



Centerpointe 78 Commercial Center

NOTICE OF PREPARATION



Date: June 4, 2014

(California Code of regulations, Title 14 (CEQA Guidelines) Sections 15082, 15103, 15375)

To: State Agencies
Responsible Agencies
Local and Public Agencies
Trustee Agencies
Interested Parties

From: Jay Petrek AICP, Principal Planner
City of Escondido Planning Division
201 N. Broadway
Escondido, CA 92025

**Subject: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR
Centerpointe 78 Commercial Center
City Case Number: ADM-13-0127**

The City of Escondido will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the Centerpointe 78 Commercial Center project (proposed project). We need to know the views of your agency (and the views of other interested parties) as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project if your agency will need to use the EIR prepared by our agency when considering your permit or other approvals associated with the proposed project.

The proposed description, location, alternatives, and the scope of the environmental assessment are contained in the attached materials. Since an EIR will be prepared, the City is not required to complete an Initial Study. To assist agencies and the public in understanding what will be covered in the EIR, the attached materials contain the typical information covered by an Initial Study checklist as specified in Appendix G of the California Environmental Quality Act Guidelines.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not received later than 5:00 p.m. July 7, 2014.

Please send your response to Jay Petrek, Assistant Planning Director, City of Escondido Planning Division, at the address shown above. We will need the name for a contact person in your agency. Written comments may also be submitted via e-mail to jpetrek@escondido.org. Additional information about the proposed project may be obtained on the city's website at: <http://www.escondido.org/centerpointe-78-commercial.aspx>

Project Title: Centerpointe 78 Commercial Center
Project Applicant: Pacific Chasse Partners, LLC
Project Location: 925 North Broadway, Escondido, San Diego County, California

Signature: _____ Date: _____

Jay Petrek, Assistant Planning Director
City of Escondido Planning Division
(760) 839-4556



Centerpointe 78 Commercial Center

NOTICE OF PREPARATION



DATE:
June 4, 2014

COMMENTS DUE:
July 7, 2014

CENTERPOINTE 78 COMMERCIAL CENTER (Case No: ADM-13-0127)

The City of Escondido will be the Lead Agency for the preparation of an Environmental Impact Report (EIR), as defined in Section 15161 of the CEQA Guidelines for the proposed Centerpointe 78 Commercial Center (proposed project). The Centerpointe 78 Commercial Center is located at 925 North Broadway, Escondido, San Diego County, California (Figures 1 and 2). The 3.7-acre site currently consists of a former automotive dealership located on the northwest corner of Highway 78 and North Broadway. Existing surrounding uses include Lincoln Elementary School to the north, a gas station to the northeast, single- and multi-family residences to the west, a park-and-ride to the south, and car dealerships to the east and southeast.

The project proposes to demolish the existing automotive dealership and construct a market and a restaurant pad (Figure 3). The market building would be approximately 43,500 square feet (sf), 30 feet tall, and located in the western portion of the site. The 3,200 sf restaurant pad would be in the eastern portion of the site with no building plans proposed at this time. The market uses would consist of a local grocery store, and the proposed restaurant would be a quick-service restaurant (e.g., taco shop, hamburger shop, or coffee shop) with a drive-thru. Similar to the existing conditions, three access points would be provided along Lincoln Avenue; two connecting to proposed 200-space parking lot and one for the market's delivery/receiving area. The existing access point on North Broadway would be eliminated and, as with the existing conditions, no access would be provided along Highway 78. The proposed project would consolidate the existing six lots into two lots (3.1-acre Parcel A and 0.6-acre Parcel B). In addition, the proposed project would include lighting, landscaping, signage, grading, and utility improvements on-site. Off-site improvements include a stormdrain connection from the northeastern corner of the site, across Lincoln Avenue to an existing stormdrain at the northwest corner of the Lincoln Avenue and Broadway intersection.

As an EIR will be prepared, an Initial Study is not required and has not been prepared (Section 15063 of the CEQA Guidelines). The EIR will consider all potential environmental effects of the proposed project to determine the level of significance of the environmental effect, and will analyze the potential effects to the detail necessary to make appropriate determinations on significance. In addition, the EIR may consider those environmental issues which are raised by responsible agencies, trustee agencies, and members of the public or related agencies during the NOP process. The electronic version of this notice is posted on the City's website, along with additional project information, at: <http://www.escondido.org/centerpointe-78-commercial.aspx>.

We need to know the views of your agency or organization as to the scope and content of the environmental information germane to your agency's statutory responsibilities or of interest to you in connection with the proposed project. This includes the following for responsible and trustee agencies:

1. Whether your agency will be a responsible or trustee agency.
2. List of permits or approvals required by your agency for the proposed project.
3. If your agency would like to meet with the City regarding the proposed project.
4. Significant environmental issues and reasonable alternatives and/or mitigation measure(s).

Due to the time limits mandated by state law, responses from responsible agencies, other agencies, and organizations must be sent and received by the City of Escondido not later than 30 days following the publication of this Notice of Preparation (5:00 p.m. July 7, 2014). Comments may be sent to:

Jay Petrek, AICP
Assistant Planning Director, Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
Jpetrek@escondido.org
tele: (760) 839-4556 fax: (760) 839-4313

If response from your agency or organization is not received, we will presume that your agency or organization has no response to make. A responsible agency, trustee agency, or other public agency may request a meeting with City representatives in accordance with Section 15082(c) of the CEQA Guidelines.

Issues to be Addressed in the EIR

The EIR will address issues related to aesthetics, agricultural resources, air quality, biology, cultural resources, paleontological resources, greenhouse gas, hazards and hazardous materials, hydrology and water quality, land use, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utilities and services systems. If analysis is completed and it is determined that an issue would have a less than significant impact, it may be included in a less than significant section with analysis supporting that conclusion. As indicated below, it is anticipated that those issues include agricultural resources, biological resources, cultural resources, geology and soils, mineral resources, paleontological resources, population and housing, public services, recreation, and utilities and services systems.

Environmental Analysis

The EIR will include a discussion of the existing conditions and regulatory framework relevant to complete each issue area impact analysis for the proposed project. Direct and cumulative impacts of the proposed project will be determined. Each cumulative analysis will include the determination of the cumulative study area relevant for the issue, as well as either a list of known and foreseeable projects in the cumulative study area or relevant development forecasts. The EIR will identify mitigation measures for any identified impact, as feasible.

Aesthetics

The Aesthetics/Visual Quality section will include a description of the built and natural visual resources, and will focus on the community character of the project area and conformance with policies in the General Plan. An analysis of public views will be completed, including Highway 78, Broadway, and the existing residential neighborhood to the west. The discussion of aesthetic impacts will be based on the architectural elevations and landscape concept along with visual simulations. The visual issues to be

evaluated include: (1) obstruction of a view corridor, removal of a view point or negative changes to the viewing scene, (2) visibility of structures, site improvements or grading from public spaces, public right-of-ways and private property, (3) deterioration of visual quality in the project area, particularly since this area has been designated as a City gateway, (4) aesthetics of each of the project's proposed visually prominent elements, (5) compatibility of proposed improvements with surrounding development, and (6) quantity and probable sensitivity of potential viewer groups. The extent to which the proposed project represents a significant change in the nature of the visual setting of the area and the extent to which it is compatible with neighboring uses will be analyzed in this section of the EIR. The criteria for determining significance of potential visual impacts as well as methods of reducing or eliminating those impacts will be identified as needed.

Air Quality

The EIR shall evaluate the project criteria pollutant emissions and consider those emission impacts relative to the San Diego Air Basin regional air quality strategies. The analysis will address all phases of the proposed project, including demolition, construction, and operation. The analysis will also include both stationary and non-stationary (mobile source) emissions of the proposed project. Potential impacts to sensitive receptors due to pollutants or odors would also be discussed. A technical report shall be prepared to support the analysis.

Greenhouse Gas Emissions

The global climate change section of the EIR will be based upon the greenhouse gas emissions technical study. A discussion of the project's effects on greenhouse gas emissions will include an overview of the issue and current legislation and policies/programs to address the issue, a calculation of the estimated emissions, and a discussion of project features as they relate to the reduction of greenhouse gas emissions. The significance criteria, conclusions, and recommended mitigation measures will be addressed.

Hazards and Hazardous Materials

The EIR shall address the potential for the project to impact public health and safety through hazards and hazardous materials. Due to the existing automotive-related uses at the site, the analysis will address any potential existing hazardous site conditions. Future use of hazardous materials should also be addressed. The assessment shall consist of an evaluation of the potential presence of hazardous materials and the expected nature of these materials that may be on the site and within a one-mile radius of the subject site. This analysis will be based on site-specific Phase II reports that have been prepared for the project site.

Hydrology and Water Quality

This section of the EIR will be based on the findings and recommended measures presented in the hydraulic analysis and water quality study prepared for the proposed project. The analysis shall address the project impacts to runoff rates and volumes, and potential impacts to off-site hydrology and water quality. Impacts and, as necessary, mitigation will be determined based on current City regulations.

Land Use

The land use analysis shall address the project consistency with the current General Plan and zoning, including the General Plan Opportunity Areas and Commercial Land Use designation. This analysis will also address the compatibility with surrounding existing and planned land uses, including the nearby residences and schools. The land use compatibility discussion will incorporate the noise, aesthetics, lighting, air quality, and traffic analyses completed for the proposed project.

Noise

Existing and future noise conditions, as well as sensitive receptors (i.e., adjacent residents and school), within the project area will be addressed. Primary noise sources are anticipated to be increased traffic

along area roadways and noise generated from the loading areas, parking areas, and truck ingress and egress. The potential for the proposed project to be subject to noise influences and to create increased noise due to construction and operations will be also be presented in the EIR and mitigation measures will be identified as needed. The noise section of the EIR will be based on a project-specific technical report.

Transportation and Traffic

The transportation and traffic section will analyze the projected short-term and long-term impacts of the proposed project on study area street segments and intersections. The EIR section will also discuss access to the shopping center, public transportation, bike and pedestrian traffic, construction traffic, and parking. Direct and cumulative impacts will be summarized and mitigation measures will be identified as needed. This section of the EIR will be based on a project-specific traffic study.

Less than Significant

Agriculture and Forestry Resources: As the site is developed, does not contain agricultural or forestry resources, and is not adjacent to agricultural or forestry uses, the proposed project is anticipated to have no agriculture or forestry resource impact.

Biological Resources: As the site is developed, does not contain biological resources, and is not adjacent to biological resources, the proposed project is anticipated to have no impact to biological resources. The proposed project would comply with regulations such as the Migratory Bird Treaty Act and Fish and Wildlife Code.

Cultural Resources: Considering the site is developed and soils are already disturbed, the proposed project is anticipated to have no impact to cultural resources.

Geology and Soils: The proposed project would be required to comply with building code regulations and would implement the recommendations of a project-specific soils report; therefore, no impacts related to geology and soils are anticipated.

Mineral Resources: As the site is developed and surrounding land uses include residences and a school, the site is not considered viable for mineral resource mining operations. Thus, the proposed project would have no impact to mineral resources.

Paleontological Resources: Based on the underlying soils of fill, alluvium, and bedrock, the potential to find significant fossils during grading is considered low. Thus, the proposed project would have no paleontological resource impact.

Population and Housing: The proposed redevelopment of the site from automotive sales to a market and a restaurant is not anticipated to affect population or housing in the City.

Public Services: The proposed site redevelopment is not anticipated to generate additional population or otherwise generate additional need for public services such as fire service, police service, libraries, schools, or other public services. Thus, the proposed project would have no environmental impact related to the need for new or expanded public service facilities.

Recreation: As the proposed project would not generate a need for additional recreation facilities or affect recreational facilities, the proposed project would have no impact to recreation.

Utilities and Service Systems: The proposed project includes all required utility improvements for the proposed project, and would not result in the need for new or expanded utilities. Thus, the proposed project would have no environmental impact related to utilities.

Alternatives

The EIR will include an alternatives analysis consistent with CEQA Guidelines Section 15126.6. While alternatives will be developed through the CEQA process, it is anticipated that the EIR will consider the following alternatives: No Project, Reduced Traffic, Alternative Use, and Alternative Location.

Other CEQA Sections

Other chapters to be included in the EIR are summary, introduction, project description/location/setting, growth inducement, significant irreversible environmental changes, significant and unavoidable impacts, references, and preparers and persons contacted.



***** Project Location

FIGURE 1

Regional Location





 Project Boundary

FIGURE 2
Project Location on Aerial Photograph

