4). The Urban IV land use allows for up to 24 dwelling units per one acre. The project would construct 70 dwelling units or townhomes on a 4.96-acre site, which would equate to approximately 14 dwelling units per acre.

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

See the attached page.

Reviewing Agencies Checklist**continued**

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."

<u> X </u> Air Resources Board	<u> X </u> Office of Historic Preservation
<u> </u> Boating & Waterways, Department of	<u> </u> Office of Public-School Construction
<u> </u> California Highway Patrol	<u> </u> Parks & Recreation, Department of
<u> </u> California Emergency Management Agency	<u> </u> Pesticide Regulation, Department of
<u> X </u> Caltrans District # 11	<u> </u> Public Utilities Commission
<u> </u> Caltrans Division of Aeronautics	<u> X </u> Regional WQCB # <u> 9 </u>
<u> </u> Caltrans Planning	<u> </u> Resources Agency
<u> </u> Central Valley Food Protection Board	<u> </u> Resources Recycling & Recovery, Department of
<u> </u> Coachella Valley Mountains Conservancy	<u> </u> S.F. Bay Conservation & Development Comm.
<u> </u> Coastal Commission	<u> </u> San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
<u> </u> Colorado River Board	<u> </u> San Joaquin River Conservancy
<u> </u> Conservation, Department of	<u> </u> Santa Monica Mountains Conservancy
<u> </u> Corrections, Department of	<u> </u> State Lands Commission
<u> </u> Delta Protection Commission	<u> </u> SWRCB: Clean Water Grants
<u> </u> Education, Department of	<u> X </u> SWRCB: Water Quality
<u> </u> Energy Commission	<u> </u> SWRCB: Water Rights
<u> X </u> Fish & Wildlife Region # 5	<u> </u> Tahoe Regional Planning Agency
<u> </u> Food & Agriculture, Department of	<u> </u> Toxic Substances Control, Department of
<u> </u> Forestry & Fire Protection, Department of	<u> </u> Water Resources, Department of
<u> </u> General Services, Department of	<u> X </u> Other: US Fish and Wildlife Services
<u> </u> Health Services, Department of	
<u> </u> Housing & Community Development	
<u> X </u> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)Starting Date October 9, 2025Ending Date November 10, 2025**Lead Agency** (complete if applicable):Consulting Firm: RECON Environmental, Inc.Address: 3111 Camino del Rio North, Suite 600City/State/Zip: San Diego, CA 92108Contact: Morgan WeintraubPhone: 619-308-9333 x114**Applicant:**Touchstone CommunitiesAddress: 9815 Mira Mesa BoulevardCity/State/Zip: San Diego, CA 92131Phone: 858-204-1342Signature of Lead Agency Representative: Norm Ellis Date 10/6/25

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

Project Description:

The project site is in the City of Escondido, California, north of West El Norte Parkway on assessor parcel number 226-380-48. The project proposes a General Plan Amendment to amend the existing land use designation of SPA 13 Imperial Oaks Corporate Center to Urban IV and a Zone Map Amendment to amend the existing zoning from Professional Commercial (CP) to High Multiple Residential (R-4). The project also includes a Tentative Subdivision Map/Condominium Permit, a Major Plot Plan, and Design Review permit to construct 70 townhomes and associated recreational areas, including a tot-lot children's park, play lawn, seating area, and private community pool. The project would include seven buildings totaling 126,582 square feet and the townhomes would be broken into the following four plans:

1. Plan 1 would consist of fifteen 1,110-square-foot townhomes consisting of two bedrooms and two and a half bathrooms.
2. Plan 2 would consist of seventeen 1,186-square-foot townhomes consisting of two bedrooms and two and a half bathrooms.
3. Plan 3 would consist of sixteen 1,380-square-foot townhomes consisting of three bedrooms and three and a half bathrooms.
4. Plan 4 would consist of twenty-two 1,576-square-foot townhomes consisting of three bedrooms and three and a half bathrooms.

The townhomes would reach a maximum height of 35 feet and 9 inches. In addition, the project would include 51,496 square feet of open space (2,447 square feet for private patios, 1,810 square feet for private decks, 7,028 square feet for recreational areas, and 40,211 square feet for common areas). The project would demolish the existing single-family residence and ancillary structures. The Project also includes a Grading Exemption to allow for fill slopes within 50'-0" of the property line to be up to 40'-0" in height, cut slopes within 50'-0" of the property line to be up to 22'-0" in height, and a 1.5:1 cut slope along the norther portion of the project site; and an Administrative Adjustment to allow up to a 25% reduction in the rear yard setback requirement for the 1st and 3rd floor.