

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018081063**2018081063**Project Title: Nutmeg HomesLead Agency: City of EscondidoContact Name: Ann DolmageEmail: Ann F. Dolmage <adolmage@escondido.org>Phone Number: (760) 839-4548Project Location: City of Escondido, County of San Diego*City**County*

Project Description (Proposed actions, location, and/or consequences).

The Draft Environmental Impact Report (DEIR) evaluates the potential environmental impacts associated with the approval of the Nutmeg Homes (Proposed Project) located within the City of Escondido (City). The project site location is at the Intersection of Centre City Parkway and Nutmeg Street in the City. The project proposal includes a Tentative Subdivision Map for 135 attached townhome units on a 7.66-acre site straddling Nutmeg Street. Access to both the northern and southern portions of the project would be via a single driveway entrance on Nutmeg Street. The proposed project would involve grading to include 15,400 cubic yards of cut material and 205,100 cubic yards of fill material. An import of 189,700 cubic yards of material would be necessary. Grading is proposed within the Interstate-15 right-of-way that runs alongside the project site, and would require discretionary review and approval from the State of California Department of Transportation, as well as issuance of an encroachment permit from that agency. The total area to be disturbed by the project is 9.86 acres (7.66 acres of residential development plus 2.2 acres of work within public right-of-ways). The proposed project consists of the following entitlements: Certification of the Environmental Documentation; General Plan Amendment (GPA); Zone Change (ZC); Tentative Subdivision Map for condominium purposes, vacation of Centre City Parkway right-of-way, and realignment of Nutmeg Street; Master and Precise Development Plan; Grading Exemption; Specific Alignment Plan; and, Encroachment Permit (State and City).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Environmental Issue

- Aesthetics - Less than significant impacts.
- Air Quality - Less than significant impacts.
- Biology - Less than significant impacts with mitigation.
- Cultural - Less than significant impacts with mitigation.
- Geology & Soils - Less than significant impacts.
- Greenhouse Gas Emissions - Less than significant impacts.
- Hazards & Hazardous Materials - Less than significant impacts with mitigation.
- Hydrology & Water Quality - Less than significant impacts.
- Land Use & Planning - Less than significant impacts.
- Noise - Less than significant impacts with mitigation.
- Transportation/Traffic - Less than significant impacts with mitigation.

Mitigation measures are summarized in the Draft EIR in Table 2-2. Biology and Cultural Resource mitigation measures would generally occur prior to the issuance of any grading permit. Wildland Fire mitigation would generally occur prior to the issuance of any certificate of occupancy. Noise and transportation/traffic related mitigation would occur generally with construction and occupancy.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Responsible and Trustee Agencies based on the Notice of Preparation and Scoping Meeting are anticipated as follows:

Native American Heritage Commission
State of California, Natural Resources Agency, Department of Fish and Wildlife
State of California, Department of Transportation
United States Department of Interior, Fish and Wildlife Service
County of San Diego, Planning and Development Services,
San Diego County Archaeological Society
AB 52 and SB 18, Consultation