



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

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION FOR
PARKVIEW TOWNHOMES PROJECT
City File Nos. PL24-0157/PL25-0010/
PL25-0011/PL25-0012/PL25-0013/
PL25-0014/PL25-0015/PL25-0016**

A draft Initial Study Mitigated Negative Declaration ("IS/MND") has been prepared for the project described below. A Mitigated Negative Declaration is prepared when an Initial Study identifies project-related impacts that might be potentially significant, but revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts to the environment are reduced to less than a significant level. The description of the project is as follows:

PROJECT DESCRIPTION: A request for a General Plan Amendment to amend the existing land use designation of Specific Planning Area 13 (SPA 13: Imperial Oaks Corporate Center) to Urban IV (U4); a Zone Map Amendment to amend the existing zoning from Professional Commercial (CP) to High Multiple Family Residential (R-4-24) to permit 24 dwelling units per acre; a Tentative Subdivision Map/Condominium Permit, Major Plot Plan Permit, and Design Review Permit to construct 70 for-sale dwelling units; Grading Exemptions to permit fill slopes up to 40'-0" in height, and cut slopes up to 22'-0" in height and steeper than a 2:1 slope; and an Administrative Adjustment to reduce the required rear yard setback for the first and third story by 25-percent ("Project"). The Project includes ancillary on-site improvements including, but not limited to: stormwater basins, landscaping, and off-street parking. The Project also includes standard off-site frontage improvements (e.g., sidewalk), in addition to off-site improvements proposed to reduce Vehicle Miles Traveled (VMT) impacts (e.g., high visibility crosswalks at identified intersections).

LOCATION: The Project site is located on the north side of W. El Norte Parkway, east of the Interstate 15 (I-15), and west of Iris Lane, and is addressed as 550 W. El Norte Parkway (APN: 226-38-048-00)

APPLICANT: Touchstone Communities

PUBLIC REVIEW PERIOD: The review and comment period will begin on October 9, 2025, and end at 5:00 p.m. on November 10, 2025. Copies of the draft IS/MND are on file and available for public review in the Escondido Planning Division, at 201 N. Broadway, Escondido, CA 92025, and posted on the City of Escondido website: <https://www.escondido.gov/1285/Parkview-Townhomes>

Copies may also be obtained by contacting **Ivan Flores, AICP, Principal Planner, (760) 839-4529** or via email Ivan.Flores@Escondido.gov. Please refer to Case No. PL24-0157. The Final IS/MND will require consideration and recommendation by the Planning Commission to the City Council. A Planning Commission date has not been identified at this time.


Veronica Morones, City Planner

Dated: October 7, 2025

