



# Palomar Heights Redevelopment in Escondido

## Issue Guide

<b>Overview</b>	The city of Escondido will be deciding the development plan for the old <a href="#">Palomar Hospital Site</a> . Sierra Club is advocating for an amended development plan to require much higher density than that proposed by the developer, Integral. The site is zoned for up to 1,300 units, but the current proposal is only for 510 units. It is a 13.8 acre site.
<b>What is the problem</b>	The true housing shortage in our region is the need for affordable housing <b>and</b> housing that is affordable. We need to expand and diversify our housing options to create more local affordability and stop building the luxury units, in sprawl land use footprints. We need affordable housing and housing affordable to our professional families, teachers, public safety, health care, construction and other working families, etc...To meet climate goals new housing must be concentrated near transportation corridors. In addition to major environmental benefits, locating housing closer to jobs also lowers the transportation burden for households. In Escondido, transportation costs range from 22% of the household budget in <a href="#">Escondido</a> . The <a href="#">current proposal is only proposing a small #</a> of the units it is zoned for.
<b>Relevant agencies</b>	<b>Palomar Hospital Board</b> – Owner of the property and party to the MOA with the city to develop the site into something beneficial for the city. <b>Escondido City Council</b> – Three votes of the City Council are needed to certify the EIR and to approve any plan. <b>Integral</b> – Developer with an option for the property and proposing the current plan.
<b>Background</b>	The city and the PHB entered into a MOU in 2006. However, the hospital has not met its obligations under the MOU. The current needs of the city have changed and it is time for a new plan that serves the city’s current needs.
<b>Sierra Club Position</b>	Because this site is located near downtown, is infill, will not exacerbate gentrification, and is on a transit corridor, density should be maximized. This may be a case where additional city investment may result in many more housing units at a diversity of cost. <b>Sierra Club is advocating for the maximum density at this site for climate, housing, equity, and economic and environmental reasons.</b>
<b>Terms to know</b>	<b>Notice of Preparation (NOP)</b> A required notice to the public to collect input on issues and early comments the public has. <a href="#">Here is the notice for this project.</a> <b>Cal. Environmental Quality Act (CEQA):</b> The state law requiring decision makers to understand, certify, and mitigate environmental impacts of projects they are approving. <b>Environmental Impact Report (EIR):</b> a detailed analysis of environmental impacts, project alternatives, and required mitigations.
<b>Status</b>	The NOP is issued and <b>comments due June 3, 2019. A public meeting will be held May 20 from 4:30 – 7PM. Ask for:</b> <ul style="list-style-type: none"> <li>• At least 1,100 units as part of the preferred alternative</li> <li>• Analyze alternative projects for 900, 1,100, and 1,300 unit projects.</li> <li>• Analysis of all alternatives so that they could be selected as the project.</li> <li>• Requirement that affordable housing be included in the project.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>• <b>ATTEND May 20<sup>th</sup> meeting</b> on the NOP at the Mitchell Room at Escondido City Hall at 4:30 to 7PM, 201 N. Broadway, Escondido.</li> <li>• <b>Submit comments</b> to the city by June 3<sup>rd</sup>, to Kristin Blackson, Community Development <a href="mailto:kblackson@escondido.org">kblackson@escondido.org</a></li> <li>• Contact City Council to let them know you support higher density project in PH project.</li> <li>• Get active with the <b>Sierra Club Conservation Committee</b> <a href="mailto:conservation@sierraclubncg.org">conservation@sierraclubncg.org</a></li> </ul>