



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

NOTICE OF DETERMINATION

DATE: September 14, 2023

TO: Office of Planning Research, State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
FROM: City of Escondido, 201 North Broadway, Escondido, CA 92025 (Lead Agency)
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 21152 of the Public Resources Code.

Rezone, Master Development Plan, Tentative Subdivision Map, Grading Exemption, Specific Alignment Plan, and Development Agreement - SUB15-0002, PHG15-0004, and ENV15-0001
Project Title/Case No.

2016111060 City of Escondido
State Clearinghouse Number (if submitted to State Clearinghouse) Lead Agency

Paul Faye (Trumark Homes); 450 Newport Center Drive, Suite 300; Newport Beach, CA 92660
(858) 668 - 6134
Project Applicant, Address and Phone Number

Ivan Flores, Associate Planner 760-839-4529 iflores@escondido.org
Contact Person Telephone Number Email

Project Location (Include County): The proposed project is located on the east side of Bear Valley Parkway, and is addressed at 661 Bear Valley Parkway in the City of Escondido, County of San Diego (Assessor's Parcel Number(s): 237-131-01-00 and 237-131-02-00)

Project Description: A request for an Extension of Time for a previously executed Development Agreement for SUB15-0002, PHG15-0004, and ENV15-0001 (661 Bear Valley Parkway Development). The Extension of Time is to extend the term of the Development Agreement by two years while the applicant finalizes permits for the Final Map, grading permit, and other post-entitlement permits related to the Project. In accordance with the California Environmental Quality Act (CEQA), the certified Final Environmental Impact Report demonstrates based on substantial evidence that the prior environmental analysis in the EIR adequately addresses the potential environmental effects of 661 Bear Valley Parkway Development and support a finding that the modified Development Agreement would not raise any significant new issues nor exceed the level of impacts identified in the previously certified EIR requiring additional analysis under CEQA.

Attachment "2"

Case No. SUB15-0002, PHG15-0004, and ENV15-0001
Extension of Time for 661 Bear Valley Parkway Development Agreement
September 14, 2023

This is to advise that on September 13, 2023, the Escondido City Council (Lead Agency) has approved the above described project and relies on a previously certified Final Environmental Impact Report (FEIR) for the 661 Bear Valley Parkway Development (City File Nos. SUB15-0002, PHG15-0004, and ENV15-0001; Resolution Nos. 2018-120), and has made the following determinations regarding the proposed project:

1. The project ____ will, **X** will not, have a significant effect on the environment.
2. ____ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. **X A Final Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and the previously certified FEIR adequately addresses environmental impacts.**
4. Mitigation measures ____ were, X were not, adopted for this project.
5. A mitigation reporting or monitoring plan ____ was, X was not, adopted for this project
6. A Statement of Overriding Considerations ____ was, X was not, adopted for this project.
7. Findings ____ were, X 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 15-0001 and Resolution Nos. 2018-120), 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 Environmental Impact Report for the 661 Bear Valley Parkway Development.

Name of Official Filing Notice:
Ivan Flores, AICP, Associate Planner
City of Escondido
Lead Agency

Signature: _____

Date: September 14, 2023

Date Received for Filing _____

Filing Fee Transmitted to County Clerk \$50.00