

Appendix A: Public Participation and Review

Appendix A: Public Participation and Review

City of Escondido Website

<https://www.escondido.org/nutmeg.aspx>

Notice of Preparation – August 29, 2018

- A-1: Notice of Completion & Environmental Document Transmittal
- A-2: Notice of Preparation and Notice of Public Scoping Meeting
- A-3: Initial Study, Nutmeg Residences Project, August 2, 2018

Comments Received During the NOP

- A-4: Matrix of Comments and Location in Draft EIR of Responses
- A-5: Comment Letters

SB18 and AB52

- A-6: SB 18 Mailing List and Invitation Letter
- A-7: AB52 Invitation Letter
- A-8: Responses

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Nutmeg Homes Residential Project

Lead Agency: City of Escondido Contact Person: Ann Dolmage, Associate Planner
Mailing Address: 201 N Broadway Phone: (760) 839-4548
City: Escondido Zip: 92025 County: San Diego

Project Location: County: San Diego City/Nearest Community: Escondido
Cross Streets: North Nutmeg Street and North Centre City Parkway Zip Code: 92026
Longitude/Latitude (degrees, minutes and seconds): 33 09 59 N / 117 06 23 W Total Acres: 6.7 (7.66 proposed)
Assessor's Parcel No.: 224-260-23, -46, and -47 Section: 5 Twp.: T12S Range: R2W Base: San Bern
Within 2 Miles: State Hwy #: Interstate 15 Waterways: Vista Canal
Airports: Railways: Schools: Several; see proj. desc.

Document Type:

- CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [X] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [X] Other: See proj. desc.

Development Type:

- [X] Residential: Units 137 Acres 7.66
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [X] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [X] Traffic/Circulation [X] Other: Greenhouse Gas

Present Land Use/Zoning/General Plan Designation:

Project site is currently vacant. Zoning: Residential Estates, 20,000-SF min. lot size (RE-20). General Plan: Office (O).

Project Description: (please use a separate page if necessary)

Project includes a Tentative Subdivision Map for 137 attached townhome units; a General Plan Amendment from Office (O) to Urban III (U-3); a Rezone from Residential Estates (RE-20, minimum lot size 20,000 SF) to Planned Development-Residential (PD-R); a Master Development Plan; a Tentative Subdivision Map for 137 attached townhome units; a Grading Exemption for a fill slope exceeding Grading Ordinance height limits, and a Specific Alignment Plan for Nutmeg Street. Schools within 2 miles of project site: North Broadway School, Calvin Christian School, Reidy Creek Elementary School, Rincon Middle School, Escondido High School, Woodland Park Middle School, Escondido Adventist Academy, Rock Springs Elementary School.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #11 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #9 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 29, 2018 Ending Date October 1, 2018

Lead Agency (Complete if applicable):

| | |
|--|--|
| Consulting Firm: <u>Vista Community Planners, Inc.</u> | Applicant: <u>Jason Greminger, Consultants Collaborative</u> |
| Address: <u>1278 Glenneyre St Ste 110</u> | Address: <u>160 Industrial St Ste 200</u> |
| City/State/Zip: <u>Laguna Beach, CA 92651</u> | City/State/Zip: <u>San Marcos, CA 92078</u> |
| Contact: <u>Fred Talarico</u> | Phone: <u>(760) 471-2365</u> |
| Phone: <u>(949) 872-1160</u> | |

Signature of Lead Agency Representative: *Ann Dolmage* Date: 8-22-18

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING MEETING**

Date of Issuance: August 29, 2018

**TO: State Agencies
Responsible Agencies
Local and Public Agencies
Trustee Agencies
Interested Parties**

**FROM: Bill Martin
City of Escondido
201 N. Broadway
Escondido, CA 92025**

Subject: Notice of Preparation/Notice of Public Scoping Meeting, Nutmeg Homes Residential Project (Case No: ENV 18-0005; SUB 18-0005)

The City of Escondido will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the Nutmeg Homes Residential 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.

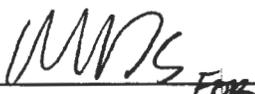
The proposed project description, location and the scope of the EIR are contained in the Initial Study. To review the Initial Study, please visit the Project's website at the link below:

<https://www.escondido.org/nutmeg.aspx>

The City will also conduct a Public Scoping Meeting on **Thursday, September 6, from 4:30 p.m. to 7:00 p.m.** in the Mitchell Room, Escondido City Hall, 201 North Broadway, Escondido. Your agency and the public are invited to attend. The purpose of this scoping meeting is to further define the issues, feasible alternatives and potential mitigation measures that may warrant in-depth analysis in the EIR.

Please send your response *no later than 5:00 p.m. PST on Monday, October 1, 2018*, to Ann Dolmage, Associate Planner, City of Escondido Planning Division, at the address shown above. We will need the name and contact information for the representative in your agency. Written comments may also be submitted via e-mail to adolmage@escondido.org. In the event that no response or request for additional time is received by the City by the end of the review period, the City may presume that you have no response.

Project Title: Nutmeg Homes Residential Project
Project Applicant: Jason Greminger, Consultants Collaborative
Project Location: 2390, 2400, and 2401 Nutmeg Street, Escondido, San Diego County, California

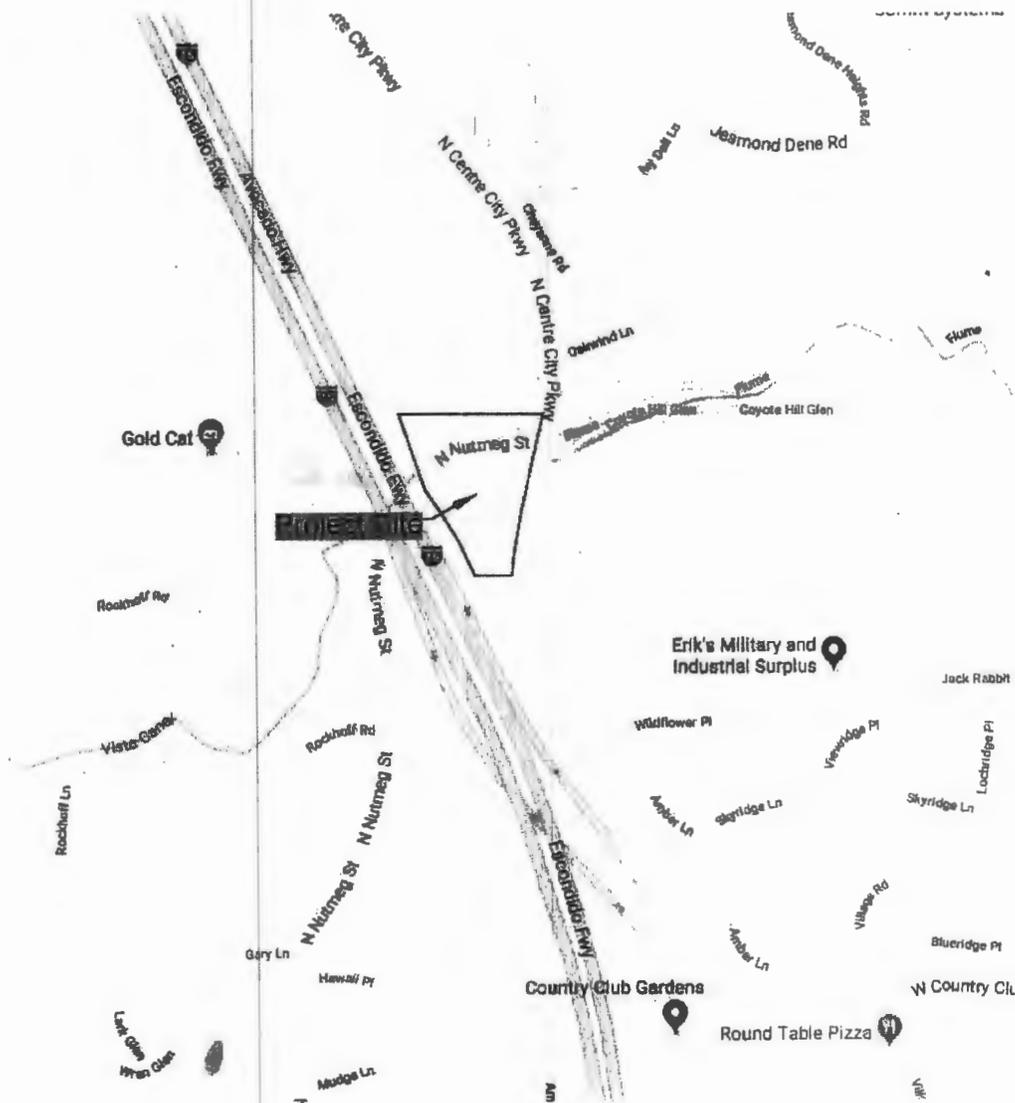
Signature:  _____
Bill Martin, Community Development Director
City of Escondido

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

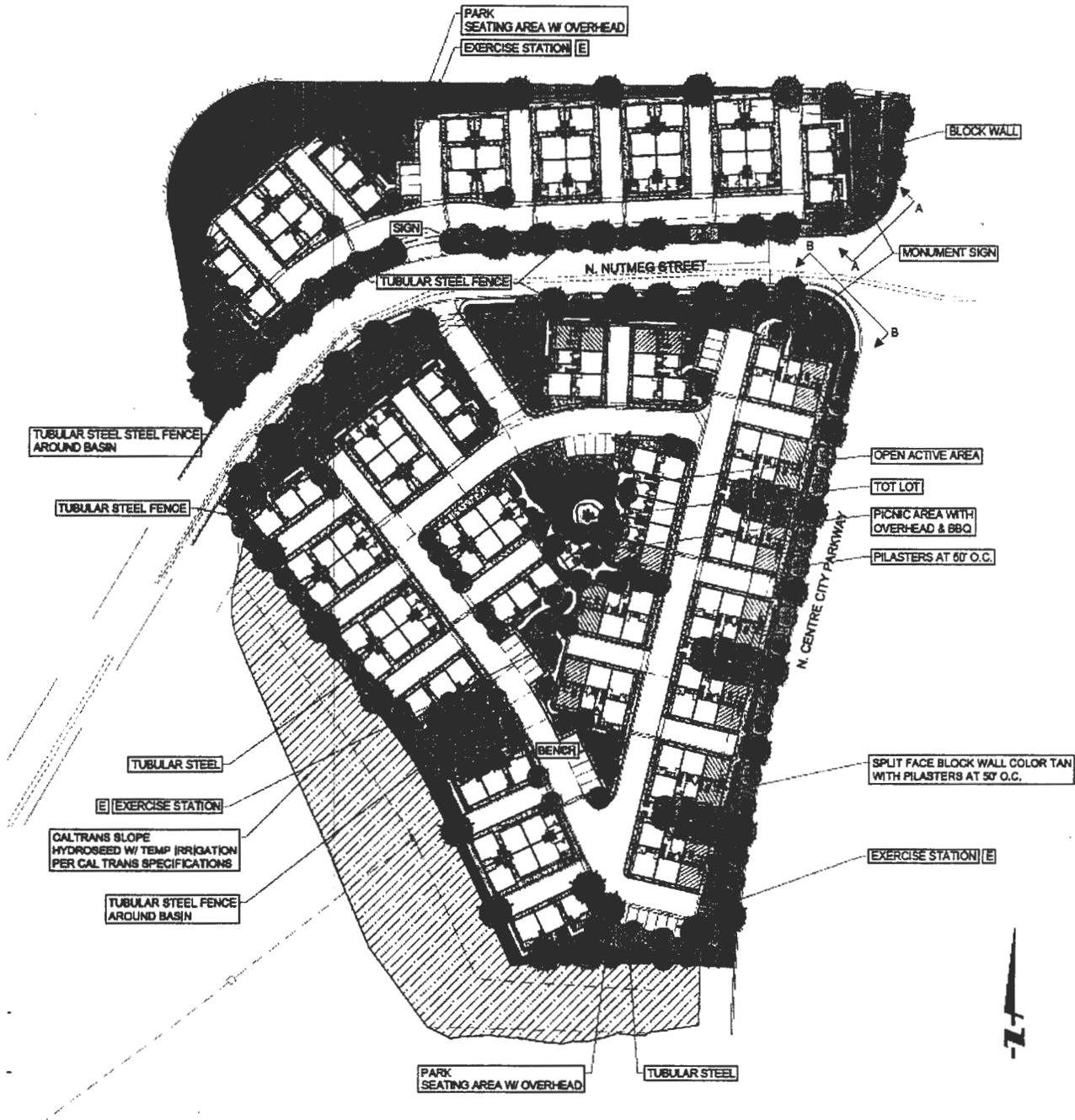
NOP Comment Period: August 29, 2018 to October 1, 2018

Nutmeg Homes (City Case No: ENV 18-0005; SUB 18-0005)

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 Nutmeg Homes Residential Project (proposed project). The proposed project is located in the northern portion of the City of Escondido, along both sides of North Nutmeg Street, between Interstate 15 and North Centre City Parkway. The following figure depicts the location of the project within the region.



The project proposes to build 137 attached townhome dwelling units. A complete project description is included below. The following figure is an illustrative site plan of the proposed project.



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. An electronic version of this notice, including the Initial Study and project related documents can be found on the City's website: <https://www.escondido.org/nutmeg.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. on Monday, October 1, 2018).

Project-related comments may be sent to:

Ann Dolmage, Associate Planner
City of Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
adolmage@escondido.org

If response from your agency or organization is not received, we will presume that your agency or organization has no response. 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.

Public Scoping Meeting

The City will also conduct a Public Scoping Meeting on **Thursday, September 6, 2018, from 4:30 p.m. to 7:00 p.m.** in the Mitchell Room, Escondido City Hall, 201 North Broadway, Escondido. Your agency representative(s) and the public are invited to attend to provide comment. The purpose of this scoping meeting is to further define the issues, feasible alternatives and potential mitigation measures that may warrant in-depth analysis in the EIR.

Project Description

The project proposal includes a Tentative Subdivision Map for 137 attached townhome units on a 6.7-acre site straddling Nutmeg Street. The portion of the site to the north of Nutmeg would be developed with 39 homes, and the portion to the south of Nutmeg would be developed with 98 homes.

The project also includes requests for a General Plan Amendment to the Land Use Element, a Rezone, and a Master Development Plan. The existing General Plan designation for the site is Office (O), and the existing zoning designation is Residential Estates with a minimum lot size of 20,000 SF (RE-20). Since the General Plan and zoning designations are not in alignment with each other, any development proposal for this site would require a modification to at least one of the designations. The applicant has proposed to amend the General Plan designation to Urban III (U-3) to support a multi-family residential development with a maximum density of 18 units/acre, and to change the zoning to Planned Development-Residential (PD-R). The PD-R zoning designation would allow the

approval of a Master Development Plan, to allow flexibility in development standards while encouraging high-quality site planning, building design, and open space.

Floorplans have been submitted for a range of two-bedroom, three-bedroom, and four-bedroom layouts, with unit sizes ranging from 1,104 square feet to 1,950 square feet. Each unit would have a private two-car garage on the ground floor, and an additional 34 guest parking spaces would be provided throughout the development. While most units would be three stories in height, twelve two-story units would be located within the southern portion of the development, primarily along the Centre City frontage and a portion of the Nutmeg frontage.

Approximately 3.36 acres of open space would be provided throughout the development. This figure includes landscaping, recreational amenities (tot lot, picnic area, benches, and exercise stations), private balconies (included with most units), and areas that do not meet the City's definition of "usable" open space per Section 33-108 of the City of Escondido Zoning Code (due to steep slope, small size, location within a proposed setback area, etc.)

Access to both the northern and southern portions of the project would be via a single driveway entrance on Nutmeg Street. The applicant proposes to dedicate eight feet of right-of-way along each side of Nutmeg Street (approximately 0.11 acre along each side) to the City of Escondido, and construct improvements to include sidewalk, curb, and gutter along both sides of the street. The project also proposes a vacation of approximately 0.96 acre of right-of-way along the Centre City Parkway frontage, which would increase the size of the project site from 6.7 acres to 7.66 acres, and thereby allow the proposed 137 units at a density of 18 units/acre. Street improvements to the west side of Centre City Parkway have been proposed, to include curb, gutter, and sidewalk. Street improvements to the east side of Center City Parkway may be included as well, to include grading to Local Collector street standards.

A new sewer main extension would connect to an existing line within West Country Club Lane and extend northward within Centre City Parkway to the project site. The project would also connect to an existing water main within Nutmeg Street.

Following preliminary review of the project by the City's Engineering Services Department, staff expects that the applicant will submit a Specific Alignment Plan for Nutmeg Street, to allow a reduced centerline radius. A Specific Alignment Plan has not been submitted to the City as of the date of this notice.

As currently proposed, the project would involve extensive grading to include 17,900 cubic yards of cut material and 201,200 cubic yards of fill material. An import of 183,300 cubic yards of material would be necessary to accomplish the proposed grading. A Grading Exemption would also be required for one fill slope in the northeast corner of the project site that would exceed the 10' height limit specified in the City of Escondido Grading Ordinance. 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. As mentioned above, improvements to the east side of Centre City Parkway (not yet shown on project plans, but anticipated to be added to the project), to bring it to Local Collector standards, could require additional grading.

Project Entitlements/Approvals

The proposed project consists of the following entitlements and agency approvals, which would be processed concurrently unless noted:

1. General Plan Amendment
2. Rezone
3. Master Development Plan
4. Tentative Subdivision Map
5. Specific Alignment Plan for Nutmeg Street
6. Grading Exemption
7. Certification of a Final Environmental Impact Report
8. Encroachment Permit from State of California, Department of Transportation

Issues to be Addressed in the EIR

An Initial Study was prepared for the project in accordance with Section 15063 of the CEQA Guidelines (attached). Based on the results of the Initial Study, an EIR will be prepared to address potential direct and cumulative impacts associated with aesthetics, air quality, biological resources, cultural resources/tribal resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, transportation/traffic, and mandatory findings of significance.

To review the Initial Study, please visit the City's Project website at the link below:

<https://www.escondido.org/nutmeg.aspx>

INITIAL STUDY California Environmental Quality Act (CEQA)

NUTMEG RESIDENCES PROJECT

Project Case # SUB18-0005

Intersection of Center City Parkway and Nutmeg Street
Escondido, CA 92025

Assessor Parcel Nos.
224-260-23-00, 224-260-47-00, & 224-260-46-00

Prepared for:

City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Prepared by:

Vista Community Planners, Inc. (VISTA)
1278 Glenneyre Street, Suite 110
Laguna Beach, California 92651

August 2, 2018

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1.0 BACKGROUND INFORMATION

1.1 Background

Document Purpose

This document is an Initial Study (IS) that evaluates the potential environmental effects that could result from the proposed project. This document has been prepared in conformance with the California Environmental Quality Act (CEQA) statutes (Public Resources Code Section 21000, et seq.), and the CEQA Guidelines (14 Cal Code of Regulations, Sections 15000, et seq.). The purpose of this Initial Study is to conduct a preliminary environmental review of the proposed project in order to determine whether the proposed project may have potentially significant effects on the environment. Any potential significant effects on the environment will be the focus of an Environmental Impact Report (EIR).

Although this Initial Study (IS) was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the Initial Study fully represent the independent judgement and position of the City of Escondido (City), acting as Lead Agency under CEQA. In accordance with the provisions of CEQA and the State of California and local (City) CEQA Guidelines, as the Lead Agency, the City is solely responsible for approval of the proposed project. As part of the decision-making process, the City is required to review and consider the proposed project's potential environmental effects.

Intended Uses of This Document

This Initial Study (IS) is an informational document, providing the City decision-makers, other (relevant) public agencies, and the public with an objective assessment of the potential significant impacts that could result from the proposed project. This Initial Study (IS) document has been prepared to determine the appropriate scope and level of detail required in completing the environmental analysis for the proposed project. This document will also serve as a basis for soliciting comments and input from members of the public and other public agencies regarding the proposed project, following the distribution of the Notice of Preparation (NOP) of the EIR. The NOP will be circulated for 30 days, during which period comments regarding the issues to be addressed in the EIR are invited to be sent to:

Ann F. Dolmage

Planning Division

201 North Broadway Escondido, CA 92025-2798

(760) 839-4548

adolmage@escondido.org

Potential Environmental Effects

The analysis presented in this Initial Study indicates that the proposed project may result in or cause potentially significant effects related to:

- Aesthetics;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas (GHG) Emissions;
- Hazards and Hazardous Materials (Wildland Fires);
- Hydrology / Water Quality;
- Land Use & Planning;
- Noise; and,
- Transportation/Traffic.

Consistent with the conclusion and findings of this Initial Study, an EIR will be prepared for the proposed project. At a minimum, the EIR will evaluate the proposed project's potential environmental impacts under the topical areas identified above. Additional issues or concerns that may be raised pursuant to the EIR NOP process and/or scoping meeting(s) conducted for the proposed project will be evaluated and addressed in the EIR.

No Significant Environmental Effects

While it has been determined that an EIR will be required, one of the additional purposes of an Initial Study is to focus an "...EIR on the effects determined to be significant, identifying the effects determined not to be significant, (and) explaining the reasons for determining that potentially significant effects would not be significant." (State CEQA Guidelines, Section 15063(c)). Therefore, one of the key purposes of this Initial Study is to focus the EIR's analysis on impacts that are potentially significant as part of the proposed project, while eliminating potential impacts that are clearly less than significant. The following list identifies the environmental issues that, pursuant to the findings of this Initial Study, have been determined to pose no potentially significant environmental impacts:

- Agricultural;
- Mineral Resources;

- Population and Housing;
- Public Services;
- Recreation; and,
- Utilities Systems.

These topics are not expected to be carried forward to further evaluation within the Draft EIR. However, based upon additional information or concerns that may be raised pursuant to the EIR NOP process and/or scoping meetings(s) conducted for the proposed project, additional issues may be evaluated and addressed in the EIR.

1.2 Project:

Nutmeg Homes

1.3 Lead Agency:

City of Escondido

Planning Division

201 North Broadway Escondido, CA 92025-2798

(760) 839-4671

www.escondido.org Potential Environmental Effects

1.4 Contact Person & Phone:

Ann F. Dolmage

City of Escondido

Phone: (760) 839-4548

1.5 Project Location:

Addresses/Location:

Intersection of Center City Parkway and Nutmeg Street

Escondido, CA 92026

APN Numbers:

- 224-260-23-00
- 224-260-47-00
- 224-260-46-00

1.6 Applicant:

Nutmeg South, LLC
1278 Glenneyre, Suite 110
Laguna Beach, CA 92651
Contact: John Martin
Phone: (949) 274-9324

1.7 General Plan Designation:

| Existing General Plan Land Use Designation | Requested General Plan Land Use Designation |
|--|---|
| Office (O) | Urban III (U3) |

1.8 Zoning:

| Existing Zoning District Classification | Requested Zoning District Classification |
|---|--|
| Residential Estates (R-E) | Planned Development Residential |

2.0 PROJECT DESCRIPTION AND SETTING

2.1 Project Overview

The Nutmeg Homes Project (proposed project) includes the development of 137 unit attached residential homes, off-street parking, on- and off-site circulation improvements, tot-lot, and outdoor open space areas. The project site is comprised of three (3) parcels, Interstate-15 [Escondido Freeway (I-15)] right-of-way, Nutmeg Street right-of-way, and Center City Parkway right-of-way. The project site includes:

On-Site

1. Approximately 6.6979 acres of property in three (3) parcels; and,
2. Approximately 0.962 acres of excess right-of-way along the frontage of the project site on Center City Parkway to be vacated.

Off-Site

1. Grading within the right-of-way of I-15.
2. Infrastructure improvements within a new right-of-way of Nutmeg Street.
3. Infrastructure improvements within the right-of-way of Center City Parkway.

All of the on- and off-site properties constitute the project site. There are no structures on the project site. The proposed project would include three phases: First, the removal of all on-site vegetative materials and grading; second, the construction of 137 residences and associated improvements; and, third, the occupation of the residences. Access to the proposed project would be provided via two (2) entrances for vehicles and pedestrians on Nutmeg Street.

2.2 Project Background

The project site is presently vacant and does not appear to ever have been developed with structures. Existing and proposed City General Plan designations and Zoning Classifications for the project site are provided in Table 1: *General Plan and Zoning*. The subject parcels are currently designated in the Land Use Map of the City General Plan as "Office" (O). The Office designation provides for the development of a variety of activities in an office environment, such as administrative and professional offices; business support services; financial, insurance, and real estate services; and some supportive commercial uses. Prior to the 2012 Comprehensive General Plan Update, the project site was designated as "Estate (E)." The Estate designation permits a wide range of housing types, at a maximum density of one (1) to two (2) dwelling units per acre.

The project site zoning is Residential Estate-20 (RE-20) has not been updated since the adoption of the 2012 Comprehensive General Plan Update. The RE-20 Zone classification is inconsistent with the City General Plan designation and the project site would need to be rezoned prior to developing a

commercial use. The proposed General Plan Amendment (GPA) and Rezone (ZC) would resolve the current General Plan and zoning discrepancy by making them consistent again for residential development.

Table 1: General Plan and Zoning

| Assessor Parcel Number (APN) | Existing General Plan Land Use Designation | Requested General Plan Land Use Designation | Existing Zoning District Classification | Requested Zoning District Classification |
|---|---|--|--|---|
| 224-260-23-00 | Office (O) | Urban III (U3) | Residential Estates (R-E) | Planned Development Residential |
| 224-260-23-00 | Office (O) | Urban III (U3) | Residential Estates (R-E) | Planned Development Residential |
| 224-260-23-00 | Office (O) | Urban III (U3) | Residential Estates (R-E) | Planned Development Residential |
| Interstate – 15 (Right-of-Way) | N/A | N/A | N/A | N/A |
| Center City Parkway (Excess Right-Of-Way) | Office (O) | Urban III (U3) | Residential Estates (R-E) | Planned Development Residential |

Source: City of Escondido.

2.3 Project Location

The project site is located to the east of Interstate-15 [Escondido Freeway (I-15)], to the north and south of North Nutmeg Street, and to the west of North Center City Parkway in the City of Escondido (City), County of San Diego (County) CA. The I-15 Freeway bounds the project site to the west and is substantially above the project site. North Nutmeg Street travels to the west under the Freeway to the City. North Center City Parkway travels to the north and south providing access to the City. The project site is approximately two (2) miles from the intersection of State Route 78 (SR-78) and the I-15. Figure 1: *Regional Location Map* provides the regional context. Figure 2: *Local Vicinity Map* and Figure 3: *Aerial View* provides a more precise location and boundaries of the proposed project.

The project site is currently vacant and comprised of three (3) parcels, I-15 right-of-way, Nutmeg Street right-of-way, and Center City Parkway right-of-way. The total disturbed area of the project site would be 8.52 acres. Table 2: *Project Site Size (Acreage)* provides the total project site acreage.

Table 2: Project Site Size (Acreage)¹

| Parcel | Parcels/Location | Acres | Right-of-Way Center City Parkway | Acres | Total |
|-------------------|--------------------------------|-------|--|-------|-------------|
| Southern | To the south of Nutmeg Street. | 4.37 | To the south of Nutmeg Street. | 0.81 | 5.17 |
| Northern | To the north of Nutmeg Street. | 2.33 | To the north of Nutmeg Street. | 0.16 | 2.49 |
| Sub-Total | | 6.69 | | 0.96 | 7.66 |
| I-15 Right-Of-Way | | | | | 0.86 |
| Sub-Total | | | | | 0.86 |
| TOTAL | | | | | 8.52 |

Source: Excel Engineering.

1. The proposed project would realign Nutmeg Street. The change in acreage is nominal and not reflected in the above statistics.

Assessor’s Parcel Number(s)

The I-15 Freeway and Center City Parkway portions of the project site do not have assessor’s parcel numbers. The project site is comprised of the following assessor’s parcel numbers:

- 224-260-23-00
- 224-260-47-00
- 224-260-46-00

2.4 Environmental Setting and Surrounding Land Uses

The majority of the project site over the past several years has been routinely disked for weed abatement in accordance with the requirements of the City. The I-15 and Center City Parkway rights-of-way have not been disked.

Topography

Figure 4: *Aerial Topography* provides the topography and boundaries of the proposed project. The topography of the project site to the north of Nutmeg Street is relatively flat and then rising to the north. The project site elevations range from 880 feet above mean sea level adjacent to Nutmeg Street to 995 feet above mean sea level adjacent to the vacant lands to the north. The project site drops from 995 feet above mean sea level to the I-15 improved right-of-way at 925 feet above mean sea level.

Nutmeg Street divides the project site. Nutmeg Street elevation ranges from 892.7 feet above mean sea level at intersection of Center City Parkway to 890 feet above mean sea level at the intersection of I-15.

The topography of the project site to the south of Nutmeg Street is relatively flat with elevations ranging from approximately 865 to 890 feet above mean sea level. This portion of the project site is at a relatively low gradient of less than an estimated 10 percent to the southwest. The low point on the project site is located on the south at approximately 875 feet above mean sea level.

Land Use

On-site and adjacent land uses are shown on Figure 3: *Aerial View* and Figure 4: *Surrounding Land Uses*. Existing on-site and adjacent land uses and land use designations are shown in Table 3: *Existing On-Site and Adjacent Land Uses and Land Use Designations*.

Table 3: Existing On-site and Adjacent Land Uses and Land Use Designations

| Location | Current Land Use |
|-----------------|---|
| On-site | Vacant undeveloped. |
| North | Vacant undeveloped. |
| South | Vacant undeveloped. |
| East | Center City Parkway. Across Center City Parkway are low density single-family residences and open space. |
| West | I-15. Across I-15 are low density single-family residences and open space. |

Source: Vista Community Planners, Inc.

2.5 Description of the Proposed Project

The proposed project includes the development of 137 homes, off-street parking, on-site circulation, tot-lot, and outdoor open space areas. The proposed site plan is depicted on Figure 5, *Nutmeg Homes Site Plan*.

Attached Homes

The homes and off-street parking would include construction of three (3) areas and two (2) types of homes. The number of units, unit type, stories, bedrooms, bathrooms and parking for each is provided in Table 4: *Project Statistics*.

Table 4: Project Statistics

| | No. Units | Type | Max sq ft | Height | Bed | Bath | Garage | Open | Total |
|----------------|-----------|--------|-----------|--------|-----|------|--------|------|-------|
| NORTH A | | Villas | | | | | | | |
| A | 14 | 1 | 1,100 | 3 | 2 | 2.5 | 2 | | 26 |
| B | 16 | 2 | 1,300 | 3 | 3 | 2.5 | 2 | | 28 |
| C | 10 | 3 | 1,600 | 3 | 3 | 3.5 | 2 | | 26 |
| sub-total | 40 | | | | | | | 7 | 80 |

| | | | | | | | | | |
|----------------|----|--------|-------|---|---|-----|---|---|----|
| SOUTH B | | Villas | | | | | | | |
| A | 14 | 1 | 1,100 | 3 | 2 | 2.5 | 2 | | 28 |
| B | 19 | 2 | 1,300 | 3 | 3 | 2.5 | 2 | | 38 |
| C | 15 | 3 | 1,600 | 3 | 3 | 3.5 | 2 | | 30 |
| sub-total | 48 | | | | | | | 9 | 96 |

| | | | | | | | | | |
|----------------|----|-----|-------|--------|---|-----|---|---|-----|
| SOUTH C | | Row | | | | | | | |
| A | 13 | 1 | 1,150 | 2 | 2 | 2.0 | 2 | | 26 |
| B | 13 | 2 | 1,575 | 2 or 3 | 3 | 3.0 | 2 | | 26 |
| C | 11 | 3 | 1,575 | 2 or 3 | 3 | 2.5 | 2 | | 22 |
| D | 15 | 4 | 1,300 | 2 | 3 | 3.0 | 2 | | 30 |
| sub-total | 52 | | | | | | | 9 | 104 |

Source: Summa Architecture.

Max = maximum; sq ft = square feet; and, No. = number

Figure 5, *Nutmeg Homes Site Plan* indicates the location of each of the proposed Villas. Overall the proposed project includes development of 137 homes on 7.66 acres. The total disturbed area of the project site including the grading within Caltrans right-of-way would be 8.52 acres. The overall density

of the proposed project would be approximately 17.89 dwelling units per acre (137 dwelling units / 7.66 acres = 17.89 dwelling units per acre).

Parking

The proposed project would provide a total of 305 off-street parking spaces. Figure 5: *Site Plan* indicates the location of all off-street parking spaces. Table 5: *Parking Statistics* indicates the proposed parking to be provided and spaces required by the City Municipal Code. The proposed project total parking requirement equals 137 covered spaces, 137 other spaces, and 35 guest spaces for a total of 305 spaces. The proposed project would provide garage spaces and guest parking spaces as noted in Table 5: *Parking Statistics*. Therefore, the proposed project meets City standards for parking.

Table 5: *Parking Statistics*

| Project Statistics | | |
|--------------------|--------------|---------------|
| Unit Type | Number Units | % Total Units |
| North Villas | 39 | 29% |
| South Villas | 48 | 34% |
| South Row Homes | 50 | 37% |
| Total | 137 | 100% |

| Unit Type | Number of Units | Bedrooms | Baths |
|------------------------|------------------|----------|-------|
| Villas (North & South) | | | |
| Plan 1 | 29 | 2 | 2.5 |
| Plan 2 | 42 | 3 | 2.5 |
| Plan 3 | 16 | 3 | 3.5 |
| Rowhomes | | | |
| Plan 1 | 12 | 2 | 2 |
| Plan 2 | 12 | 3 | 3 |
| Plan 3 | 12 | 3 | 2.5 |
| Plan 4 | 14 | 3 | 3 |
| Total | 137 Units | | |

| City Parking Requirements | | | | | | |
|---------------------------|-----------------|------------------|---------|-------|-------|-------|
| Unit Type | Number of Units | Parking Required | Covered | Other | Guest | Total |
| 2 Bedroom | 41 | 1.75 per unit | 37 | 30.75 | 10.25 | 82 |

| City Parking Requirements | | | | | | |
|---------------------------|-----------------|-----------------------------------|------------|--------------|--------------|------------|
| Unit Type | Number of Units | Parking Required | Covered | Other | Guest | Total |
| | | 1 per 4 units guest | | | | |
| 3 Bedroom | 96 | 2 per unit 1 per 4 units guest | 192 | | 24 | 216 |
| Total | | | 229 | 30.75 | 34.25 | 294 |

| Proposed Project | | | |
|--------------------------|------------|-----------|------------|
| Parking Site Plan | Garage | Open | Total |
| North Villas | 80 | 7 | 87 |
| South Villas & Row Homes | 196 | 27 | 223 |
| Total | 276 | 34 | 310 |

Source: City of Escondido Municipal Code and Summa Architecture.

Access

Public (resident, guest, and deliveries) access to the proposed project would be provided from two (2) driveways one on each side of Nutmeg Street. The proposed project would construct improvements to Nutmeg Street to increase the horizontal safety. The proposed project would provide for frontage improvements along Center City Parkway. No improvements are proposed to I-15.

Internal circulation within the project site is based on driveway aisles that measure 24 feet wide and have been designed to meet the City’s design standards.

Drainage

The proposed project is an attached residential complex with minimal areas for landscape, vegetated swales and other natural drainages that serve slow runoff velocity and reduce runoff volume. The existing drainage pattern for the project site shows several drainage areas. To the south of Nutmeg Street the project site stormwater flows into an existing inlet located in the southwest portion of the site.

The proposed development would create several small drainage areas. Consequently the runoff from some of the proposed drainage areas is captured and treated using LID BMP’s. The project site will capture these runoffs using catch basins and inlets and discharge into proposed storm drain system. The proposed storm drain pipes, in each respective drainage areas, are designed to flow southeast

where the proposed infiltration basins are located. The infiltration basins will be design to provide the same runoff flow and volume reducing benefits as natural drainages.

The project site proposes capturing all site stormwater runoff via yard inlets and catch basins, then routed to the infiltration basins with natural infiltrating capacity. As a pre-treatment for the site, catch basins will be installed with filter inserts. The infiltration basins will provide the infiltration properties in order to reduce the quantity and velocity of the project site.

The project site will be fully developed and will be landscaped with native and/or non-native drought-tolerant species. Runoff from the parking areas will be diverted to LID areas via curb openings. LID areas will contain catch basins to convey stormwater toward the infiltration basins. Runoff from the site will be infiltrated so as to treat the first flush. The roof runoff is proposed to drain into landscaped areas before entering the area drain system. Several landscaped areas are designed to be below the finish grade to help in treating and retaining some of the runoff before it continues to flow into the proposed infiltration basin. Some drainage areas will disperse the runoff flow to the proposed filter catch basins. Both conditions mentioned above will show that the project proposes to disperse runoff to adjacent pervious areas to the maximum extent practicable.

Landscape and Fencing

With the exception of oak trees on the southern portion of the project site, there are no existing significant trees on the project site. The proposed project would includes open space, tot-lots, and outdoor space area central located within the complex. Pedestrian access would be provided from each of the buildings to these areas. The entire project site area will be landscaped. The project site will be fenced.

Project Phasing

The phasing of the proposed project improvements would follow the objectives described below:

- Build-out of the proposed project will be based upon market and economic conditions. Subject to those conditions, build-out is expected to occur by the Year 2020.
- Provision of adequate infrastructure and public facilities concurrent with development.

Grading, Construction, Off-Site Improvements, and Occupancy

Demolition

There are no structures on the project site. Demolition of the existing public infrastructure improvements (i.e., streets, etc.) would occur with City approved improvement plans. The proposed project would involve the removal of all vegetation in the on the project site. Subsequent to the

removal of vegetation; the demolition of all existing public infrastructure improvements, grading, and infrastructure improvements to the project site would occur.

Mass Grading and Super Pads

The Project Applicant has stated that grading and construction would start immediately after City approvals. Grading would occur in approximately six (6) months and they anticipate completion by December 2019.

Off-Site Improvements

The proposed project would require off-site improvements. These improvements include extension of the sewer line south along North City Center parkway. Additionally, the proposed project includes cut and fill within the California Department of Transportation (Cal Trans) right-away, adjacent to the project site.

Construction

The construction would occur after the completion of the grading phase. It is anticipated that construction would commence in September 2019 approximately 3 months after grading is completed. For the purposes of providing a “*worst case*” analysis, this environmental document will assume that all improvements are completed by June 2020.

Paving

Paving would occur after the completion of the building construction phase. The paving phase would include the paving of the on-site roads and parking areas. Paving activities would occur over two months.

Architectural Coating

The application of architectural coatings would occur after the completion of the paving phase. Architectural coating would occur over one (1) month.

Occupancy

Occupancy would be anticipated begin in January 2020 and occur over approximately 12 months (12 homes per month). This document will assume that full occupancy would occur by January 2021.

2.6 Off-Site Improvements

To implement the proposed project, off-site improvements would be constructed in Center City Parkway, Nutmeg Street, and I-15. These improvements are described below.

Center City Parkway

Proposed project improvements to Center City Parkway would include the installation of improvements including: pavement, curb and gutter, sidewalk, and landscaping. Additionally, the proposed project would include the extension of sewer in Center City Parkway.

Nutmeg Street

Proposed project improvements to Nutmeg Street would include the realignment and installation of improvements including: pavement, curb and gutter, sidewalk, and landscaping.

I-15 Freeway

Proposed project improvements to I-15 Freeway right-of-way would include: grading, fill, and landscaping.

2.7 Utilities

The following utilities would serve the proposed project and would be located underground:

Electrical Service: San Diego Gas & Electric;

Natural Gas Service: San Diego Gas & Electric;

Telephone Service: AT&T; and,

Cable Service: AT&T.

2.8 Services

The following utilities would serve the proposed project:

Fire: City of Escondido, Escondido Fire Department;

Library: City of Escondido;

Other Governmental: City of Escondido;

Police Service: City of Escondido, Escondido Police Department;

Potable Water Service: City of Escondido.

High School: Escondido Union High School District

Elementary School: Escondido Union School District

Middle School: Escondido Union School District

High School: Escondido Union School District

College: California State University San Marcos/Palomar College Palomar
Community College District

University: California State University at San Marcos

Storm Water Service: City of Escondido

Waste Water Service: City of Escondido

2.9 Discretionary Actions

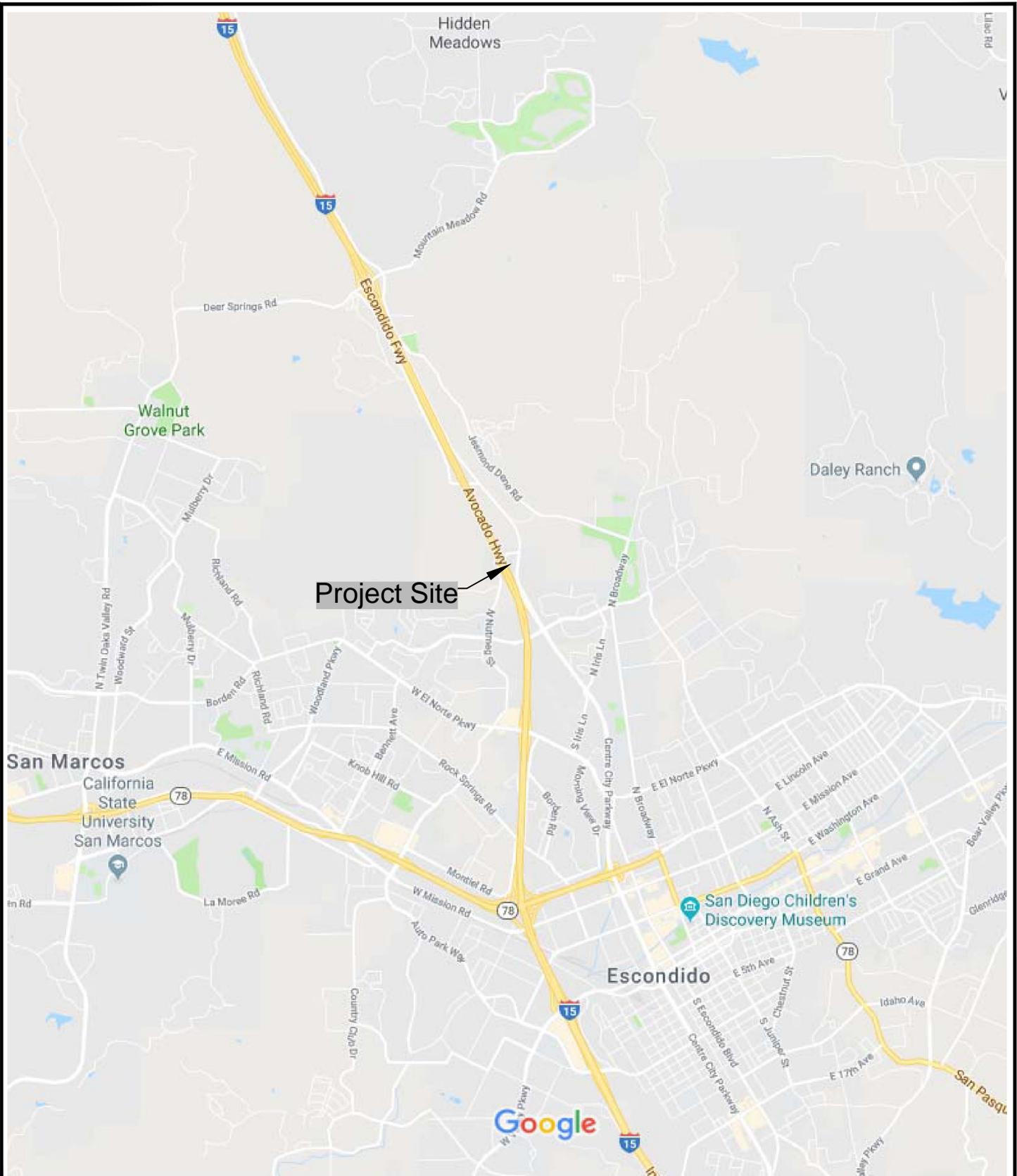
This environmental document addresses the potential environmental effects of the proposed Nutmeg project, including all of the associated discretionary actions and approvals required to implement the proposed project, as well as all subsequent construction and operational activities. As part of the proposed project the following discretionary action would be required:

City of Escondido

- Certification of the Environmental Documentation;
- Approval of a General Plan Amendment (GPA);
- Approval of a Zone Change (ZC);
- Approval of a Tentative Tract Map for condominium purposes, vacation of Center City Parkway right-of-way, and realignment of Nutmeg Street;
- Approval of a Planned Development Residential (Site Plan, Floor Plans, Elevations, and Landscape Plan);
- Approval of encroachment permit(s); and,
- Approval of demolition and grading permits.

State of California, Department of Transportation

- Approval of an encroachment permit.



SOURCE: www.maps.google.com

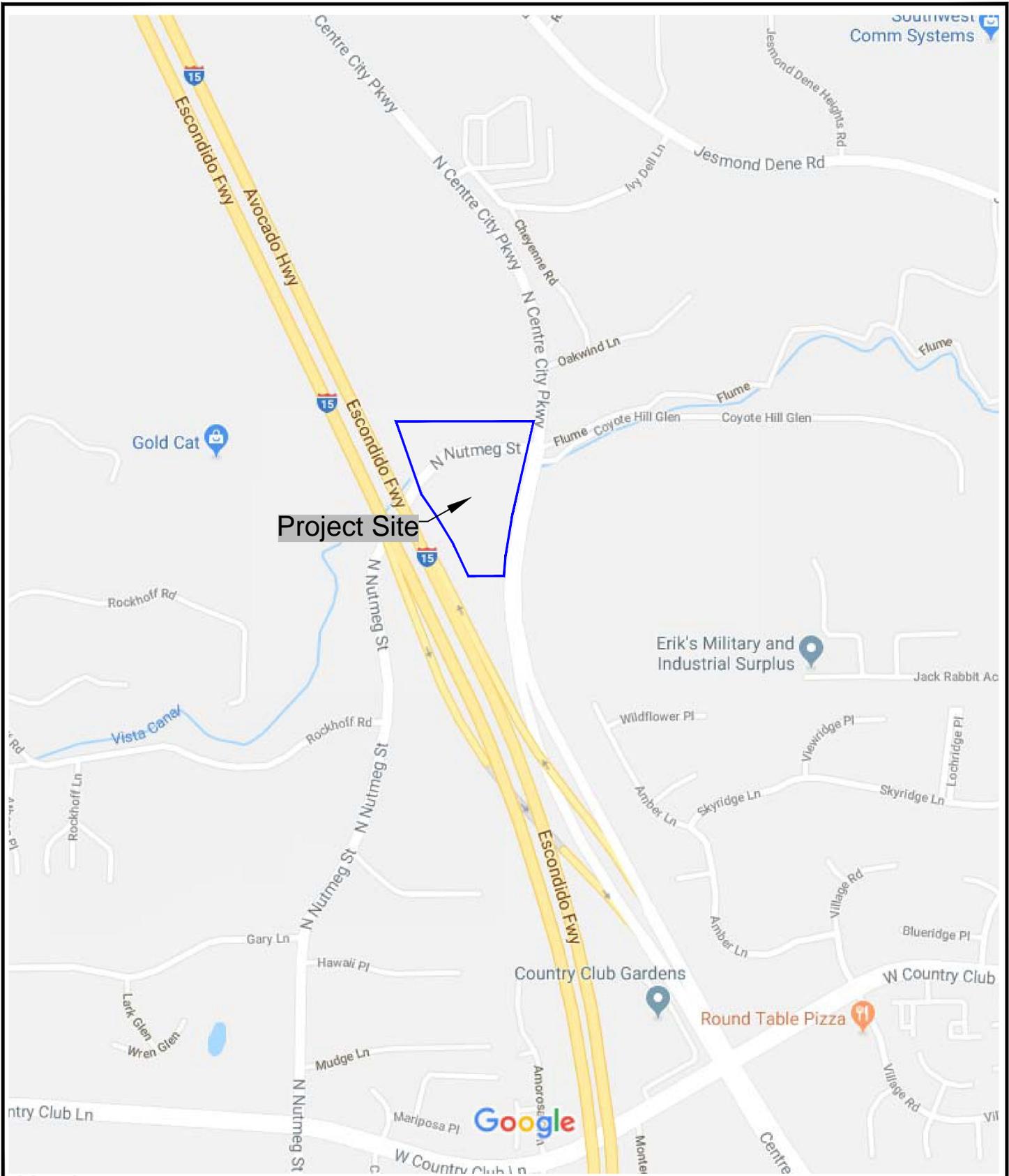
REGIONAL LOCATION MAP

NUTMEG RESIDENCES PROJECT - CITY OF ESCONDIDO

VISTA
NO SCALE



FIGURE 1



SOURCE: www.maps.google.com

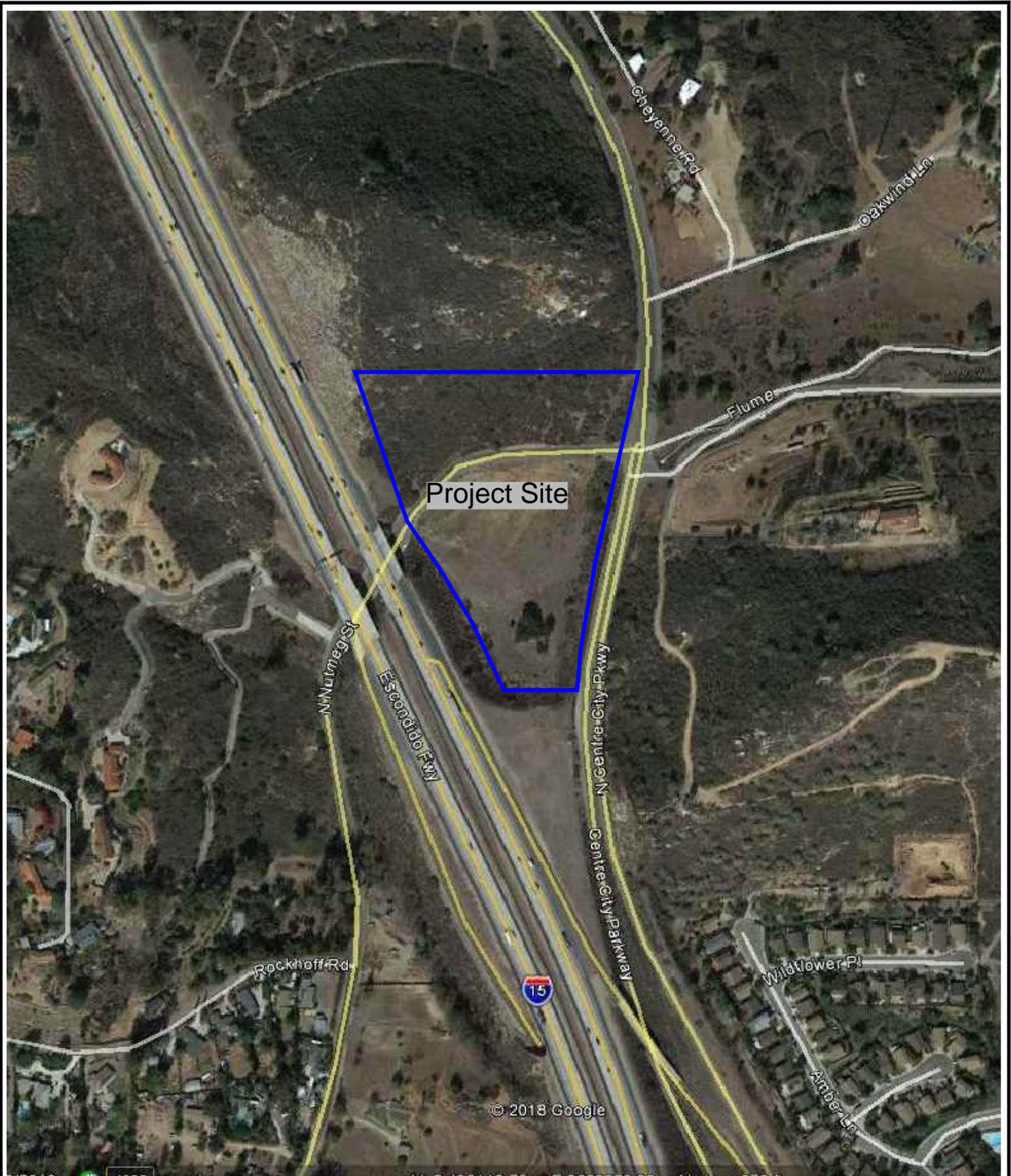
LOCAL VICINITY MAP

NUTMEG RESIDENCES PROJECT - CITY OF ESCONDIDO

VISTA
NO SCALE



FIGURE 2



SOURCE: Google Earth

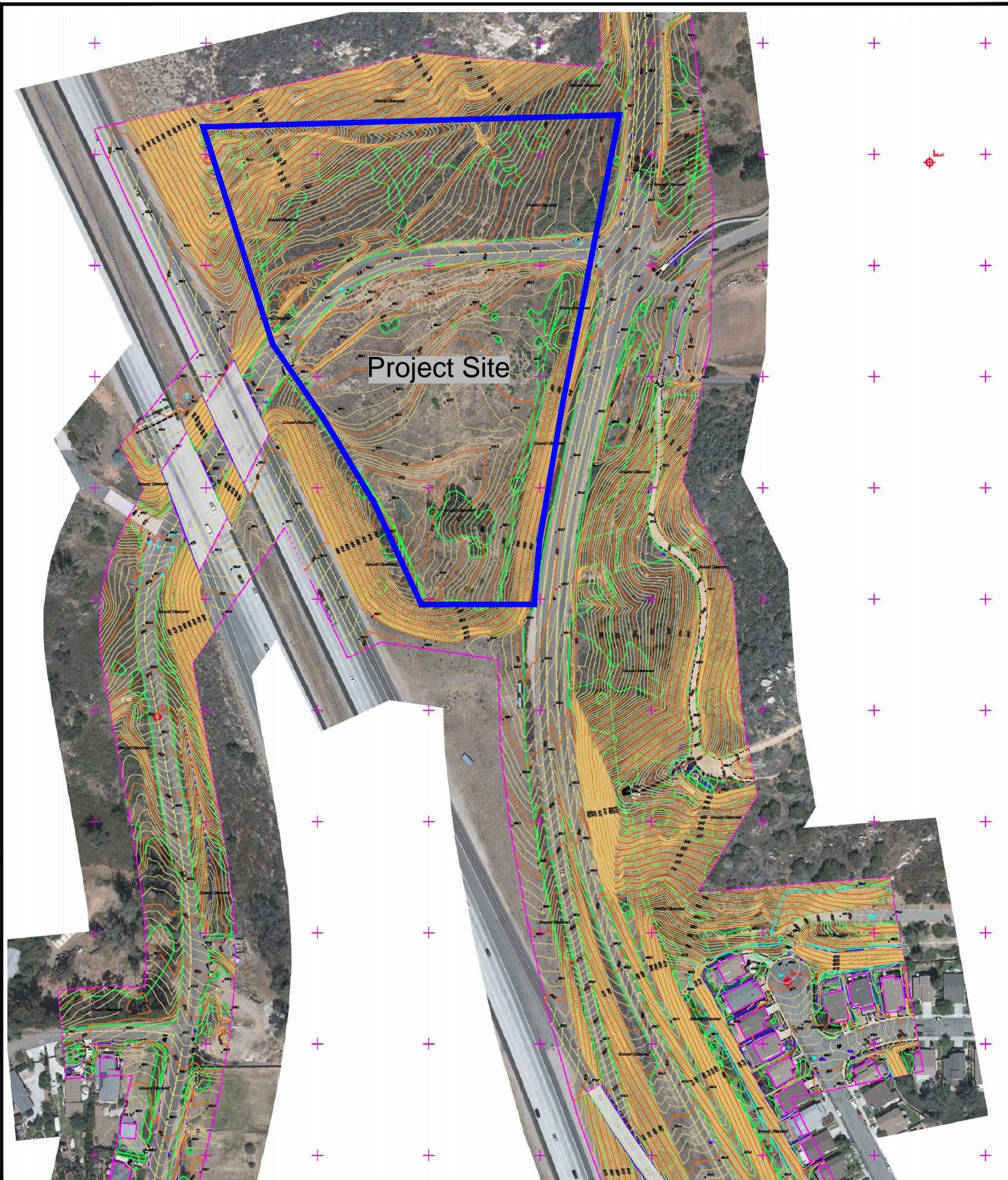
AERIAL VIEW

NUTMEG RESIDENCES PROJECT - CITY OF ESCONDIDO

VISTA
NO SCALE



FIGURE 3



SOURCE: Google Earth

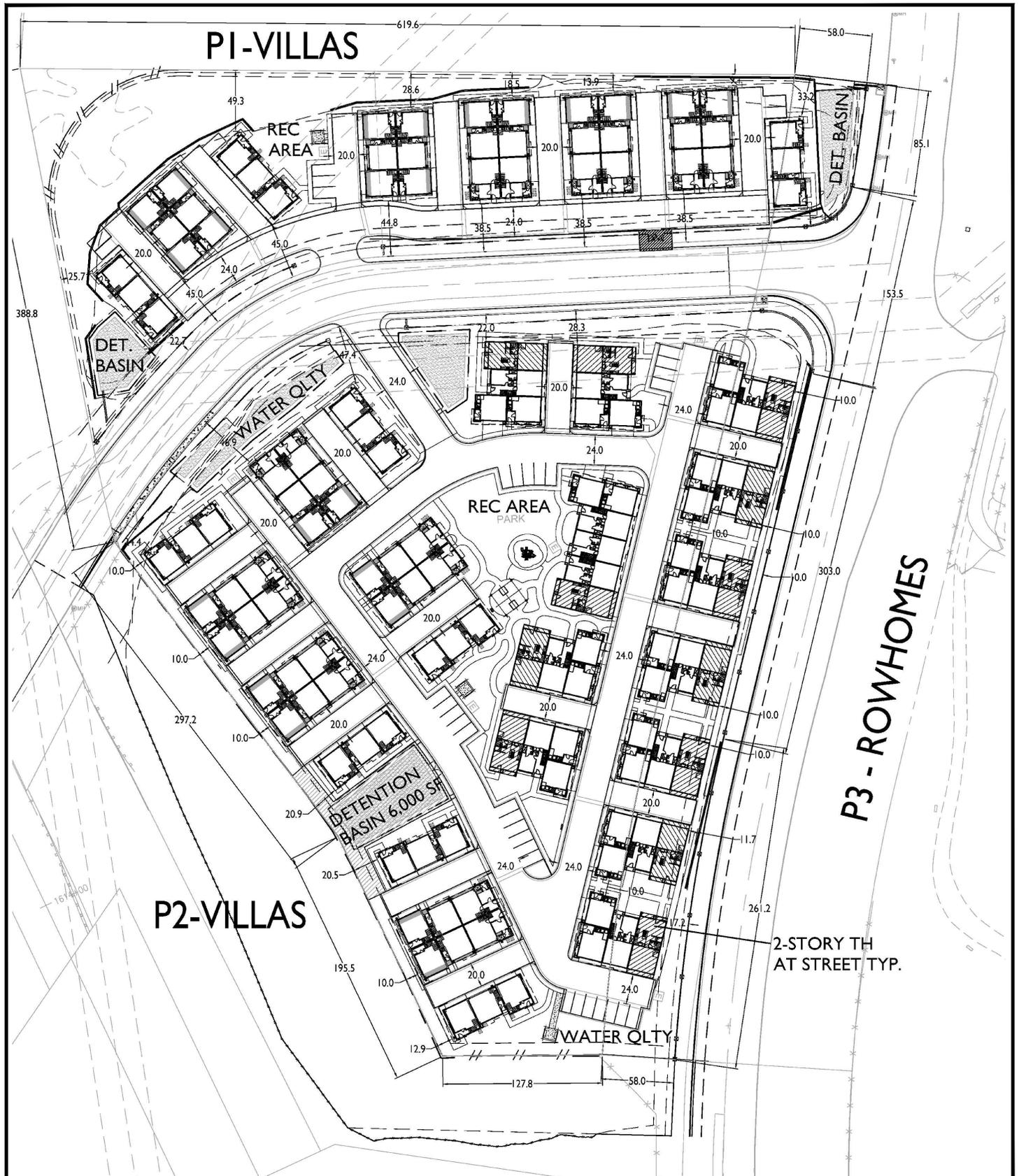
AERIAL TOPOGRAPHY

NUTMEG RESIDENCES PROJECT - CITY OF ESCONDIDO

VISTA
NO SCALE



FIGURE 4



SOURCE: Summa Architecture

NUTMEG HOMES SITE PLAN

NUTMEG RESIDENCES PROJECT - CITY OF ESCONDIDO

VISTA
NO SCALE



FIGURE 5

3.0 CEQA CHECKLIST

3.1 Summary Of Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

| | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/ Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/ Water Quality |
| <input checked="" type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

3.2 Environmental Checklist

This section analyzes the potential environmental impacts which may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 2) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project’s short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses. They include:

1. **No Impact.** Future development arising from the project’s implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. **Less Than Significant Impact.** The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. **Potentially Significant Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project’s physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. **Potentially Significant Impact.** Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the Lead Agency (the City) has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific

conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and,
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

4.0 ENVIRONMENTAL ANALAYSIS BY TOPIC

| AESTHETICS | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Have a substantial adverse effect on a scenic vista? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a. Have a substantial adverse effect on a scenic vista?

Potentially Significant. The proposed project may have a substantial adverse effect on a scenic vista. The project site is located to the east of Interstate – 15 [Escondido Freeway (I-15)], to the north and south of North Nutmeg Street, and to the west of North Center City Parkway in the City of Escondido (City), County of San Diego (County) CA. The I-15 Freeway bounds the project site to the west and is substantially above the project site. General Plan Visual Resources Policy 3.6 identifies the I-15 corridor within the City as scenically important, and requires a visual assessment for projects within that corridor.

This is a potentially significant impact that will be addressed in the EIR. A View Simulation will be prepared and this issue will be evaluated in the EIR.

b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?

No Impact. The development of the proposed project would not substantially damage scenic resources, as there are no significant trees, rock outcroppings, or other visual resources on the project site. The project site is not located near a Scenic Highway, State Route 78 (SR-78); however, the portion of SR-78 that is designated by the State as a Scenic Highway occurs from the west boundary and terminates at the east boundary of Anza Borregas Desert State Park for a span of 18.2 miles. This recognized stretch is several miles away from the project site. Therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. No impact would occur and no mitigation measures would be required.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Less than Significant Impact. The project site is presently vacant and does not appear to ever have been developed with structures. The proposed project will include potential short-term and long-term impacts both on-site and off-site related to the existing visual character or quality of the project site and its surroundings.

Construction of the proposed project will cause short-term visual impacts. Views of the project site will include heavy construction equipment and machinery preparing the land (i.e. grading). The proposed project includes the development of 137 homes, off-street parking, on-site circulation, tot-lot, outdoor open space areas and off-site potential long-term impacts.

Development standards for setbacks, building heights and landscaping would be consistent with the existing and surrounding development, and the City Zoning Ordinance. Therefore, a less than significant impact would occur and no mitigation measures would be required.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant Impact. Development of the proposed project would include the installation and operation of lighting features that introduce new sources of light and glare on and in the proximity to the project site. The proposed project will be required to comply with the City's lighting standards for residential development, which will reduce potential light impacts. Therefore, a less than significant impact would occur related to lighting impacts that would adversely affect nighttime views in the area.

| AGRICULTURAL RESOURCES | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</p> <p>Would the project:</p> | | | | |
| <p>a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as depicted on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA. Resources Agency, to non-agricultural use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as depicted on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA. Resources Agency, to non-agricultural use?

No Impact. The project site is designated as “Urban and Built-up Land” by the State of California, Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program. Therefore, development of the proposed project would not convert Important Farmland to non-agricultural use and no mitigation measures would be required.

b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

No Impact. The project site is currently designated in the Land Use Map of the City General Plan as “Office” (O). The Office designation provides for the development of a variety of activities in an office environment, such as administrative and professional offices; business support services; financial, insurance, and real estate services; and some supportive commercial uses. The project site zoning is Residential Estate-20 (RE-20) has not been updated since the adoption of the 2012 Comprehensive General Plan Update. The RE-20 Zone classification is inconsistent with the City General Plan designation and the project site would need to be rezoned prior to developing a commercial use.

The project site is not planned or zoned for an agricultural use and is not designated under a Williamson Act contract. Therefore, the proposed project would not impact with existing zoning for agricultural use or a Williamson Act contract and no mitigation measures would be required.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The proposed project is not forest land, timberland, or timberland zoned Timberland Production. The proposed project would not cause the rezoning of forest land, timberland, or timberland zoned Timberland Production. Therefore, no impacts would occur and no mitigation measures would be required.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site is presently vacant and does not appear to ever have been developed with structures. The proposed project does not include forest land. Therefore, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore no impact would occur and no mitigation measures would be required.

e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. The project site is presently vacant and does not appear to ever have been developed with structures. The development of the proposed project would not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, no impacts would occur and no mitigation measures would be required.

| AIR QUALITY | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Violate an air quality standard or contribute to an existing or projected air quality violation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a. Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The proposed project may conflict with or obstruct implementation of the San Diego Air Pollution Control District’s (SDAPCD’s) Regional Air Quality (RAQs) and State Implementation Plan (SIP).

This is a potentially significant impact that will be addressed in the EIR. An Air Quality Analysis will be prepared and this issue will be evaluated in the EIR.

b. Violate an air quality standard or contribute to an existing or projected air quality violation?

Potentially Significant Impact. Implementation of the proposed project could result in air quality impacts during project construction and operation. Construction phase air quality impacts would include emissions from construction equipment exhaust and travel, earth moving activities, architectural coatings, and asphalt paving. Operational air quality impacts would include emissions from project-generated vehicle traffic and facility operations. These emissions may violate air quality standards or contribute substantially to an existing or projected air quality violation.

This is a potentially significant impact that will be addressed in the EIR. An Air Quality Analysis will be prepared and this issue will be evaluated in the EIR.

c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

Potentially Significant Impact. The Air Basin has been designated by the EPA as marginal nonattainment for ozone and by CARB as nonattainment for ozone and particulate matter (PM10 and PM2.5). Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Air Basin. In conjunction with other approved and pending projects in the region, the proposed project could result in a cumulatively considerable net increase of the criteria pollutants that are designated as non-attainment.

This is a potentially significant impact that will be addressed in the EIR. An Air Quality Analysis will be prepared and this issue will be evaluated in the EIR.

d. *Expose sensitive receptors to substantial pollutant concentrations?*

Potentially Significant Impact. Sensitive receptors are generally defined as facilities that house or attract groups of children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Schools, hospitals, residential areas, and convalescent facilities are examples of sensitive receptors. The closest single-family homes located as near as 700 feet west and east of the project site.

The proposed project could result in short-term construction and permanent operational air pollutant emissions of particulate matter, carbon monoxide, reactive organic gasses, oxides of nitrogen as well as toxic air contaminants. Exposure of sensitive receptors to substantial pollutant concentrations is a potentially significant impact of the proposed project.

This is a potentially significant impact that will be addressed in the EIR. An Air Quality Analysis will be prepared and this issue will be evaluated in the EIR.

e. *Create objectionable odors affecting a substantial number of people?*

Less than Significant Impact. The proposed project would not create objectionable odors affecting a substantial number of people. Potential odor impacts have been analyzed separately for construction and operations below.

Individual responses to odors are highly variable and can result in a variety of effects. Generally, the impact of an odor results from a variety of factors such as frequency, duration, offensiveness, location, and sensory perception. The frequency is a measure of how often an individual is exposed to an odor in the ambient environment. The intensity refers to an individual's or group's perception of the odor strength or concentration. The duration of an odor refers to the elapsed time over which an odor is

experienced. The offensiveness of the odor is the subjective rating of the pleasantness or unpleasantness of an odor. The location accounts for the type of area in which a potentially affected person lives, works, or visits; the type of activity in which he or she is engaged; and, the sensitivity of the impacted receptor.

Sensory perception has four (4) major components: detectability, intensity, character, and hedonic tone. The detection (or threshold) of an odor is based on a panel of responses to the odor. There are two (2) types of thresholds: the odor detection threshold and the recognition threshold. The detection threshold is the lowest concentration of an odor that will elicit a response in a percentage of the people that live and work in the immediate vicinity of the project site and is typically presented as the mean (or 50 percent of the population). The recognition threshold is the minimum concentration that is recognized as having a characteristic odor quality; this is typically represented by recognition by 50 percent of the population. The intensity refers to the perceived strength of the odor. The odor character is what the substance smells like. The hedonic tone is a judgment of the pleasantness or unpleasantness of the odor. The hedonic tone varies in subjective experience, frequency, odor character, odor intensity, and duration.

Construction-Related Odor Impacts

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement, paints and solvents and from emissions from diesel equipment. The objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the project site's boundaries. Odor emission during construction would be short-term in nature and limited to the operational time of diesel equipment and the amounts of odor producing materials being utilized, which would result in transitory odor impacts at the nearby residences that would not be anticipated to impact 50 percent of the nearby population at any time. Therefore, a less than significant odor impact would occur and no mitigation would be required.

Potential Operations-Related Odor Impacts

The long-term operation of the proposed project would consist of the operation of 137 residential townhomes, which may result in the creation of odor emissions from the trash storage areas. Pursuant to City regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for the trash storage areas. Due to the distance of the nearest receptors from the project site (single-family homes located as near as 700 feet west and east of the project site) and through compliance with SDAPCD's Rule 51, no significant impact related to odors would occur during the on-going operations of the proposed project. Therefore, a less than significant odor impact would occur and no mitigation measures would be required.

| BIOLOGICAL RESOURCES | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Would the project: | | | | |
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (DFW) or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. A portion of the project site may contain native vegetation or riparian habitat. Therefore, the proposed project may result in a substantial adverse effect, either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

This is a potentially significant impact that will be addressed in the EIR. A Biological Analysis will be prepared and this issue will be evaluated in the EIR.

b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (DFW) or U.S. Fish and Wildlife Service?*

Potentially Significant Impact. A portion of the project site may contain native vegetation or riparian habitat. Therefore, the proposed project would potentially result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service.

This is a potentially significant impact that will be addressed in the EIR. A Biological Analysis will be prepared and this issue will be evaluated in the EIR.

c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Potentially Significant Impact. A portion of the project site may contain native vegetation or riparian habitat. Therefore, the proposed project would potentially result in a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

This is a potentially significant impact that will be addressed in the EIR. A Biological Analysis will be prepared and this issue will be evaluated in the EIR.

d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Potentially Significant Impact. A portion of the project site may contain native vegetation or riparian habitat. Therefore, the proposed project would potentially interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

This is a potentially significant impact that will be addressed in the EIR. A Biological Analysis will be prepared and this issue will be evaluated in the EIR.

e. *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?*

Potentially Significant Impact. A portion of the project site may contain native vegetation or riparian habitat. Therefore, the proposed project would potentially conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance.

This is a potentially significant impact that will be addressed in the EIR. A Biological Analysis will be prepared and this issue will be evaluated in the EIR.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact. A portion of the project site may contain native vegetation or riparian habitat. Therefore, the proposed project would potentially conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

This is a potentially significant impact that will be addressed in the EIR. A Biological Analysis will be prepared and this issue will be evaluated in the EIR.

| CULTURAL RESOURCES | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Would the project: | | | | |
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of CEQA? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of CEQA? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of CEQA?

Potentially Significant Impact. Historic designations may be given to a property by National, State, or local authorities. In order for a building to qualify for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a locally significant property in the City, it must meet one (1) or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated. The project site has a potentially historic Vista Irrigation District Flume. Therefore, the proposed project could potentially impact historical resources.

This is a potentially significant impact that will be addressed in the EIR. A Cultural Analysis will be prepared and this issue will be evaluated in the EIR.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of CEQA?

Potentially Significant Impact. Prehistoric archaeological resources exist on the project site and would potentially be expected to be encountered during construction activities associated with the proposed project. Therefore, the proposed project could potentially impact an archaeological resource.

This is a potentially significant impact that will be addressed in the EIR. A Cultural Analysis will be prepared and this issue will be evaluated in the EIR.

c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less Than Significant Impact. No known paleontological resources or unique geologic features exist on the site. However, it is possible that subsurface earthwork activities will encounter previously undiscovered paleontological resources. The implementation of standard cultural resource construction conditions of approval would ensure that this impact would be less than significant. These conditions include prior to the issuance of any grading or demolition permit, if a potentially significant cultural resource (historical, archaeological, or paleontological) is encountered during subsurface earthwork activities, all construction activities within a 50-foot radius of the find shall cease. The project applicant shall then obtain a qualified archaeological consultant who shall examine any newly found materials, assess their significance, and perform appropriate exploratory and investigative procedures to determine and implement the best course to ensure that there are no significant adverse impacts associated with cultural resources on the site. All recommendations of the archaeologist shall be followed. Any previously undiscovered resources found during construction shall be recorded on appropriate significant cultural resources consist of, but are not limited to, stone, bone, wood, and shell artifacts; fossils; and, features including hearths, structural remains, and historic dumpsites.

d. *Disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact. The potential for encountering human remains during construction activities of the proposed project is low. As required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains were found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by State law, following the provisions of State CEQA Guidelines Section 15064.5. Based on compliance with these existing State regulations, the proposed project potential to disturb human remains is considered less than significant and no mitigation measures would be required.

| GEOLOGY AND SOILS | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: (i.) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)?; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (ii) strong seismic ground shaking?; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (iii) seismic-related ground failure, including liquefaction?; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (iv) landslides? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 UBC, creating substantial risks to life or property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving (i.) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)?; or, (ii) strong seismic ground shaking?; or, (iii) seismic-related ground failure, including liquefaction?; or, (iv) landslides?

(a), (i), (ii), and (iii) Potentially Significant Impact. The proposed project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of an earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides.

This is a potentially significant impact that will be addressed in the EIR. A Geology and Soils Report will be prepared and this issue will be evaluated in the EIR.

b. *Result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact. Grading for the proposed project does have the potential to expose soils that would be subject to erosion by wind and water. However, the City Development Code contains strict erosion control procedures, and the Regional Water Quality Control Board requires the implementation of a variety of Best Management Practices (BMPs) on construction and operation of projects, which would minimize potential erosion from the site over the short- and long-term.

Therefore, by following these required practices, there would be a less than significant impact related to soil erosion or the loss of topsoil and no mitigation measures would be required.

c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

Potentially Significant Impact. The proposed project could be subject to landslides and liquefaction. Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities, which include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction. Therefore, impacts related to landslide, lateral spreading, subsidence, liquefaction, or collapse is potentially significant.

This is a potentially significant impact that will be addressed in the EIR. A Geology and Soils Report will be prepared and this issue will be evaluated in the EIR.

d. *Be located on expansive soil, as defined in Table 18-1-B of the 1994 UBC, creating substantial risks to life or property?*

Potentially Significant Impact. It is unknown if the project site contains expansive soils. While the implementation of standard engineering and construction protocols such as the sorting and compaction of fill, etc. would reduce this potential impact the significance is unknown at this time.

This is a potentially significant impact that will be addressed in the EIR. A Geology and Soils Report will be prepared and this issue will be evaluated in the EIR.

e. *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact. The proposed project does not include any improvements that would require the use of septic systems. Sewers are proposed to dispose of wastewater from the proposed project, and as

discussed below in Section 14.7, *Utilities and Service Systems*, a less than significant impact related to the increase in wastewater generation is anticipated.

Therefore, the proposed project would not create the potential for adverse effects due to soils being incompatible with the use of septic systems and no mitigation measures would be required.

| GREENHOUSE GAS | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Would the project: | | | | |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Climate changes, also known as ‘global warming,’ is a shift in the “average weather” that is given regional experiences. This is measured by changes to temperature, wind patterns, precipitation, and storms, including the potential for more extreme or more frequent severe weather conditions. Greenhouse gases have varying global warming potential. The global warming is the potential of a gas or aerosol to trap heat in the atmosphere. The primary gases that trap heat in the atmosphere include carbon dioxide, methane, and nitrous oxide. California is a substantial contributor of global greenhouse gases as it is the second largest contributor in the United States and the sixteenth largest in the world. Therefore, the proposed project could potentially generate greenhouse gas emissions that may have a potentially significant impact on the environment.

This is a potentially significant impact that will be addressed in the EIR. A Greenhouse Gas Report will be prepared and this issue will be evaluated in the EIR.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The implementation of the proposed project will generate greenhouse gas emissions that may conflict with applicable plans, policies, or regulations related to reducing greenhouse gas emissions. Therefore, the proposed project could potentially conflict with applicable plans, policies, or regulations related to reducing greenhouse gas emissions.

This is a potentially significant impact that will be addressed in the EIR. A Greenhouse Gas Report will be prepared and this issue will be evaluated in the EIR.

| HAZARDS AND HAZARDOUS MATERIALS | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Would the project: | | | | |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. During construction-related activities, the proposed project may involve the use and transport of hazardous materials. These materials may include fuels, oil, mechanical fluids, and other chemicals. Compliance with all applicable federal, State, and local stature regulations will be

required in order to transport, store, use, and dispose of hazardous materials during construction. By abiding by all applicable regulations, the impacts related to routine hazardous material activities will be less than significant. In addition, prior to commencement of construction, the construction manager must submit a Spill Prevention Control Plan (SPCP) as described in the BMP for Storm Water Pollution Prevention Plan (SWPPP) requirements, which will explain how to manage any spill that may occur while construction is in progress.

Additionally, based on the information provided in Appendix A: *Hazards / Hazardous Materials Study (Phase 1)* there are no Underground Storage Tanks (UST) presently on the project site or planned as a part of the proposed project.

Therefore, the proposed project would create a less than significant impact related to hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and no mitigation measures would be required.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. Please refer to Threshold 8a above for details. Impacts would be less than significant related to hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment and no mitigation measures would be required.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The nearest existing or proposed school site is North Broadway School, Escondido Union School District kindergarten to fifth (K to 5) grade located 1.3 miles from the proposed project. The proposed project would not involve the use of significant quantities of hazardous materials and, therefore, would not have the potential to expose the school to such substances. Transportation of construction waste is anticipated to travel on Interstate-15 (I-15) or Center City Parkway not in a direction toward the existing school.

Therefore, the proposed project would have less than significant impacts related emitting hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school to and no mitigation measures would be required.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. As noted in Appendix A: *Hazards / Hazardous Materials Study (Phase 1)*, the Phase I ESA indicated that the project site was undeveloped land. Additionally, the Phase I ESA did an environmental database review for the project site. Neither the project site location nor the business address were listed in the databases searched nor were they identified at local regulatory agencies as sites of known or suspected contamination.

Therefore, the development of the proposed project would not expose the public or environment to significant hazardous materials associated with current or past uses of the project parcel and no mitigation measures would be required.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?

Less Than Significant Impact. The nearest public airport, or public use airport to the project area is McClellan-Palomar Airport, located approximately 12.8 miles from the project site. The proposed project is not located within an existing or proposed airport land use plan, or within two (2) miles of a public airport or public use airport.

Therefore, the proposed project would result in a less than significant impact related to safety hazard for people residing or working in the project area and no mitigation measures would be required.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Less Than Significant Impact. The nearest private airport is the Fallbrook Airpark, located approximately 17.6 miles north from the project site. The proposed project is not located within an existing or proposed airport land use plan, or within two (2) miles of a private airport or airstrip.

Therefore, the proposed project would result in a less than significant impact related to safety hazard for people residing or working in the project area and no mitigation measures would be required.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The proposed project would introduce residents to the project site that would be subject to emergency evacuation or response in the event of a major disaster. Traffic associated with the proposed development could impact evacuation routes in the vicinity of the project site. The proposed project would not result in the impairment or interference with the implementation of the City's emergency evacuation and support services procedures in the event of a natural disaster or other emergency. The proposed project provides adequate emergency vehicular access to and throughout the project site.

Therefore, the proposed project related impacts regarding an adopted emergency response plan or emergency evacuation plan would be less than significant and no mitigation measures would be required.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Potentially Significant Impact. According to the City's Fire Severity Zones Map, the proposed project is located in a Very High Danger Zone. The Fire Severity Zone is the degree to which an ecosystem is altered or disrupted by fires. Fire severity is also dependent upon the product of fire intensity and duration, and incorporates both active fire behavior and immediate post-fire effects on the environment.

The project site is presently vacant and does not appear to ever have been developed with structures. The majority of the project site over the past several years has been routinely disked for weed abatement in accordance with the requirements of the City. The proposed project would include the development of 137 homes, off-street parking, on-site circulation, tot-lot, and outdoor open space areas. The proposed project would be developed to meet all existing codes fire codes.

The project site is bounded to the north by vacant undeveloped lands. Therefore, the proposed project could potentially expose people or structures to a significant risk of loss, injury or death involving wildland fires.

This is a potentially significant impact that will be addressed in the EIR. A Fire Analysis will be prepared and this issue will be evaluated in the EIR.

| HYDROLOGY AND WATER QUALITY | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Violate any water quality standards or waste discharge requirements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off- site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Otherwise substantially degrade water quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a. *Violate any water quality standards or waste discharge requirements?*

Potentially Significant Impact. The proposed project could potentially result in short-term adverse construction related impacts to surface water quality. Grading and construction would expose ground surfaces and increase the potential for erosion and the off-site transport of sediment in stormwater runoff. The use of construction equipment and other materials could result in water quality impacts, if spills come into contact with stormwater and polluted runoff enters downstream receiving waters. The operation of the project site could potentially result in long-term adverse impacts to surface water quality.

This is a potentially significant impact that will be addressed in the EIR. A Hydrology and Water Quality Report will be prepared and this issue will be evaluated in the EIR.

b. *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

Less Than Significant Impact. The availability of groundwater and issues involving the adequacy of recharge capability are regional in nature. The Groundwater Management Act (AB 3030) (CWC 2011) provides a systematic procedure for an existing local agency to develop a groundwater management plan. AB 3030 allows a local agency whose service includes a groundwater basin that is not already subject to groundwater management pursuant to law or court order to adopt and implement a groundwater management plan and includes plans to mitigate overdraft conditions, control brackish water, and to monitor and replenish groundwater.

It is anticipated that potable water to the proposed project would continue to be supplied by the Escondido Water and Wastewater Division (EWWD) and would not use groundwater supply for any purpose. Although the project would increase the amount of impermeable surfaces on the project site, surface water would infiltrate on-site through the proposed biofiltration basins and landscape areas on the project site. An analysis of water supplies that would serve the proposed project is provided in Section 17 (Utilities and Service Systems).

The construction of the proposed project would not interfere with groundwater recharge, as the project site is not identified as a groundwater recharge area. Development of the project site would increase the amount of impervious surfaces (such as building roof-tops, paving, etc.), which would inhibit percolation on the project site. The changes in impervious surfaces that would occur are not anticipated to significantly impact groundwater.

Therefore, the proposed project would not interfere with groundwater recharge activities, and a less than significant impact would occur and no mitigation measures would be required.

c. *Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off- site?*

Potentially Significant Impact. The drainage pattern through the project site would be modified by the development of the proposed project.

This is a potentially significant impact that will be addressed in the EIR. A Hydrology and Water Quality Report will be prepared and this issue will be evaluated in the EIR.

d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?*

Potentially Significant Impact. The drainage pattern through the project site would be modified by the development of the proposed project.

This is a potentially significant impact that will be addressed in the EIR. A Hydrology and Water Quality Report will be prepared and this issue will be evaluated in the EIR.

e. *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Potentially Significant Impact. The drainage pattern through the project site would be modified by the development of the proposed project. The modifications to the existing drainage patterns could potentially impact exceed the capacity of stormwater drainage systems or provide substantial additional sources of polluted runoff.

This is a potentially significant impact that will be addressed in the EIR. A Hydrology and Water Quality Report will be prepared and this issue will be evaluated in the EIR.

f. *Otherwise substantially degrade water quality?*

Potentially Significant Impact. The drainage pattern through the project site would be modified by the development of the proposed project this could potentially otherwise substantially degrade water quality.

This is a potentially significant impact that will be addressed in the EIR. A Hydrology and Water Quality Report will be prepared and this issue will be evaluated in the EIR.

g. *Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?*

Less than Significant Impact. The proposed project includes the development of 137 homes, off-street parking, on-site circulation, tot-lot, outdoor open space areas and off-site potential long-term impacts. The proposed project would not place housing within a 100-year flood zone.

Therefore, a less than significant impact would occur and no mitigation measures would be required.

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The proposed project includes the development of 137 homes, off-street parking, on-site circulation, tot-lot, outdoor open space areas and off-site potential long-term impacts. Flood Insurance Rate Map Community Panel No. 06073C0811G, dated May 16, 2012 indicates that the project site is located in Zone X (Other Areas), which is defined as areas determined to be outside the 0.2% annual chance flood plain. It would not place structures within a 100-year flood zone.

Therefore, no impact would occur and no mitigation measures would be required.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. Dam failure inundation is flooding caused by the release of impounded water from a structural failure or overtopping of a dam. The failure of a dam occurs most commonly as a result of extreme rainfall, poor design, neglect, or structural damage caused by earthquakes. This event is extremely hazardous, as it will typically occur quickly and without warning. Areas directly below the dam are at the greatest risk, and as the water moves farther downstream and reduces in velocity and depth, the magnitude of the damage and potential risk to life and property decreases.

The project site is not within a dam inundation area (County of San Diego Department of Planning and Land Use, Draft – Dam Failure, County of San Diego Hazard Mitigation Planning Map. The project site is not within a dam failure inundation area, and the proposed project, as designed, would not create hazards in this regard.

Therefore, no impact would occur and no mitigation measures would be required.

j. Inundation by seiche, tsunami, or mudflow?

Less than Significant Impact. Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitation can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The proposed project is not near a large body of water, or the Pacific Ocean, and the project site is relatively flat without any hills (which can produce mudflows).

Therefore, the project site has a very low chance of being impacted by seiche, tsunami, or mudflow. Therefore, a less than significant impact would occur and no mitigation measures would be required.

| LAND USE AND PLANNING | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a. Physically divide an established community?

No Impact. The project site is located to the east of Interstate – 15 [Escondido Freeway (I-15)], to the north and south of North Nutmeg Street, and to the east of North Center City Parkway in the City of Escondido (City), County of San Diego (County) CA. The I-15 Freeway bounds the project site to the west and is substantially above the project site. North Nutmeg Street travels to the west under the Freeway to the City. North Center City Parkway travels to the north and south providing access to the City. The project site is approximately two (2) miles from the intersection of State Route 78 (SR-78) and the I-15. The proposed project includes the development of 137 homes, off-street parking, on-site circulation, tot-lot, and outdoor open space areas. Based on the surrounding land uses the proposed project would provide connectivity within the community and not physically divide an established neighborhood or community.

Therefore, the proposed project would have no impact related to physically dividing an established community and no mitigation measures would be required

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The proposed project is within the City and is therefore subject to the City’s land use plans, policies, and regulations. The discretionary actions and approvals required to implement the proposed project, as well as all subsequent construction and operational activities would be:

City of Escondido

- Certification of the Environmental Documentation;
- Approval of a General Plan Amendment (GPA);
- Approval of a Zone Change (ZC);
- Approval of a Tentative Tract Map for condominium purposes, vacation of Center City Parkway right-of-way, and realignment of Nutmeg Street;
- Approval of a Planned Development Residential (Site Plan, Floor Plans, Elevations, and Landscape Plan);
- Approval of an encroachment permit; and,
- Approval of demolition and grading permits.

Therefore, the proposed project could potentially conflict with a land use plan or policy of the City that may have a potentially significant impact on the environment.

This is a potentially significant impact that will be addressed in the EIR. A Greenhouse Gas Report will be prepared and this issue will be evaluated in the EIR.

c. *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

Potentially Significant Impact.. The proposed project is within a natural community conservation subarea. The City is one of seven cities in northwestern San Diego County which together comprise a Natural Community Conservation Planning (NCCP) sub region. The City has been involved in the sub regional Multiple Habitat Conservation Program (MHCP) from its inception in 1991. This subarea plan represents the City’s contribution to the MHCP and to regional NCCP conservation goals. The Escondido Subarea Plan addresses how the City will conserve natural biotic communities and sensitive plant and wildlife species pursuant to the California Natural Community Conservation Planning (NCCP) Act of 1991 and the California and U.S. Endangered Species Acts (CESA and ESA). This plan is an NCCP and a Habitat Conservation Plan (HCP) pursuant to Section 10(a) of the U.S. Endangered Species Act (as amended in 1982).

The City’s Focused Planning Area (FPA) is the area within which the permanent Escondido preserve will be assembled and managed for its biological resources. Therefore, the proposed project c Conflict with any applicable habitat conservation plan or natural community conservation plan that may have a potentially significant impact on the environment.

This is a potentially significant impact that will be addressed in the EIR. A Biological Resource report will be prepared and this issue will be evaluated in the EIR.

| MINERAL RESOURCES | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. It would not be feasible to use the site for mining operations due to the site’s zoning and land use designation, the relatively small property size, and the surrounding land uses. The City’s General Plan does not identify the project site as an existing or former extraction site. Implementation of the project would result in no impact related to the loss of a local, regional, or state mineral resource.

Therefore, no impact would occur and no mitigation measures would be required.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. See response provided above in “a”.

Therefore, no impact would occur and no mitigation measures would be required.

| NOISE | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Construction of the proposed project will create short-term noise impacts associated with construction equipment. Grading equipment, as well as excavators, lifts, bull dozers, backhoes, concrete pumps, pickup trucks, paving machines, and generators may be used in construction of buildings and parking are for the proposed project. After construction, traffic associated with the proposed project may increase traffic on area roadways and possibly increase localized noise levels.

Therefore, the proposed project could potentially generate noise in excess of standards established in the City’s General Plan, noise ordinance, or other applicable standard that may have a potentially significant impact on the environment.

This is a potentially significant impact that will be addressed in the EIR. A Noise Report will be prepared and this issue will be evaluated in the EIR.

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. The proposed project would not expose persons to or generation of excessive groundborne vibration or groundborne noise levels. The following section analyzes the potential vibration impacts associated with the construction and operations of the proposed project.

Construction-Related Vibration Impacts.

Vibration impacts from construction activities associated with the proposed project would be a function of the vibration generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities. The nearest sensitive receptors to the proposed project are large lot single-family homes located as near as 700 feet west and east of the proposed project. There are also single-family tract homes located as near as 710 feet southeast of the proposed construction activities associated with development of the proposed project.

The primary source of vibration during construction would be from the operation of a bulldozer during the grading phase. From Table 6: *Vibration Source Levels for Construction Equipment* above a large bulldozer would create a vibration level of 0.089 inch per second PPV at 25 feet. Based on typical propagation rates, the vibration level at the nearest homes (700 feet away) would be around 0.002 inch per second PPV. This is below the 0.02 inch per second PPV threshold of perception and would also be below the typical ambient vibration level of 0.005 inch per second PPV for areas located near freeways (Caltrans, June 2004).

Therefore, a less than significant vibration impact would occur from construction of the proposed project and no mitigation measures would be required.

Table 6: Vibration Source Levels for Construction Equipment

| Equipment | Peak Particle Velocity (inches/second) | Approximate Vibration Level (L _v) at 25 feet |
|-----------------------------------|--|--|
| Pile driver (impact): Upper range | 1.518 | 112 |
| Pile driver (impact): typical | 0.644 | 104 |
| Pile driver (sonic): Upper range | 0.734 | 105 |
| Pile driver (sonic): typical | 0.170 | 93 |
| Clam shovel drop (slurry wall) | 0.202 | 94 |
| Vibratory Roller | 0.210 | 94 |
| Hoe Ram | 0.089 | 87 |
| Large bulldozer | 0.089 | 87 |
| Caisson drill | 0.089 | 87 |
| Loaded trucks | 0.076 | 86 |
| Jackhammer | 0.035 | 79 |

| Equipment | Peak Particle Velocity (inches/second) | Approximate Vibration Level (L_v) at 25 feet |
|------------------|---|---|
| Small bulldozer | 0.003 | 58 |

Source: Federal Transit Administration, May 2006.

Operations-Related Vibration Impacts

The long-term operation of the proposed project would consist of the operation of 137 residential townhomes. Residential uses do not typically create vibration levels that are high enough to be perceptible at the property line. Therefore, a less than significant vibration impact would occur from operation of the proposed project and no mitigation measures would be required.

c. A substantial permanent increase in ambient noise levels in the project vicinity above existing levels without the proposed project?

Potentially Significant Impact. The long-term operations of the proposed project could result in potentially significant noise impacts. These potentially significant noise impacts would occur due to increases in traffic noise along roadways in the project vicinity as well as increases in noise levels from stationary onsite uses.

This is a potentially significant impact that will be addressed in the EIR. A Noise Report will be prepared and this issue will be evaluated in the EIR.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above noise levels existing without the proposed project?

Potentially Significant Impact. Noise impacts from construction activities associated with the proposed project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities. The nearest sensitive receptors to the proposed project are large lot single-family homes located as near as 700 feet west and east of the proposed project. There are also single-family tract homes located as near as 710 feet southeast of the proposed construction activities associated with development of the proposed project.

This is a potentially significant impact that will be addressed in the EIR. A Noise Report will be prepared and this issue will be evaluated in the EIR.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant Impact. The proposed project would not expose people residing at the project site to excessive noise levels from aircraft. The nearest private airport is the Lake Wohlford Resort Airport, located approximately six miles east of the project site and the nearest public airport, or public use airport to the project area is McClellan-Palomar Airport, located approximately ten miles west of the project site. The project site is located outside of the 65 dBA CNEL noise contours of these airports and the site observations at the project site determined that aircraft create minimal noise impacts at the project site.

Therefore, impacts would be less than significant and no mitigation measures would be required.

| POPULATION AND HOUSING | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. According to the 2010 Census data summary provided by the San Diego Association of Governments (SANDAG) the total population of the City is 143,911. Since the 2010 Census, the City has experienced a population increase. The City population is estimated at 151,613 and a total of 48,557 housing units (2016). As indicated in Table 7: *Local and Regional Population, Housing, and Employment Projections* SANDAG estimates the population of the City to continue to grow to 165,812 persons by the year 2030 and 177,559 persons by the year 2050.

Table 7: Local and Regional Population, Housing, and Employment Projections

| JURISDICTION | 2000 | 2020 | 2030 | 2040 | 2050 |
|-------------------|-----------|-----------|-----------|-----------|-----------|
| Population | | | | | |
| City of Escondido | 133,559 | 154,635 | 165,812 | 172,490 | 177,559 |
| SANDAG Region | 2,813,833 | 3,535,000 | 3,870,000 | 4,163,688 | 4,384,867 |
| Housing | | | | | |
| City of Escondido | 49,716 | 50,370 | 52,954 | 53,738 | 54,596 |

| JURISDICTION | 2000 | 2020 | 2030 | 2040 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|
| SANDAG Region | 1,040,149 | 1,262,488 | 1,369,807 | 1,457,545 | 1,529,090 |
| Employment | | | | | |
| City of Escondido | 49,716 | 66,803 | 71,331 | 73,451 | 74,915 |
| SANDAG Region | 1,384,676 | 1,619,615 | 1,752,630 | 1,877,668 | 2,003,038 |

Source: SANDAG 2018.

Population and Housing

The proposed project will consist of the revitalization of 137 homes, off-street parking, on-site circulation, tot-lot, and outdoor open space areas.

The construction activities associated with the proposed project could indirectly influence population growth. The proposed project related construction jobs (i.e. grading, and building of new structure) are considered short-term in nature. The positions would likely be filled by workers who reside in the general project area, and are not presumed to contribute to a permanent increase in population. Existing local area residents would likely fill many of these future employment opportunities.

The additional 137 homes would directly influence population growth. Based on 3.12 persons per household (City) the proposed project would add approximately 427 persons to the City’s existing population. This would be a less than 0.003% increase in population and a less than significant increase. The proposed project would not substantially induce population growth beyond what has been forecasted for the City or the region.

The additional 137 homes would directly increase the number of housing units. The 137 homes would be less than 0.003% increase in housing units in the City and a less than significant increase.

The proposed project would not indirectly through extension of roads or other infrastructure induce substantial population growth in the area. Developed roads and real estate development, including infrastructure, surround the project site.

Employment

The proposed project related construction jobs (i.e. grading, and building of new structures) are considered short-term in nature. The positions would likely be filled by workers who reside in the general project area, and are not presumed to contribute to a permanent increase in population. Existing local area residents would likely fill many of these future employment opportunities. The proposed project would not create a significant number of long-term jobs.

Therefore, the temporary increase in employment during construction is a less than significant impact and no mitigation measures would be required. No long-term jobs would be created no impact would occur and no mitigation measures would be required.

Therefore, the any increase in employment is considered a less than significant impact and no mitigation measures would be required.

Therefore, the proposed project would have less than significant impacts related to inducing substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure), and no mitigation measures would be required.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. There are no existing residential dwelling units on the project site. The development of the proposed project would not displace existing housing, necessitating the construction of replacement housing elsewhere.

Therefore, related to displacement of substantial numbers of existing housing necessitating the construction of replacement housing elsewhere, no impact would occur and no mitigation measures would be required.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. There are no existing residential dwelling units on the project site. The development of the proposed project would not displace existing housing, necessitating the construction of replacement housing elsewhere.

Therefore, related to the displacement of substantial numbers of people necessitating the construction of replacement housing elsewhere, no impact would occur and no mitigation measures would be required

| PUBLIC SERVICES | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <p>In determining whether impacts to public services, lead agencies evaluate if potential impact would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <p>Would the project</p> | | | | |
| a. Fire Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Police Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a. Fire Protection?

Less Than Significant Impact. Fire protection would be provided to the proposed project via the Escondido Fire Department (EFD). The EFD’s seven (7) firehouses provide a presence in neighborhoods throughout the City. The Escondido Fire Department Administration offices are located at the combined Police and Fire Facility, located at 1163 North Centre City Parkway. The EFD area includes administrative and training spaces, fire prevention services, paramedic services management, and community education areas. The seven (7) Fire Stations presently house emergency response personnel and equipment. The Escondido Fire Department provides fire protection and emergency medical services to the City and, through a contractual arrangement established in 1984, the Rincon Del Diablo Fire Protection District. A staff of 93 full-time safety (including Chief Officers), 18 full-time non-safety, 10 full-time administration, 3 part-time administration, and 27 senior volunteers provides services to a population of approximately 153,614 in an area covering 50 square miles.

The mission of the EFD is to serve the public and to safeguard the community from the impact of fire, medical, and environmental emergencies through education, emergency services, and enforcement.

The EFD is responsible for the protection of life and property from fire, explosion, hazardous materials incidents, severe weather, earthquakes, transportation disasters, multi-casualty incidents, terrorist acts, and other emergencies. The EFD is also responsible for providing pre-hospital emergency medical care

within the jurisdictional boundary lines of the City and any agency with which they have appropriate agreements.

To prevent and reduce the impact of the variety of emergencies to which personnel potentially respond, the EFD also provides fire and life safety education to the public. Working with business owners, builders, and others to maximize safety and evacuation elements throughout the design and construction process, the EFD enforces various fire and life safety codes once a building is occupied, as well.

The proposed project will be required to comply with all applicable Federal, State, and local codes and regulations. The construction of the proposed project will be required to comply with the City Fire Code (Escondido Municipal Code Chapter 11, Article 2, *Fire Prevention*), and the California Fire Code, as published by the International Fire Code Council and interpreted by the EFD related to fire access; fire flow requirements; the number, placement, and spacing of any hydrants; and, automatic fire extinguishing systems.

The project site is presently vacant and does not appear to ever have been developed with structures. The proposed project includes the development of 137 homes, off-street parking, on-site circulation, tot-lot, and outdoor open space areas. The closest fire station to the project site is the Fire Station No. 3 located at 1808 Nutmeg Street, Escondido, CA 92026. Fire Station No. 3 is located approximately 0.8 miles from the project site. Fire Station No. 3 houses one (1) paramedic fire engine and one (1) wildland brush engine.

The occupation of the currently vacant project site and the additional construction would not significantly increase demand for fire protection services. The proposed project will be required to pay development impact fees to the City to mitigate the project's impact on fire prevention services. The proposed project will not create the need to expand or build new fire facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire services.

Therefore, by complying with all applicable Federal, State, and local codes and regulations, including the payment of development fees, the proposed project will have a less than significant impact on fire protection services and no mitigation measures would be required.

b. Police Protection?

Less Than Significant Impact. Police protection services are provided by the Oceanside Police Department. The City Police and Fire Department Headquarters Station is located at 1163 North Centre City Parkway., Escondido, CA. The City Police Department currently employs over 170 sworn officers, over 69 non-sworn employees, and volunteers.

The proposed project will result in an increased demand for police protection services. During construction, there exists the potential for service calls concerning theft as well as other crimes. The operation of the proposed project would result in an increase in the amount of traffic, and an ensuing need for traffic enforcement. The proposed project would necessitate the need for protection on-site. The proposed project would provide state-of-the-art lighting and security systems that will decrease demand on police services.

The proposed project will be required to pay development impact fees to the City to mitigate the project's impact on police services. The proposed project will not create the need to expand or build new police facilities in order to maintain acceptable service ratios, response times or other performance objectives for police services.

Therefore, impacts to City Police Department will be less than significant and no mitigation measures would be required.

c. *Schools?*

Less Than Significant Impact. The project site is located within the Escondido Union School District which would provide elementary and middle school services to the proposed project. The District has 17 elementary schools and five (5) middle schools. The District serves over 17,000 elementary and middle school students with a teacher ratio of 19.6 to 1. (esud.org) The project site would be served by the Reidy Creek Elementary School located at 2869 North Broadway, Escondido, CA 92026. Reidy Creek Elementary School is located approximately 1.5 miles from the project site. Reidy Creek Elementary School serves grades kindergarten to fifth. (esud.org)

The project site would be served by Rincon Middle School located at 925 Lehner Avenue, Escondido, CA 92026. Rincon Middle School is located approximately 2.2 miles from the project site. Rincon Middle School serves grades sixth to eight. (esud.org)

The project site is located within the Escondido Union High School District which would provide high school services to the project site. The District office is located at 302 North Midway Drive, Escondido, Ca 92027. The project site would be served by Escondido High School located at 1535 North Broadway, Escondido, CA 92028 approximately 2.4 miles from the project site. Escondido High School serves grades ninth to twelfth.

The project site is presently vacant and does not appear to ever have been developed with structures. The proposed project includes the development of 137 homes, off-street parking, on-site circulation, tot-lot, and outdoor open space areas. The proposed project will be required to pay development impact fees to the Escondido Union School District and the Escondido Union High School District to mitigate the project's impact on school services. The proposed project will not create the need to expand or build new facilities in order to maintain acceptable service services.

Therefore, a less than significant impact would occur and no mitigation measures would be required.

d. Parks?

Less Than Significant Impact. The City offers a wide variety of outdoor recreational opportunities. These include camping, fishing, picnicking, hiking, mountain biking, and boating, just to name a few. The City maintains a number of different facilities, including Dixon Lake, Lake Wohlford, Daley Ranch, and nine urban park facilities. Each facility provides users with a multitude of unique resources.

The City General Plan states that,

The city shall provide a minimum of 11.8 acres of active and passive parkland per 1,000 dwelling units. This parkland acreage shall involve a minimum of 5.9 acres of developed active neighborhood and community parks in addition to 5.9 acres of passive park land and/or open space for habitat preservation per 1,000 dwelling units. Urban recreational amenities such as exercise courses, urban trails, tree lined shaded walkways and plazas, etc. shall be focused in high intensity downtown and urban areas. Priority shall be given to acquiring land to expand Grape Day Park north of Woodward Avenue and developing neighborhood parks in urban areas with the greatest need. School playground areas may be included as park acreage, provided that neighborhood park amenities and facilities are accessible, approval is granted by the school district(s) and the facility is open to the public as determined by the City Council. Prior to build-out, the city shall provide a minimum of two (2) community centers. Other specialized recreation facilities shall be incorporated into the City's Master Plan for Parks, Trails and Open Space. (City General Plan, Page I-15)

The proposed project would be in conformance with Article 18B of Chapter 6 of the Escondido Municipal Code, which establishes the public facility fees for the City. This article requires that all new residential or nonresidential development pay a fee for the purpose of assuring that the public facility standards established by the City are met with respect to the additional needs created by such development.

With the addition of 137 dwelling units, the development of the proposed project is not anticipated to result in a significant increase in demand for parks or governmental services related to parks. The proposed project includes a private community area for the future residents. Additionally, the proposed project includes a tot lot and open space area. The proposed project would pay fees in accordance with adopted City polices related to park fees.

Therefore, less than significant impact would occur and no mitigation would be required.

e. Other public facilities?

Less than Significant Impact. The Escondido Public Library (EPL) provides library materials and services to the City. There are currently three (3) facilities of the EPL located within the City: Escondido Public Library at 239 South Kalmia Street; Literacy Learning Center located at 200 South Broadway Street; and, the Pioneer Room located at 247 South Kalmia Street all in Escondido, CA.

The proposed project would not result in substantial population growth, therefore potential impacts on library services related to existing services levels would not substantially increase. In addition, the proposed project will be required to pay development impact fees to reduce indirect impacts on the library system. The proposed project will not create the need to expand or build other public facilities in order to maintain acceptable service ratios or other performance objectives for other public facilities.

Therefore, as long as required development impact fees are paid, impacts to libraries will be less than significant and no mitigation measures would be required.

| RECREATION | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?*

Less Than Significant Impact. The City owns and operates a number of parks in the vicinity of the project site and throughout the City. The closest park is the Rod McLeod Park (1.8 miles south). Rod McLeod Park is located at 1701 S Iris Ln, Escondido, CA 92026. Rod McLeod Park has a BBQ area, picnic, playground and restroom area. Jesmond Dene Park is also located near the project site (2.1 miles northwest). Jesmond Dene Park is located at 2401 North Broadway, Escondido, CA 92026. The park site is located at the intersection of Jesmond Dene Road and North Broadway. Amenities at this facility include a picnic area.

The project site is presently vacant and does not appear to ever have been developed with structures. The proposed project includes the development of 137 homes, off-street parking, on-site circulation, tot-lot, and outdoor open space areas.

The occupation of the currently vacant project site and the additional construction would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. The proposed project will be required to pay development impact fees to the City to mitigate the project’s impact on fire prevention services. The proposed project will not create the need to expand or build new recreation facilities.

Therefore, by complying with all applicable Federal, State, and local codes and regulations, including the payment of development fees, the proposed project will have a less than significant impact and no mitigation measures would be required.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

No Impact. The proposed project does not include the construction of public recreational facilities or require the construction or expansion of recreational facilities.

Therefore, no impact would occur and no mitigation measures would be required.

| TRANSPORTATION/TRAFFIC | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**
- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Potentially Significant Impact. The proposed project has the potential to increase vehicular traffic along (surrounding) area roads. A comprehensive Traffic Impact Analysis will be prepared to examine trip generation and distribution associated with the proposed projects construction and operation.

These are potentially significant impacts that will be addressed in the EIR. A Traffic Impact Analysis will be prepared and this issue will be evaluated in the EIR.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The nearest private airport is the Oceanside Municipal Airport, located approximately 2.4 miles north of the project site and the nearest public airport is McClellan Palomar Airport, located approximately 4.5 miles south of the project site. The proposed project would not generate traffic to and from these airports, as it would primarily serve residents and patrons from the adjacent, local area via existing vehicular, transit, bicycle, and pedestrian facilities. In addition, the proposed project would not change the existing air traffic patterns at those airports. Therefore, no impact on air traffic patterns would occur from development of the proposed project and no mitigation measures would be required.

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. The proposed project has the potential to increase hazards due to a design feature. Therefore, the proposed project design could potentially create a significant impact.

These are potentially significant impacts that will be addressed in the EIR. A Traffic Impact Analysis will be prepared and this issue will be evaluated in the EIR.

e. Result in inadequate emergency access?

Less than Significant Impact. The proposed project would change the existing access locations on Nutmeg Street. This design has been review and approved by the City. The proposed project will be required to design their access, drive aisles, parking layout, and loading areas in accordance to the City Design Standards. With the access driveways forecast to continue to operate with satisfactory levels of service, and the on-site circulation designed to the City's standards, emergency access would be adequately provided, and would not be significantly impacted.

Therefore, the proposed project would have a less than significant impact to emergency access and no mitigation measures would be required.

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Less than Significant Impact. The proposed project is currently served by the North County Transit District (NCTD). There are also existing bicycle and pedestrian facilities that serve the project site.

Bus

Transit service in the study area is provided by the North County Transit District (NCTD). The NCTD provides Breeze buses to the City. Breeze buses carry passengers in the north San Diego County area and stop wherever you see the blue and white NCTD bus stop signs. Stops are usually located every few blocks on city routes but may be several miles apart in rural areas. All Breeze buses can accommodate up to two bicycles and up to three wheelchairs and almost half the fleet have "kneeling" buses. Many Breeze bus routes connect with the Coaster and Sprinter trains. The nearest bus stops are located on Country Club Lane / Montego Avenue, Escondido, CA and County Club Lane / Village Road, Escondido, CA. Both bus stops are approximately 0.8 mile from the project site.

Rail

The NCTD also provides a Sprinter service to the City. The Sprinter runs 22 miles along Highway 78 corridor, making short trips to 15 stations, for a total travelling time of 53 minutes from end to end. Each European-style light rail vehicle has a maximum capacity of 226 passengers and travels at a maximum speed of 55 mph. There are two (2) Sprinter stations in the City. The Sprinter offers connections to the Coaster, Breeze, Amtrak, Metrolink, Greyhound, and the Bus Rapid Transit project in Escondido. The Escondido Sprinter station nearest service to the project site is approximately 4.9 miles. Additionally, you can access the Rapid Bus at the Del Lago Transit Center.

Bicycle

The Escondido Bicycle Master Plan provides an updated and broad vision for bicycle transportation, recreation, and quality of life in the City. The Bicycle Master Plan focuses on developing a feasible plan for an interconnected network of on- and off-street bicycle facilities that serves all of the City's neighborhoods, and provides connections to transit centers, shopping districts, parks and other local amenities. The bicycle network, projects, policies, and programs included in the Bicycle Master Plan provide the City with a strong long-range plan for improving bicycling through 2030 and beyond.

The Bicycle Master Plan provide a framework for the future development of the City's bicycle network and also makes the City eligible for certain local, State, and Federal funding for bicycle projects. The Bicycle Master Plan seeks to maximize the efficiencies offered by multi-modal connections between mass transit and bikeways, and to promote a viable alternative to automobile travel in a climate particularly conducive to bicycle transportation. The Bicycle Master Plan provides a more convenient bikeway system for cyclists who do not have ready access to motor vehicles or may choose to ride a bike.

The Inland-Rail Trail, which is Class I bike path and a regional link in the system parallels the Sprinter route. The 6.5-mile section from Escondido to San Marcos is the first section complete and connects to the City's east-west Escondido Creek Class I bike path and the north-south Centre City Parkway (Old Hwy 395) Class II bike lane, which are designated as regional links in the San Diego County Regional Bike Plan.

These regional links provide the backbone for the Escondido bicycle system. There is an Existing Class II Bicycle Lane located on Center City Parkway and a Proposed Class III Route locate on Nutmeg Street. (Bicycle Master Plan, City of Escondido, October 2012, *Figure ES 1, Existing and Proposed Bicycle Facilities*)

The project site is presently vacant and does not appear to ever have been developed with structures. The proposed project includes the development of 137 homes, off-street parking, on-site circulation, tot-lot, and outdoor open space areas. The proposed project would provide access to the Class II Trail on Nutmeg Street and therefore to the Class I Trail on Center City Parkway. Both roadways (Nutmeg Street and Center City Parkway) adjacent to the project site would provide bicycle trails as required by the City's Bicycle Master Plan.

Pedestrian

The project site is presently vacant and does not appear to ever have been developed with structures. There are no existing pedestrian facilities on the project site. The proposed project includes the development of 137 homes, off-street parking, on-site circulation, tot-lot, and outdoor open space areas. The proposed project would implement street improvements including any required sidewalks on Nutmeg Street and Center City Parkway adjacent to the project site.

Therefore, the proposed project would have a less than significant impact to alternative transportation and no mitigation measures would be required.

| UTILITIES AND SERVICE SYSTEMS | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Would the project: | | | | |
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. Under Section 402 of the Federal Clean Water Act (CWA) the Regional Water Quality Control Board (RWQCD) issues National Pollutant Discharge Elimination System (NPDES) permits to regulate waste discharges to “waters of the U.S.,” which includes rivers, lakes, and their tributary waters. Waste discharges include discharges of stormwater and construction project discharges. Construction of a project resulting in the disturbance of more than one-acre requires an NPDES permit. Construction project proponents are also required to prepare a Storm Water Pollution Prevention Plan (SWPPP), which would ensure compliance with the RWQCB stormwater discharge requirements.

The proposed project has received a “Will-Serve” letter from the City related to wastewater. The proposed project would connect to the existing sewer line adjacent to the project site. Additionally, the “Will-Server” letter states that there would be adequate capacity to serve the proposed project. Prior to the issuance of grading permits, the project applicant would be required to satisfy the City requirements related to the payment of fees.

Therefore, because the proposed project would comply with the waste discharge prohibitions and water quality objectives established by RWQCD, impacts would be less than significant and no mitigation measures would be required.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. The City’s Water Utilities Department (WUD) is responsible for purchasing water from the San Diego County Water Authority (SDCWA) and delivering it throughout the City for domestic, residential, commercial, irrigation, and fire protection purposes.

The proposed project has received a “Will-Serve” letter from SDCWA. Additionally, the “Will-Server” letter states that there would be adequate capacity to serve the proposed project. Prior to the issuance of grading permits, the project applicant would be required to satisfy the City requirements related to the payment of fees.

Therefore, based on Impact 16a and the above information, the proposed project would have a less than significant impact related to construction of new water or wastewater treatment facilities or expansion of existing facilities, and no mitigation measures would be required.

c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. Review and approval of the storm drain improvements would be completed during the City’s public review and plan check process. As part of the process, all project-related drainage features would be required to comply with the City’s General Plan and the Municipal Code for standards and specifications. The on-site drainage systems would be designed, installed, and maintained per City Standards.

Therefore, less than significant off-site release of stormwater would occur, which precludes the need for new or expanded drainage facilities downstream. Impacts would be less than significant and no mitigation measures would be required.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact. As explained in Impact 16b, the San Diego County Water Authority (SDCWA) has adequate capacity to serve the proposed project.

Therefore, a less than significant impact would occur and no mitigation measures would be required.

e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. As explained in Impact 16a, the City's Wastewater Treatment Plant has adequate capacity to serve the proposed project.

Therefore, a less than significant impact would occur and no mitigation measures would be required.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. The proposed project would be consistent with the City of Escondido's solid waste and recycling requirements, which ensure compliance with the California Assembly Bill 939, requiring all cities to divert a minimum of 50 percent of trash from the disposal in landfills. This occurs through the implementation of numerous waste reduction and recycling programs, policies, and outreach projects.

The City's Recycling & Waste Reduction Division promotes recycling through presentations in area schools, offers workshops in backyard and worm composting, coordinates cleanups at Dixon Lake, manages the We Clean Escondido program, maintains the Household Hazardous Waste program, and contracts with Escondido Disposal, Inc. for trash collection services. The proposed project would be consistent with City polities and requirements.

Solid waste pickup would be provided by Escondido Disposal, Inc. (EDI) during construction and operation. EDI operates the West Washington Avenue Transfer Station, approximately 3.7 miles from the project site. Waste from the Transfer Station that cannot be recycled is hauled to either the Sycamore Landfill or the Otay Mesa Landfill. These landfills are located outside the City of Escondido and are owned and operated by Allied Waste Industries. The Otay Landfill has a remaining capacity of approximately 21.2 million cubic yards as of May 31, 2016. The Sycamore Landfill has a remaining capacity of approximately 114 million cubic yards as of December 31, 2016. (CalRecycle 2018)

Therefore, the proposed project would comply with these requirements and would have a less than significant impact on the permitted capacity of local landfills and no mitigation measures would be required.

g. Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. The proposed project would be required to comply with applicable elements of AB 1327 (California Solid Waste Reuse and Recycling Access Act of 1991), and other applicable local, State, and Federal solid waste disposal standards.

Therefore, a less than significant impact would occur and no mitigation measures would be required.

| MANDATORY FINDINGS OF SIGNIFICANCE | Potentially Significant | Potentially Significant Unless Mit. | Less than Significant | No Impact |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Would the project: | | | | |
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Does the project have impacts which are individually limited, but cumulatively considerable (ACumulatively considerable@ means the project=s incremental effects are considerable when compared to the past, present, and future effects of other projects)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory?

Potentially Significant Impact. The proposed project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory. As discussed in the above environmental evaluation, implementation of the proposed project may result in potential significant impacts under the environmental topics of:

- Biological Resources; and,
- Cultural Resources.

b. Does the project have impacts which are individually limited, but cumulatively considerable (“Cumulatively considerable” means the project’s incremental effects are considerable when compared to the past, present, and future effects of other projects)?

Potentially Significant Impact. The proposed project has the potential to result in cumulatively considerable impacts. As discussed in the above environmental evaluation, implementation of the proposed project may result in potential significant impacts under the environmental topics of:

- Air Quality;
- Geology and Soils;
- Greenhouse Gas (GHG) Emissions;
- Hazards and Hazardous Materials (Wildland Fires);
- Hydrology and Water Quality;
- Land Use;
- Noise; and,
- Transportation/Traffic.

To a certain extent, impacts of the proposed project, together with other known or anticipated projects in the area, may have a cumulative effect under all the aforementioned environmental considerations. The proposed project EIR will identify the project’s contribution to, and context within, potentially significant cumulative environmental effects influencing the vicinity and region

c. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?

Potentially Significant Impact. As indicated by this Initial Study evaluation, the proposed project may cause or result in certain potentially significant environmental effects, resulting in potentially adverse effects to human beings. While adverse environmental effects that could affect human beings could, to some degree, be substantiated under all CEQA issue areas, the proposed projects impacts that could directly affect human beings include:

- Air Quality;
- Geology and Soils;
- Greenhouse Gas (GHG) Emissions;
- Hazards and Hazardous Materials (Wildland Fires);
- Hydrology and Water Quality;

- Land Use;
- Noise; and,
- Transportation/Traffic.

The proposed project EIR will address these environmental topics and present mitigation measures for any potentially significant impacts.

| Matrix of Comments and Location in Draft EIR of Responses | | | |
|--|--|-----------|----------------------------------|
| Affiliation | Author | Date | Responses |
| Neighbor | Arnold L Veldkamp 10510 Coyote Hill Glen Escondido, CA 92026 | 9-28-2018 | See Section 4.11 and Appendix K. |
| Native American Heritage Commission Cultural and Environmental Department | Frank Lienert Associate Governmental Program Analyst | 8-31-2018 | See Section 4.4 and Appendix D. |
| State of California – Natural Resources Agency, Department of Fish and Wildlife | Gail K Sevrens Environmental Program Manager | 8/24/2018 | See Section 4.3 and Appendix C. |
| United States Department of the Interior – U.S. Fish and Wildlife Service | David Zoutendyk For Karen A. Goebel Assistant Field Supervisor | 10-1-2018 | See Section 4.3 and Appendix C. |
| County of San Diego – Planning & Development Services | Eric Lardy, AICP Chief (Acting), Advance Planning Division | 10-3-2018 | See Section 4.3 and Appendix C. |
| San Diego County Archaeological Society, Inc. | James W Royle, Jr. Chairperson | 10-1-2018 | See Section 4.4 and Appendix D. |

ARNOLD L. VELDKAMP
10510 COYOTE HILL GLEN
ESCONDIDO, CA 92026

Via Email: adolmage@escondido.org

September 27, 2018

City of Escondido
Community Development Director
Attn: Ann Dolmage, Associate Planner
201 N. Broadway
Escondido, CA 92025

Re: Nutmeg Homes Residential Project
Case No. ENV 18-005; SUB 18-005

Dear Ms. Dolmage:

Thank you for the opportunity to provide our views on the scope and content of the proposed EIR for the above project. I have discussed the project with a number of residents who live on Coyote Hill Glen, a street intersecting with Center City Parkway to the east of the proposed project. In general, we believe that the project's density is inappropriate for the site and the surrounding area, and that a rezone from approximately 2 du/acre to 24 du/acre seems a drastic increase. We will reserve those concerns for a later time. More importantly for now are the following concerns with the preparation of the EIR.

1. The Traffic Impact Analysis needs to take into account that Nutmeg and Coyote Hill Glen do not form an intersection at Centre City Parkway.

Unfortunately, Nutmeg Street and Coyote Hill Glen are not directly opposite each other; there is an approximate 65' offset. (See the attached Google Earth photograph). This offset is probably due to the existence of the Vista flume at the intersection.

This offset can occasionally cause an unsafe condition for drivers at the intersection. A driver on Coyote Hill Glen who wants to proceed "straight" on to Nutmeg is in fact making a slight right hand turn and then a left hand turn. A driver waiting at the intersection on Nutmeg may

not realize this and assume that the first driver is just turning right onto Center City Parkway, and may thus pull out onto Centre City Parkway immediately after the first driver has entered Centre City Parkway. Additionally, if drivers are waiting on both Nutmeg and Coyote Hill to turn onto Centre City Parkway, the offset can create uncertainty as to which driver has the right of way. Both situations can create a condition where both cars will enter the intersection simultaneously and then need to stop to work out who is going to proceed.

This creates enough danger at a normal city intersection. But this intersection is on a 55 mph road (and drivers quite often exceed this limit), and there is limited sight distance in both directions on Centre City Parkway at this location.

This intersection can be slightly dangerous because of the offset in its existing condition. Adding the additional traffic from the project will make this an unacceptably dangerous intersection.

In addition, as noted below, a condition of the project should be the installation of a traffic signal at the intersection, and this can only be done if there is no offset of the streets.

The Traffic Impact Analysis needs to take into account this offset, and provide that a condition of the project will need to be the alignment of Nutmeg and Coyote Hill Glen at the intersection in order to reduce impacts at the intersection to below a level of significance.

2. The Traffic Impact Analysis needs to provide that the project will install a traffic signal at the intersection of Nutmeg and Centre City Parkway.

The Traffic Impact Analysis Report notes that the project will result in a Level of Service (LOS) F at the intersection and a significant change in delay at the intersection, but states that mitigation would be adequate if the project contributed a fair share towards the cost of installing a traffic signal at the intersection. Because this project will immediately cause a significant impact, the mitigation should be to immediately install the traffic signal. The City and the developer could work out fair share reimbursement from other projects that benefit from the signal in the future.

3. The Traffic Impact Analysis does not take into account the effect of I-15 traffic jams on Centre City Parkway.

Those of us who live in north Escondido know that the traffic on I-15 between Escondido and Temecula has become increasingly congested in recent years, due to the many commuters from lower housing cost Temecula and surrounding cities. When there is a traffic jam on the I-15 during peak hours (which probably occurs weekly), many drivers exit the freeway and attempt to bypass the traffic jam using Centre City Parkway. When this happens, it can become very difficult to get onto Center City Parkway from either Nutmeg or Coyote Hill Glen. The Traffic Impact Analysis needs to take this into account.

4. The Traffic Impact Analysis seems to have a low count of traffic from Coyote Hill Glen.

There are 14 existing residences on Coyote Hill Glen, yet the report seems to show only 1 or 2 peak hour trips coming from Coyote Hill Glen.

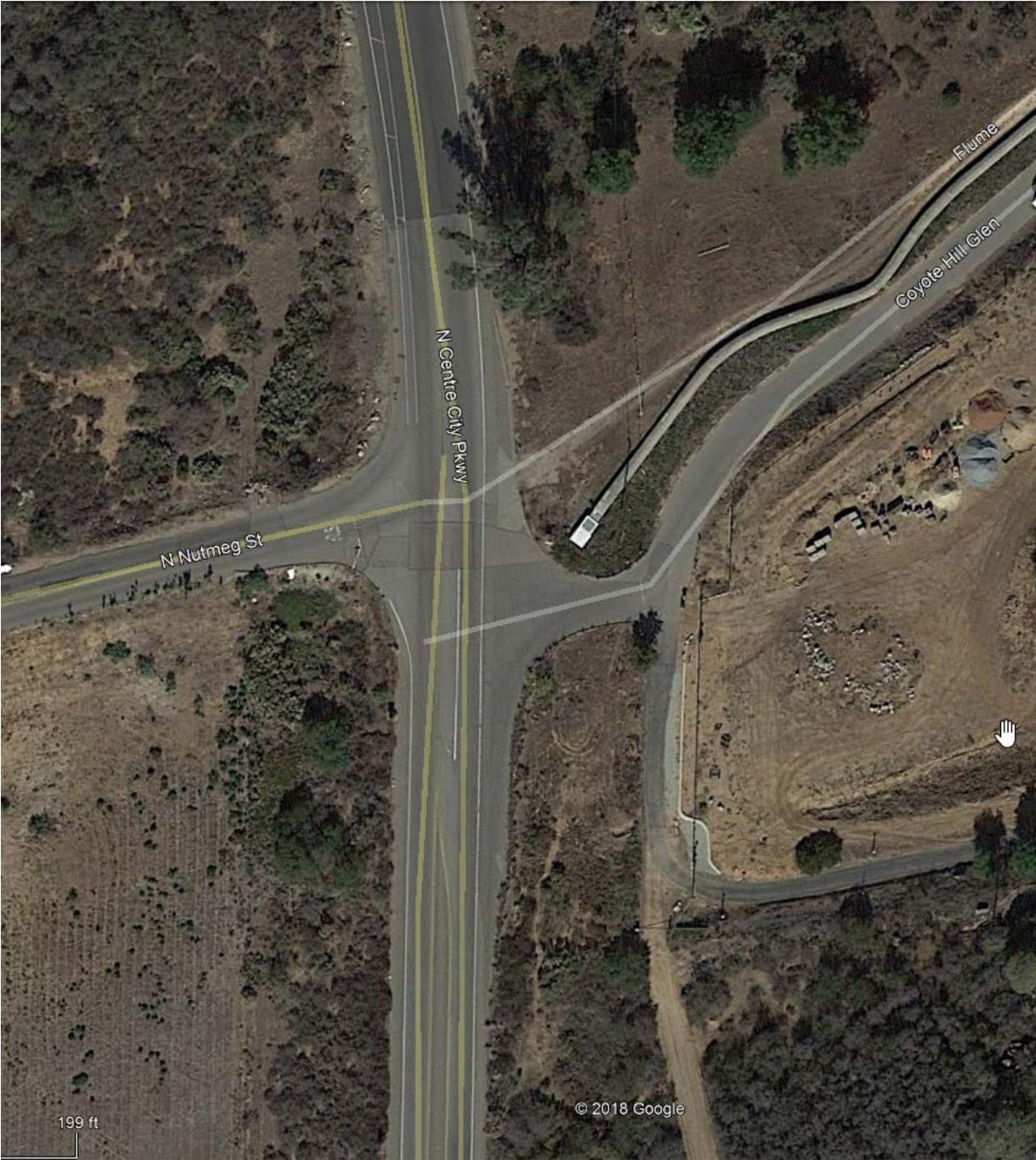
5. The Traffic Impact Analysis does not discuss whether lowering the speed limit on Centre City Parkway is an option. It if is not an option then that should be disclosed, particularly in the context of cumulative impacts from other projects.

Sincerely,

A handwritten signature in black ink that reads "Arnold Veldkamp". The signature is written in a cursive style with a long, sweeping underline.

Arnold Veldkamp

Google Earth Overhead Photograph showing the offset between Nutmeg and Coyote Hill Glen at Centre City Parkway.



NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
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West Sacramento, CA 95691
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PLANNING DIVISION

August 31, 2018

Ann Dolmage
City of Escondido
201 North Broadway
Escondido, CA 92025-2798

RE: SCH# 2018081063, Nutmeg Homes Residential Project, San Diego County

Dear Ms. Dolmage:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

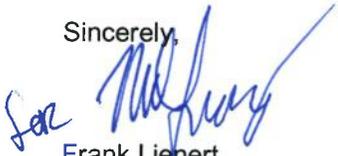
To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Frank.Lienert@nahc.ca.gov.

Sincerely,



Frank Lienert

Associate Governmental Program Analyst

cc: State Clearinghouse



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



September 24, 2018

Ann Dolmage
Associate Planner
City of Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
adolmage@escondido.org

Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Nutmeg Homes Residential Project SCH# 2018081063

Dear Ms. Dolmage:

The California Department of Fish and Wildlife (CDFW) has reviewed the above-referenced Notice of Preparation (NOP) for the Nutmeg Homes Residential Project Draft Environmental Impact Report (DEIR).

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; California Environmental Quality Act [CEQA] Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may

result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), related authorization as provided by the Fish and Game Code will be required.

CDFW also administers the Natural Community Conservation Planning (NCCP) program. The City of Escondido (City) participated in the NCCP program and prepared a draft Subarea Plan (SAP) under the Multiple Habitat Conservation Program (MHCP) Subregional Plan that was circulated for public review in May 2001; however, it was never adopted by the City Council or submitted to the Department and the U.S. Fish and Wildlife Service for permitting.

Project Location:

The proposed project is located in the northern portion of the City, along both sides of North Nutmeg Street, between Interstate 15 and North Centre City Parkway.

Project Description/Objective:

The project proposes a Tentative Subdivision Map for 137 attached townhome units on a 6.7-acre site straddling Nutmeg Street. The portion of the site to the north of Nutmeg would be developed with 39 homes, and the portion to the south of Nutmeg would be developed with 98 homes. The project would also include a General Plan Amendment to the Land Use Element, a Rezone, and a Master Development Plan, and 3.36 acres of open space throughout the development. Access to both the northern and southern portions of the project would be via a single driveway entrance on Nutmeg Street. The project would include extensive grading of 17,900 cubic yards of cut material, 201,200 cubic yards of fill material, and an import of 183,300 cubic yards of material.

COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

Specific Comments

The project description includes the removal of all on-site vegetation. The portion of the project north of Nutmeg Street is mapped as a softline area in Figure 4-1 of the draft SAP. As outlined in section 4 of the draft SAP, softline areas include conservation targets between 50 and 80 percent. The DEIR should include an extensive analysis of how development of this parcel would affect the successful establishment of the preserve as outlined in the SAP. The DEIR should include alternatives that provide levels of conservation from at least 50 to 80 percent of this parcel.

General Comments

1. CDFW has responsibility for wetland and riparian habitats. It is the policy of CDFW to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion that would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, project mitigation assures there will be "no net loss" of either wetland habitat values or acreage. Development and conversion include but are not limited to conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks that preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations. Mitigation measures to compensate for impacts to mature riparian corridors must be included in the DEIR and must compensate for the loss of function and value of a wildlife corridor.
 - a) The project area supports aquatic, riparian, and wetland habitats; therefore, a jurisdictional delineation of the creeks and their associated riparian habitats should be included in the DEIR. The delineation should be conducted pursuant to the U. S. Fish and Wildlife Service wetland definition adopted by CDFW.¹ Please note that some wetland and riparian habitats subject to CDFW's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers.
 - b) The CDFW also has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW's issuance of a LSAA for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. CDFW as a Responsible Agency under CEQA may consider the local jurisdiction's (lead agency) Negative Declaration or Environmental Impact Report for the project. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSAA.²
2. CDFW considers adverse impacts to a species protected by the California

1 Cowardin, Lewis M., et al. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service.

2 A notification package for a LSA may be obtained by accessing the Department's web site at <http://www.wildlife.ca.gov/Conservation/LSA>.

Endangered Species Act (CESA), for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species that results from the project is prohibited, except as authorized by state law (Fish & G. Code, §§ 2080, 2085). Consequently, if the Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the project proponent seek appropriate take authorization under CESA prior to implementing the project. Appropriate authorization from CDFW may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and G. Code §§ 2080.1, 2081, subs. (b),(c)). Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that CDFW issue a separate CEQA document for the issuance of an ITP unless the project CEQA document addresses all project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.

3. To enable CDFW to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR.
 - a) The document should contain a complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
 - b) A range of feasible alternatives should be included to ensure that alternatives to the proposed project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources, particularly wetlands. Specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.

Biological Resources within the Project's Area of Potential Effect

4. The document should provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats. This should include a complete floral and faunal species compendium of the entire project site, undertaken at the appropriate time of year. The DEIR should include the following information.
 - a) CEQA Guidelines, section 15125(c), specifies that knowledge on the regional setting is critical to an assessment of environmental impacts and that special

emphasis should be placed on resources that are rare or unique to the region.

- b) A thorough, recent floristic-based assessment of special status plants and natural communities, following CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (see <https://www.wildlife.ca.gov/Conservation/Plants/Info>). CDFW recommends that floristic, alliance-based and/or association-based mapping and vegetation impact assessments be conducted at the Project site and neighboring vicinity. The Manual of California Vegetation, second edition, should also be used to inform this mapping and assessment (Sawyer et al. 20083). Alternately, for assessing vegetation communities located in western San Diego County, the Vegetation Classification Manual for Western San Diego County (Sproul et al. 20114) may be used. Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts off-site. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
- c) A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. CDFW's California Natural Diversity Data Base in Sacramento should be contacted at www.wildlife.ca.gov/biogeodata/ to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
- d) An inventory of rare, threatened, endangered and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, § 15380). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service.

Analyses of the Potential Project-Related Impacts on the Biological Resources

5. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR.

3 Sawyer, J. O., T. Keeler-Wolf and J.M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society Press, Sacramento.

4 Sproul, F., T. Keeler-Wolf, P. Gordon-Reedy, J. Dunn, A. Klein and K. Harper. 2011. Vegetation Classification Manual for Western San Diego County. First Edition. Prepared by AECOM, California Department of Fish and Game Vegetation Classification and Mapping Program and Conservation Biology Institute for San Diego Association of Governments.

- a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.
- b) Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a NCCP). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.
- c) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
- d) A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Mitigation for the Project-related Biological Impacts

6. The DEIR should include measures to fully avoid and otherwise protect Rare Natural Communities from project-related impacts. CDFW considers these communities as threatened habitats having both regional and local significance.
7. The DEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
8. For proposed preservation and/or restoration, the DEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative

impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

9. CDFW recommends that measures be taken to avoid project impacts to nesting birds. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of Federal Regulations. Sections 3503.5 and 3513 of the California Fish and Game Code prohibit take of all raptors and other migratory nongame birds and section 3503 prohibits take of the nests and eggs of all birds. Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1- September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, CDFW recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.
10. CDFW generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.
11. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

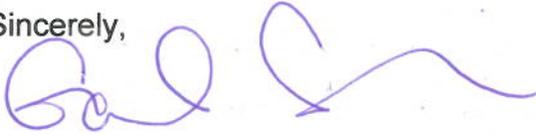
CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist the City in identifying and mitigating Project impacts on biological resources. Questions regarding this letter or further coordination should be directed to Eric Hollenbeck, Senior

Ann Dolmage, Associate Planner
City of Escondido Planning Division
September 24, 2018
Page 8 of 8

Environmental Scientist (Specialist) at (858) 467-2720 or
Eric.Hollenbeck@wildlife.ca.gov.

Sincerely,

A handwritten signature in purple ink, consisting of a series of loops and a long horizontal stroke.

Gail K. Sevens
Environmental Program Manager

cc: Office of Planning and Research, State Clearinghouse, Sacramento
Janet Stuckrath, USFWS



United States Department of the Interior

U.S. FISH AND WILDLIFE SERVICE

Ecological Services
Carlsbad Fish and Wildlife Office
2177 Salk Avenue, Suite 250
Carlsbad, California 92008



In Reply Refer To:
FWS-08B0480-18CPA0359

October 1, 2018
Sent by Email

Ms. Ann Dolmage
Associate Planner
City of Escondido
201 N. Broadway
Escondido, California 92025
adolmage@escondido.org

Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Nutmeg Homes Residential Project, City of Escondido, San Diego County, California (SDH #2018081063)

Dear Ms. Dolmage:

The U.S. Fish and Wildlife Service (Service) has reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Nutmeg Homes Residential Project (project), received on August 29, 2018. Our comments and recommendations are based on the information provided in the NOP and associated documents; our knowledge of sensitive and declining vegetation communities in San Diego County; and our participation in the Multiple Habitat Conservation Program (MHCP) and the City of Escondido's (City) draft MHCP Subarea Plan (SAP).

The primary concern and mandate of the Service is the protection of public fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and threatened and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Federal Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*), including habitat conservation plans (HCP) developed under section 10(a)(1) of the Act. The City of Escondido (City) was previously participating in the Service's HCP program through the preparation of a draft SAP.

The proposed project is located in the northern portion of the City, along both sides of North Nutmeg Street, between Interstate 15 and North Centre City Parkway. The project proposes a General Plan Amendment to the Land Use Element, a Rezone, and a Master Development Plan for 137 attached townhomes on a 8.52-acre site straddling Nutmeg Street. The portion of the site to the north of Nutmeg Street would be developed with 39 homes, and the portion to the south would be developed with 98 homes. Access to both the northern and southern portions of the project would be via a single driveway entrance on Nutmeg Street.

The southern portion of the project site was subject to a previous stop work notice issued by the City on August 2, 2006, for illegal grading of 2.9 acres of coastal sage scrub (CSS)/chaparral that was

likely occupied by the coastal California gnatcatcher (*Polioptila californica californica*; gnatcatcher). The City coordinated with the Service and the California Department of Fish and Wildlife (Department) on a resolution that led to the conservation of 8.7 acres of gnatcatcher occupied CSS in an area now included in the Red Mountain Conservation Bank.

We offer our comments and recommendations (Appendix) to assist the City in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources, and to ensure that the project is consistent with ongoing regional habitat conservation planning efforts. We appreciate the opportunity to comment on this NOP. The comments and recommendations provided are based on our knowledge of sensitive and declining vegetation communities in the County of San Diego and our participation in regional conservation planning efforts. We are hopeful that further consultation between you and us will ensure the protection we find necessary for the biological resources that would be affected by this project. If you have questions or comments regarding this letter, please contact Janet Stuckrath of the Service (760) 431-9440.

Sincerely,
DAVID
ZOUTENDYK
for Karen A. Goebel
Assistant Field Supervisor

Digitally signed by
DAVID ZOUTENDYK
Date: 2018.10.01
15:05:00 -07'00'

Appendix

cc:
State Clearinghouse
Eric Hollenbeck, CDFW

APPENDIX

U.S. Fish and Wildlife Comments and Recommendations on the Notice of Preparation of a Draft Environmental Impact Report for the Nutmeg Homes Residential Project (FWS-08B0480-18CPA0359)

Specific Comments

1. The 2006 biological assessment (Pacific Southwest Biological Services) prepared following the unpermitted clearing activities on the southern portion of the property determined that the cleared habitat likely supported gnatcatcher. We recommend that updated protocol-level surveys be conducted for gnatcatcher at the project site.
2. The project description includes the removal of all on-site vegetation. The portion of the project north of Nutmeg Street is mapped as a softline area in Figure 4-1 of the draft SAP. As outlined in section 4 of the draft SAP, softline areas include conservation targets between 50 and 80 percent. Therefore, we recommend that the DEIR include alternatives that provide levels of conservation from at least 50 to 80 percent of the portion of the project site north of Nutmeg Street.

General Comments

To enable the Service to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish, wildlife, and other biological resources, we recommend the following information be included in the DEIR.

3. A complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
4. A range of feasible alternatives to ensure that alternatives to the proposed project are fully considered and evaluated; the analyses should avoid or otherwise minimize impacts to sensitive biological resources, particularly wetlands. Specific alternative locations should be evaluated in areas with lower resource sensitivity, where appropriate.
5. To provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying state and federally listed endangered, threatened, rare, or proposed candidate species, California Species of Special Concern and/or Protected or Fully Protected species, and locally unique species and sensitive habitats, the DEIR should include the following information:
 - a. Per the California Environmental Quality Act Guidelines, section 15125(c), information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region that would be affected by the project.
 - b. A thorough, recent floristic-based assessment of special status plants and natural communities, following Service protocols. The Service recommends that floristic, alliance- and/or association-based mapping and vegetation impact assessments be

conducted at the Project site and neighboring vicinity. The Manual of California Vegetation, second edition, should also be used to inform this mapping and assessment (Sawyer *et al.* 2008).¹ Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.

- c. An inventory of rare, threatened, endangered and other sensitive species on site and within the area of potential effect. This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Service.
6. To provide a thorough discussion of direct, indirect, and cumulative project-related impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR.
 - a. A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.
 - b. Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with the draft North County Plan – A Component of the San Diego County Multiple Species Conservation Program). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.
 7. The DEIR should include measures for adverse project-related impacts on sensitive plants, animals, and habitats. Specifically, the DEIR should include/address:
 - a. Measures to fully avoid and otherwise protect Rare Natural Communities from project-related impacts. The Service considers these communities as threatened habitats having both regional and local significance.

¹ Sawyer, J.O., T. Keeler-Wolf and J.M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society Press, Sacramento.

- b. Where avoidance is infeasible, mitigation measures that emphasize minimization of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable (e.g., it would not adequately mitigate the loss of biological functions and values), off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed. The Service generally does not encourage the use of relocation, salvage, and/or transplantation as mitigation for impacts on rare, threatened, or endangered species. Studies have shown these efforts are experimental in nature and do not provide for the long-term viability of the target species.
- c. Mitigation measures to alleviate indirect project-related impacts on biological resources, including measures to minimize changes in the hydrologic regimes on site, and means to convey runoff without damaging biological resources, including the morphology of on-site and downstream habitats.
- d. Where proposed grading or clearing is within 100 feet of proposed biological open space, or otherwise preserved sensitive habitats, a requirement for temporary fencing. Fencing should be placed on the impact side and should result in no vegetation loss within open space. All temporary fencing should be removed only after the conclusion of all grading, clearing, and construction activities.
- e. A requirement that a Service-approved biological monitor to be present during initial clearing, grading, and construction in sensitive habitat areas and/or in the vicinity of biological open space areas to ensure that conservation measures associated with resource agency permits and construction documents are performed. The biological monitor should have the authority to halt construction to prevent or avoid take of any listed species and/or to ensure compliance with all avoidance, minimization, and mitigation measures. Any unauthorized impacts or actions not in compliance with the permits and construction documents should be immediately brought to the attention of the Lead Agency and the Service.
- f. Plans for restoration and revegetation, to be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (i) the location of the mitigation site; (ii) the plant species to be used, container sizes, and seeding rates; (iii) a schematic depicting the mitigation area; (iv) planting schedule; (v) a description of the irrigation methodology; (vi) measures to control exotic vegetation on site; (vii) specific success criteria (e.g., percent cover of native and non-native species; species richness); (viii) a detailed monitoring program; (ix) contingency measures should the success criteria not be met; and (x) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.
- g. Measures to protect, in perpetuity, the targeted habitat values of proposed preservation and/or restoration areas from direct and indirect negative impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Permanent fencing should be installed between the impact area and biological open space and be designed to minimize intrusion into the sensitive habitats from

humans and domestic animals, particularly cats. There should be no gates that would allow access between the development and biological open space. Additional issues that should be addressed include proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, etc.

- h. Development and implementation of a management and monitoring plan (MMP), including a funding commitment, for any on- and/or off-site biological open space easements, if applicable. An appropriate natural lands management organization, subject to approval by the Service, should be identified. The MMP should outline biological resources on the site, provide for monitoring of biological resources, address potential impacts to biological resources, and identify actions to be taken to eliminate or minimize those impacts. A Property Analysis Record (PAR), or PAR-equivalent analysis, should be completed to determine the amount of funding needed for the perpetual management, maintenance, and monitoring of the biological conservation easement areas by the natural lands management organization. It should be demonstrated that the proposed funding mechanism would ensure that adequate funds would be available on an annual basis to implement the MMP. The natural lands management organization should submit a draft MMP, PAR results, and proposed funding mechanism to the Service for review and approval prior to initiating construction activities; the final plan should be submitted to the Service and the funds for implementing the MMP transferred within 90 days of receiving approval of the draft plan.
 - i. The Service recommends that proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) occur outside of the avian breeding season which generally runs from February 1-September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs.
 - j. If avoidance of the avian breeding season is not feasible, the Service recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors or federally listed species). Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.
8. The Polyphagous and Kuroshio Shot Hole Borers (SHBs) are invasive ambrosia beetles that introduce fungi and other pathogens into host trees. The adult female (1.8-2.5 mm long) tunnels galleries into the cambium of a wide variety of host trees, where it lays its eggs and propagates the *Fusarium* fungi species for the express purpose of feeding its young. These fungi cause *Fusarium* Dieback disease, which interrupts the transport of water and nutrients in at least 43 reproductive host tree species, with impacts to other host tree species as well. With documented occurrences throughout Southern California, the spread of SHBs could

have significant impacts in local ecosystems. Therefore, with regard to SHBs, we recommend the DEIR include the following:

- a. a thorough discussion of the direct, indirect, and cumulative impacts that could occur from the potential spread of SHBs as a result of proposed activities in the DEIR;
- b. an analysis of the likelihood of the spread of SHBs as a result of the invasive species' proximity to above referenced activities;
- c. figures that depict potentially sensitive or susceptible vegetation communities within the project area, the known occurrences of SHB within the project area (if any), and SHB's proximity to above referenced activities; and
- d. a mitigation measure or measure(s) within the DEIR that describe Best Management Practices (BMPs) which bring impacts of the project on the spread of SHB below a level of significance. Examples of such BMPs include:
 - i. education of on-site workers regarding SHB and its spread;
 - ii. reporting sign of SHB infestation, including sugary exudate ("weeping") on trunks or branches and SHB entry/exit-holes (about the size of the tip of a ballpoint pen), to the Department and UCR's Eskalen Lab;²
 - iii. equipment disinfection;
 - iv. pruning in infested areas where project activities may occur;
 - v. avoidance and minimization of transport of potential host tree materials;
 - vi. chipping potential host materials to less than one inch (<1"), prior to delivering to a landfill;
 - vii. chipping potential host materials to less than one inch (<1"), prior to composting on-site;
 - viii. solarization of cut logs;
 - ix. burning of potential host tree materials; and
 - x. reporting suspected infestations to the Eskalen Lab at UC Riverside (eskalenlab.ucr.edu).

² Please refer to UCR's Eskalen lab website for more information regarding SHBs:
<http://eskalenlab.ucr.edu/pshb.html>



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

October 3, 2018

Ann Dolmage
Associate Planner
City of Escondido Planning Division
201 N. Broadway
Escondido, CA 92025

Via e-mail to: adolmage@escondido.org

REQUEST FOR COMMENTS ON THE NUTMEG HOMES RESIDENTIAL PROJECT (CASE NO: ENV 18-0005; SUB 18-0005) IN THE CITY OF ESCONDIDO

Dear Ms. Dolmage,

The County of San Diego (County) reviewed the City of Escondido's (City) Nutmeg Homes Residential Project (Project), dated August 29, 2018.

The County appreciates the opportunity to review the Project and offers the following comments for your consideration. Please note that none of these comments should be construed as County support for this Project.

TRANSPORTATION

1. As identified in the proposed project's Traffic Impact Analysis (TIA) Report, dated November 13, 2017, improvements are proposed by the City to mitigate a direct traffic impact at the intersection of N. Centre City Parkway / N. Nutmeg Street. The mitigation would include restriping the southbound approach of N. Centre City Parkway. Due to the City/County boundary located just north of the identified intersection, please note that the restriping may encroach into the unincorporated County and the County's maintained portion of N. Centre City Parkway. As such, any work performed on the County's portion of N. Centre City Parkway must meet the County's Public Road and Design Standards and will require an encroachment permit for any work within the County's road right-of-way.
2. The TIA Report (Section 3.1, Existing Roadway Network) includes a description of the surrounding roadways, including N. Nutmeg Street. This section should be revised to clarify that a 300-foot segment of N. Nutmeg Street (Echo Valley Lane to Rockhoff Road [City/County boundary]) is within the unincorporated County, and as such is maintained by the County.
3. The TIA Report (Section 8, Site Access Evaluation) recommends "right-turn in only" access into the proposed project's Driveway 3 due to the close proximity of N. Centre City Parkway, and several exhibits in the report depict this Driveway 3. However, the illustrative site plan published in the Notice of Preparation (NOP) does not include Driveway 3, and Driveway 2 appears to have been relocated. As

such, the Driveway 1 on the north side of N. Nutmeg Street resolves the issue with having two driveways in the same proximity of the N. Centre City Parkway / N. Nutmeg Street intersection. Please revise the TIA Report to reflect the most current project design as published in the NOP.

4. Any pavement, curb/gutter/sidewalk, culverts, utilities, traffic control-related infrastructure, as well as any other infrastructure within the County-maintained road right-of-way that is damaged by the proposed Project shall be replaced to its original condition or better to the satisfaction of the County Department of Public Works (DPW). Such activities would also require an encroachment and/or excavation permit in consultation with the County.
5. As noted above, the County understands that the City proposes to restripe the southbound approach of N. Centre City Parkway, which may require restriping on the County-maintained portion. Please be aware that as part of the County's ongoing effort to improve road surfaces in the unincorporated County, this portion of N. Centre City Parkway was resurfaced in May 2017. As such, any parallel cut into the pavement within three years of May 2017 would conflict with the County's policy to minimize excavation on new road surface treatments. The County understands construction is not proposed at this time, and may require several months of further design and planning. The County also understands restriping may not necessarily require excavation of the roadway surface. Nonetheless, the County requests that the City coordinate with the County DPW prior to any modification of the County's maintained roads, such as N. Centre City Parkway.
6. Due to the proposed restriping of N. Centre City Parkway, please be aware several County-maintained culverts are located adjacent to and near the proposed project site and surrounding areas. Specifically, the closest culvert is located along N. Centre City Parkway approximately 140-feet north of the intersection of N. Centre City Parkway / N. Nutmeg Street. This existing culvert is designated as ID #12384 and consists of a 24-inch reinforced concrete pipe. Any damage or disturbance to the County-maintained culverts associated with the proposed project must be repaired by the City to the satisfaction of the County's DPW.

The County appreciates the opportunity to comment on this Project. We look forward to receiving future documents related to this Project and providing additional assistance, at your request. If you have any questions regarding these comments, please contact Timothy Vertino, Land Use / Environmental Planner, at (858) 495-5468, or via e-mail at timothy.vertino@sdcounty.ca.gov.

Sincerely,



Eric Lardy, AICP
Chief (Acting), Advance Planning Division
Planning & Development Services

E-mail cc: Jason Paguio, Policy Advisor, Board of Supervisors, District 3
Darren Gretler, Chief of Staff, Board of Supervisors, District 5
Mel Millstein, Group Program Manager, LUEG
Sharon Ippolito, Administrative Analyst, PDS
Jeff Kashak, Land Use / Environmental Planner, DPW
Kimberly Jones, Land Use / Environmental Planner, DPW
Richard Chin, Project Manager, DPW
Frank Arebalo, Sr. Civil Engineer, DPW
Miles Safa, Sr. Civil Engineer, DPW



San Diego County Archaeological Society, Inc.

Environmental Review Committee

1 October 2018

To: Mr. Bill Martin
Community Development Director
City of Escondido
201 North Broadway
Escondido, California 92025

Subject: Draft Environmental Impact Report
Nutmeg Homes Residential Project
ENV 18-0005, SUB 18-0005

Dear Mr. Martin:

I have reviewed the cultural resources aspects of the subject DEIR on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the cultural resources report prepared for this project by Laguna Mountain Environmental, we agree with the impact analysis and mitigation measure recommendations as stated therein.

Thank you for including SDCAS in the City's environmental review of this DEIR.

Sincerely,

A handwritten signature in black ink, appearing to read "James W. Royle, Jr.", is written over the typed name.

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: Laguna Mountain Environmental
SDCAS President
File

SB 18 Consultation Letter
SUB 18-0005
Page 3 of 3

Pursuant to Government Code §65352.3(a)(2), please respond within 90 days of the date of this notice if your tribe wishes to consult with the City regarding this matter. Please contact:

Ann Dolmage, Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
Phone: (760) 839-4548
Fax: (760) 839-4313
Email: adolmage@escondido.org

Sincerely,

Ann Dolmage

Ann Dolmage
Associate Planner

Attachments



PROJECT SUMMARY

| | |
|------------|-----------|
| TOTAL AREA | 137 HOMES |
| DENSITY | 7.7 AC |
| | 18 DU/AC |

UNIT MIX

| | |
|--------------------|-------------------|
| P1 (VILLAS) | |
| 13 PLAN 1 | 2BD/2.5BA 1104 SF |
| 20 PLAN 2 | 3BD/2.5BA 1339 SF |
| 6 PLAN 3 | 3BD/3.5BA 1646 SF |
| 39 SUBTOTAL | |

| | |
|--------------------|-------------------|
| P2 (VILLAS) | |
| 16 PLAN 1 | 2BD/2.5BA 1104 SF |
| 22 PLAN 2 | 3BD/2.5BA 1339 SF |
| 10 PLAN 3 | 3BD/3.5BA 1646 SF |
| 48 SUBTOTAL | |

| | |
|----------------------|-------------------|
| P3 (ROWHOMES) | |
| 12 PLAN 1 | 2BD/2BA 1210 SF |
| 12 PLAN 2 | 3BD/3BA 1500 SF |
| 12 PLAN 3 | 3BD/2.5BA 1610 SF |
| 14 PLAN 4 | 3BD/3BA 1950 SF |
| 50 SUBTOTAL | |

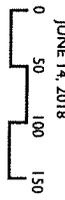
137 TOTAL HOMES

ESCONDIDO, CA

NUTMEG HOMES

JUNE 14, 2018

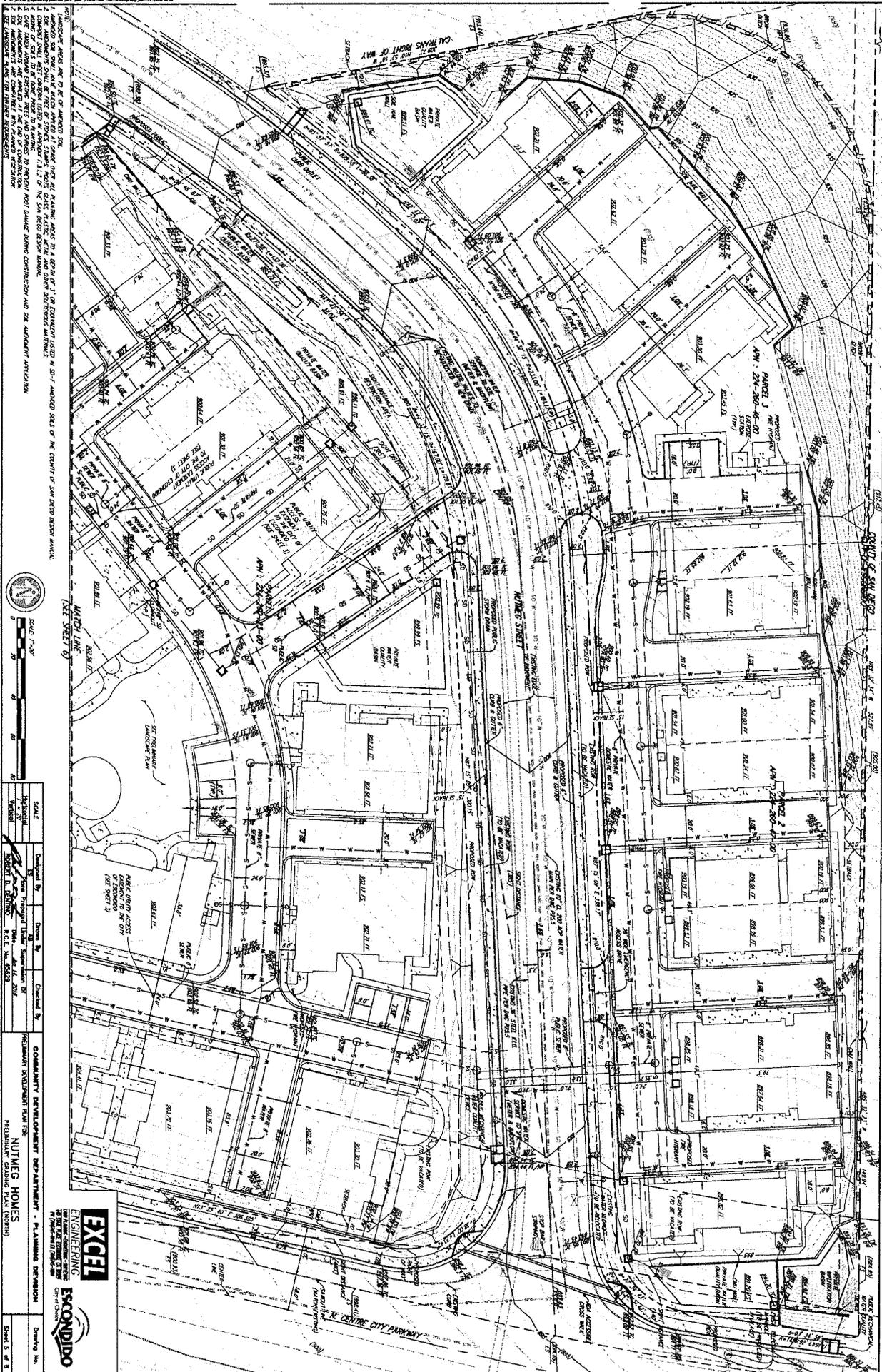
SCALE



JMI REAL ESTATE
10632 MEADS AVE
ORANGE, CA 92869

SUMMA
ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summaarch.com

PRELIMINARY SITE PLAN

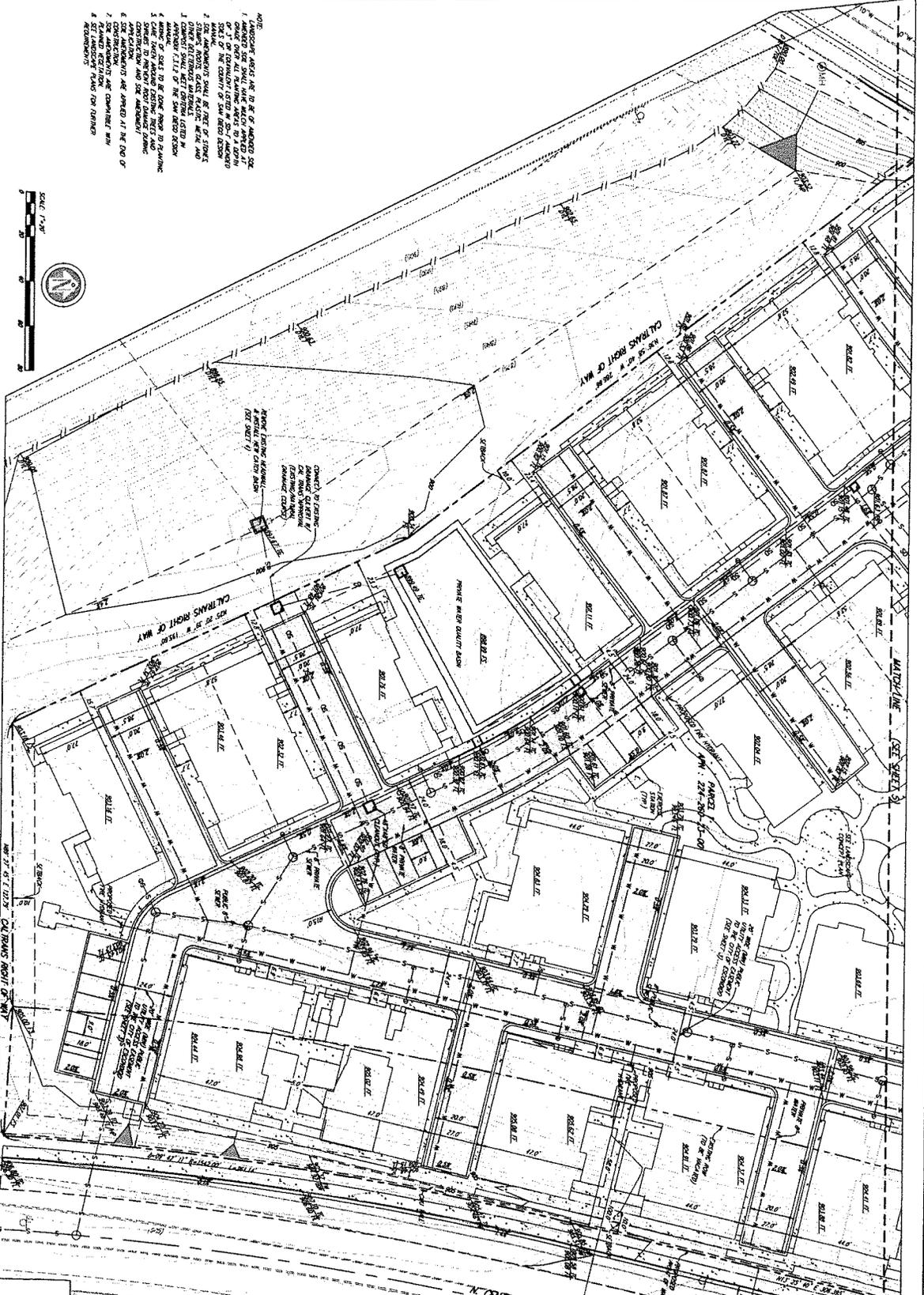


1. APPROVED DATE: APR. 10, 1968
 2. SCALE: AS SHOWN
 3. SHEET NO. 5 OF 8
 4. PROJECT NO. 100-100-100-100
 5. DRAWING NO. 100-100-100-100
 6. SHEET TITLE: NIJMEGEN HOUSES
 7. CLIENT: CITY OF ESCONDIDO
 8. ARCHITECT: EXCEL ENGINEERING
 9. ENGINEER: ROBERT D. CHAPMAN
 10. CHECKED BY: [Name]
 11. DATE: APR. 10, 1968



| | | | | | |
|--|---------------|-------------------|------------|-----------------|-----------------|
| SCALE | DATE | DESIGNED BY | CHECKED BY | PROJECT NO. | DRAWING NO. |
| AS SHOWN | APR. 10, 1968 | ROBERT D. CHAPMAN | [Name] | 100-100-100-100 | 100-100-100-100 |
| COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION NIJMEGEN HOUSES ESCONDIDO, CALIF. | | | | | |
| EXCEL ENGINEERING 100-100-100-100 ESCONDIDO, CALIF. | | | | | |
| SHEET 5 OF 8 | | | | | |

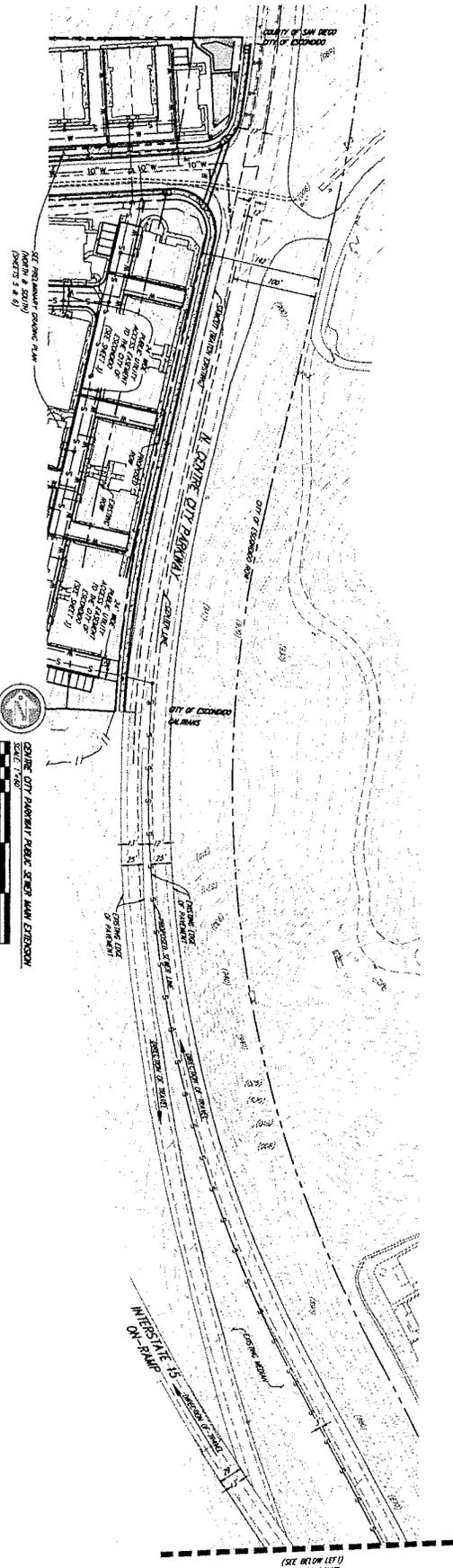
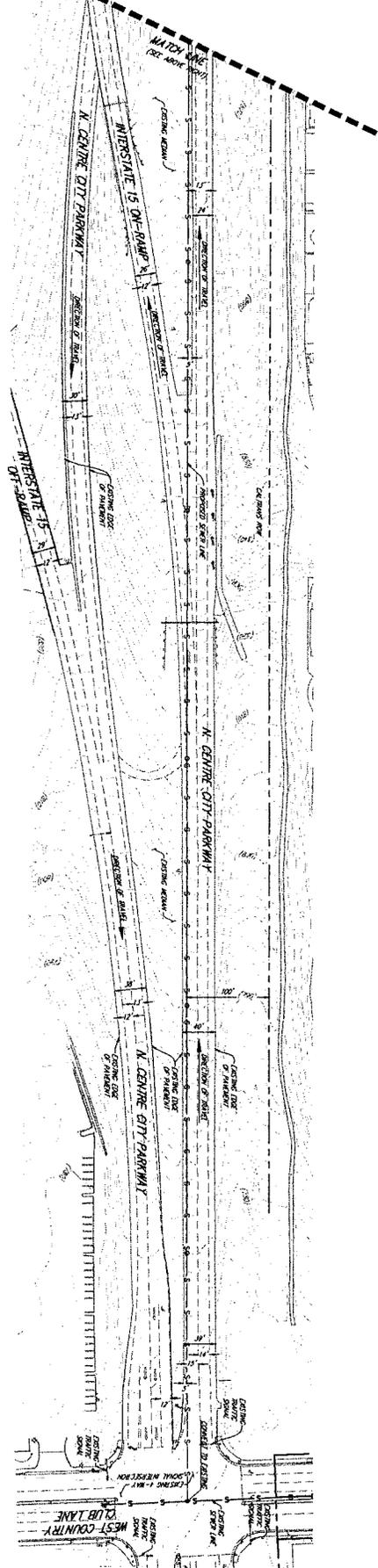
- NOTE:
1. LOCATIONS AND SIZES ARE TO BE APPROVED BY THE CITY ENGINEER AND THE COUNTY ENGINEER.
 2. DRIVEWAYS SHALL BE 10 FEET WIDE AND SHALL BE CONCRETE ON A 4 INCH SAND AND 4 INCH GRAVEL SUBGRADE.
 3. DRIVEWAYS SHALL BE 10 FEET WIDE AND SHALL BE CONCRETE ON A 4 INCH SAND AND 4 INCH GRAVEL SUBGRADE.
 4. DRIVEWAYS SHALL BE 10 FEET WIDE AND SHALL BE CONCRETE ON A 4 INCH SAND AND 4 INCH GRAVEL SUBGRADE.
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 6. DRIVEWAYS SHALL BE 10 FEET WIDE AND SHALL BE CONCRETE ON A 4 INCH SAND AND 4 INCH GRAVEL SUBGRADE.
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 9. DRIVEWAYS SHALL BE 10 FEET WIDE AND SHALL BE CONCRETE ON A 4 INCH SAND AND 4 INCH GRAVEL SUBGRADE.
 10. DRIVEWAYS SHALL BE 10 FEET WIDE AND SHALL BE CONCRETE ON A 4 INCH SAND AND 4 INCH GRAVEL SUBGRADE.



| | |
|-------------|--|
| SCALE | 1" = 20' |
| DESIGNED BY | EXCEL ENGINEERING |
| CHECKED BY | ROBERT D. SHANNON |
| DATE | 02.14.2004 |
| PROJECT | RESIDENT DEVELOPMENT FOR THE NUTMEG HOMES |
| LOCATION | PHILADELPHIA, MISSOURI 65110 |
| CLIENT | COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION |
| DRAWING NO. | Sheet 5 of 8 |

EXCEL
ENGINEERING
INC.
1111 W. CENTRAL EXPRESSWAY
SUITE 100
PHILADELPHIA, MISSOURI 65110
TEL: 645-1111
FAX: 645-1112
WWW.EXCEL-ENG.COM

ESCONDIDO
CITY OF OREGON



| | |
|--------------------------------|--|
| SCALE | 1" = 60' |
| DATE | 08/01/16 |
| DESIGNED BY | ROBERT D. DUNN |
| CHECKED BY | ROBERT D. DUNN |
| PROJECT | COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION |
| LOCATION | WEST COUNTRY CLUB LANE |
| PROJECT NO. | 16-0000 |
| DATE | 08/01/16 |
| PROJECT NAME | WEST COUNTRY CLUB LANE |
| PROJECT LOCATION | WEST COUNTRY CLUB LANE |
| PROJECT DESCRIPTION | COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION |
| PROJECT ADDRESS | WEST COUNTRY CLUB LANE |
| PROJECT CITY | ESCONDIDO |
| PROJECT COUNTY | SAN DIEGO |
| PROJECT STATE | CALIFORNIA |
| PROJECT ZIP | 92025 |
| PROJECT PHONE | |
| PROJECT FAX | |
| PROJECT EMAIL | |
| PROJECT WEBSITE | |
| PROJECT CONTACT | |
| PROJECT NOTES | |
| PROJECT COMMENTS | |
| PROJECT REVISIONS | |
| PROJECT APPROVALS | |
| PROJECT SIGNATURES | |
| PROJECT STAMPS | |
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| PROJECT REFERENCES | |
| PROJECT RELATED | |
| PROJECT HISTORY | |
| PROJECT LEGAL | |
| PROJECT FINANCIAL | |
| PROJECT OPERATIONAL | |
| PROJECT MAINTENANCE | |
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| PROJECT ENERGY | |
| PROJECT WATER | |
| PROJECT SEWER | |
| PROJECT GAS | |
| PROJECT TELEPHONE | |
| PROJECT CABLE | |
| PROJECT FIBER | |
| PROJECT POWER | |
| PROJECT RAIL | |
| PROJECT AIR | |
| PROJECT LAND | |
| PROJECT WATERWAYS | |
| PROJECT WETLANDS | |
| PROJECT COASTAL | |
| PROJECT HISTORIC | |
| PROJECT ARCHITECTURAL | |
| PROJECT LANDSCAPE | |
| PROJECT TRAFFIC | |
| PROJECT SIGNALS | |
| PROJECT SIGNAGE | |
| PROJECT LIGHTING | |
| PROJECT SOUND | |
| PROJECT VIBRATION | |
| PROJECT CLIMATE | |
| PROJECT WEATHER | |
| PROJECT AIR QUALITY | |
| PROJECT WATER QUALITY | |
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| PROJECT DISTRIBUTION | |
| PROJECT CONSUMPTION | |
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| PROJECT RECYCLING | |
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| PROJECT METHODS | |



PROJECT SUMMARY

TOTAL HOMES 137
 AREA 7.7 AC
 DENSITY 18 DU/AC

UNIT MIX

| P1 (VILLAS) | |
|-------------|-------------------|
| 13 PLAN 1 | 28D/2.5BA 1104 SF |
| 20 PLAN 2 | 38D/2.5BA 1339 SF |
| 6 PLAN 3 | 38D/3.5BA 1646 SF |
| 39 SUBTOTAL | |

| P2 (VILLAS) | |
|-------------|-------------------|
| 16 PLAN 1 | 28D/2.5BA 1104 SF |
| 22 PLAN 2 | 38D/2.5BA 1339 SF |
| 10 PLAN 3 | 38D/3.5BA 1646 SF |
| 48 SUBTOTAL | |

| P3 (ROWHOMES) | |
|---------------|-------------------|
| 12 PLAN 1 | 28D/2BA 1210 SF |
| 12 PLAN 2 | 38D/3BA 1500 SF |
| 12 PLAN 3 | 38D/2.5BA 1610 SF |
| 14 PLAN 4 | 38D/3BA 1930 SF |
| 50 SUBTOTAL | |

137 TOTAL HOMES

ESCONDIDO, CA

JMI REAL ESTATE
 10632 MEADS AVE
 ORANGE, CA 92869

NUTMEG HOMES

JUNE 14, 2018

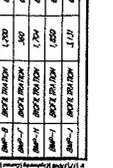
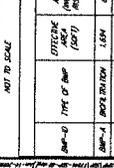
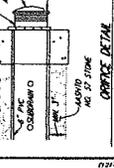
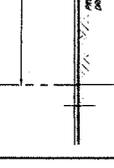
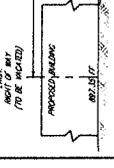
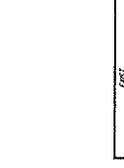
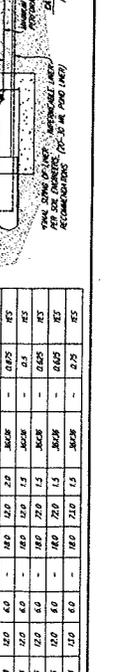
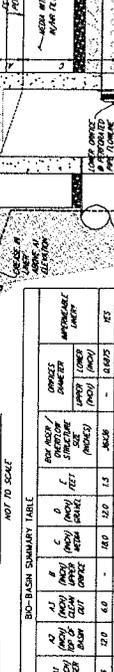
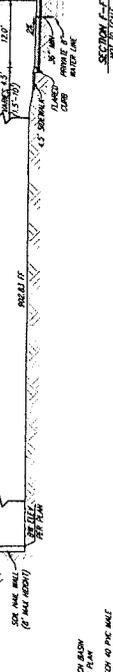
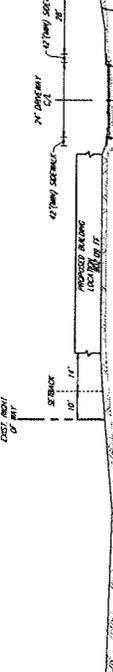
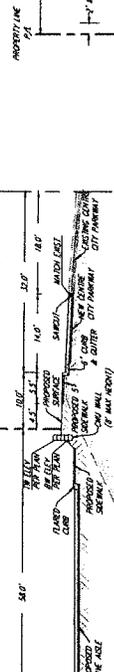
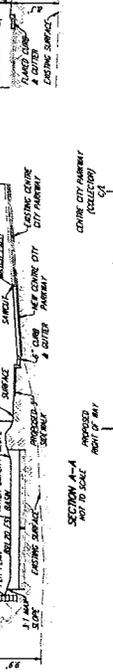
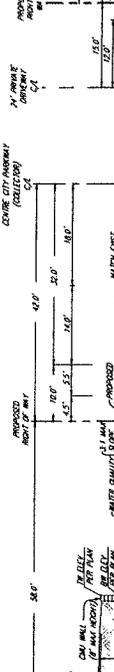
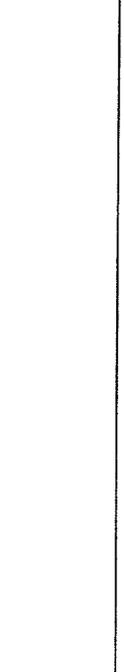
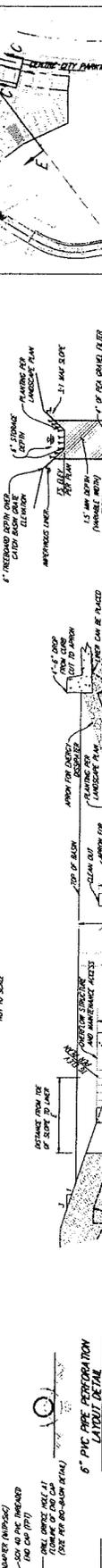
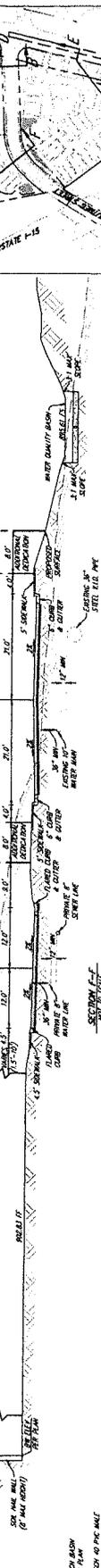
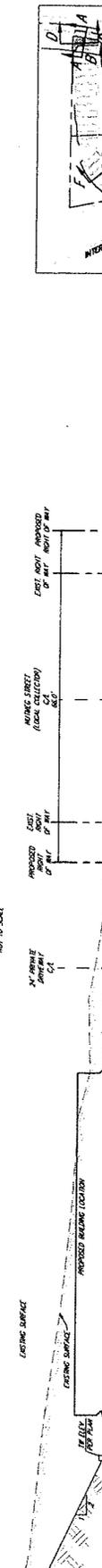
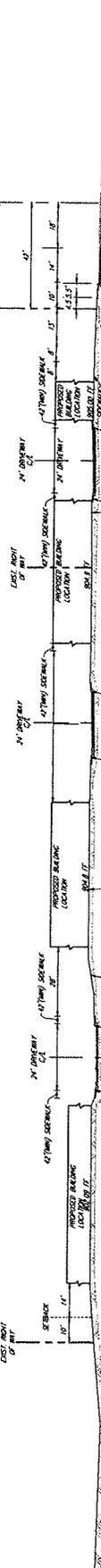
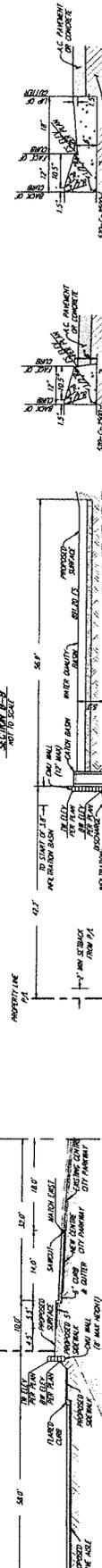
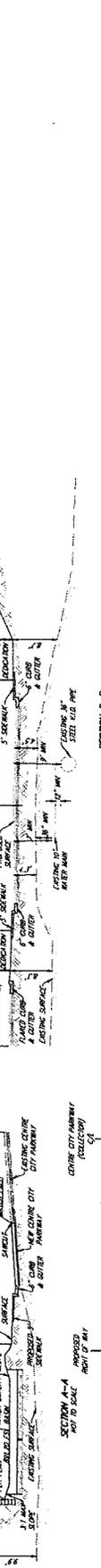
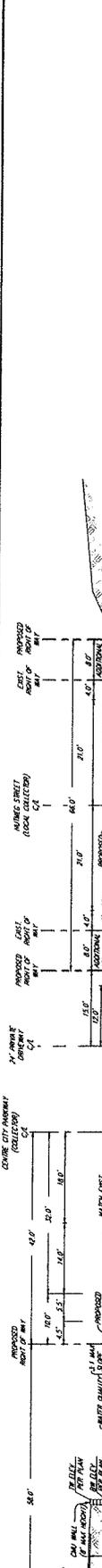
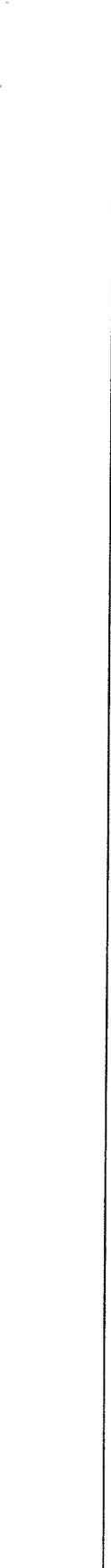
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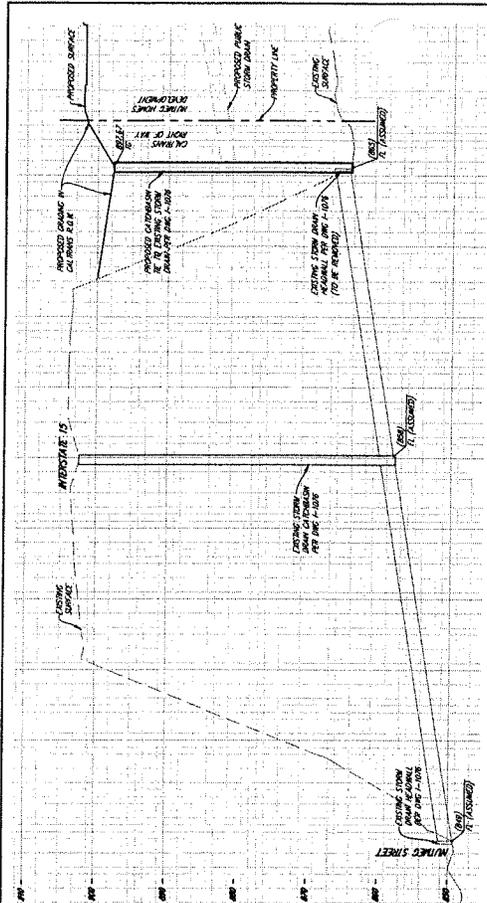


PRELIMINARY SITE PLAN

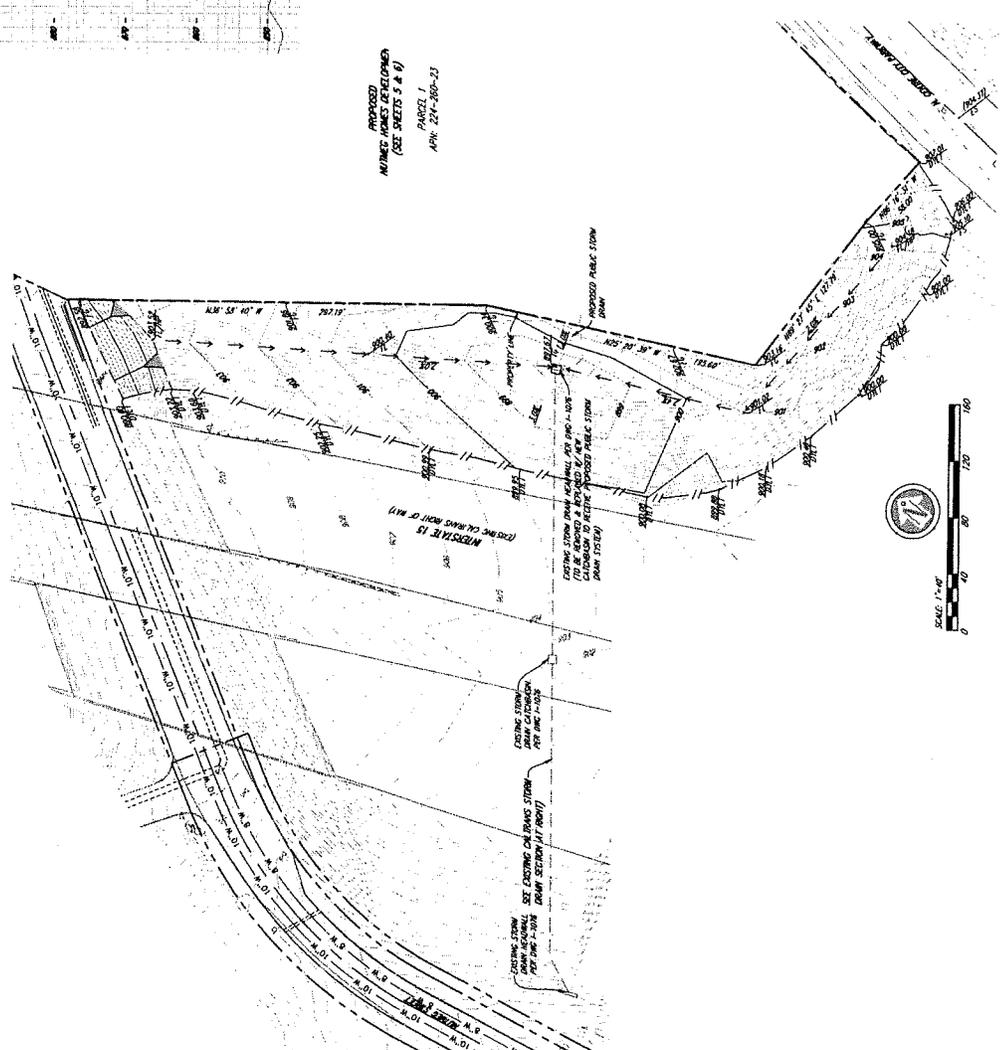


5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198 summarch.com





PROPOSED
NATIVE HONES DEVELOPMENT
(SEE SHEETS 5 & 6)
PARCEL 1
APN: 214-300-23

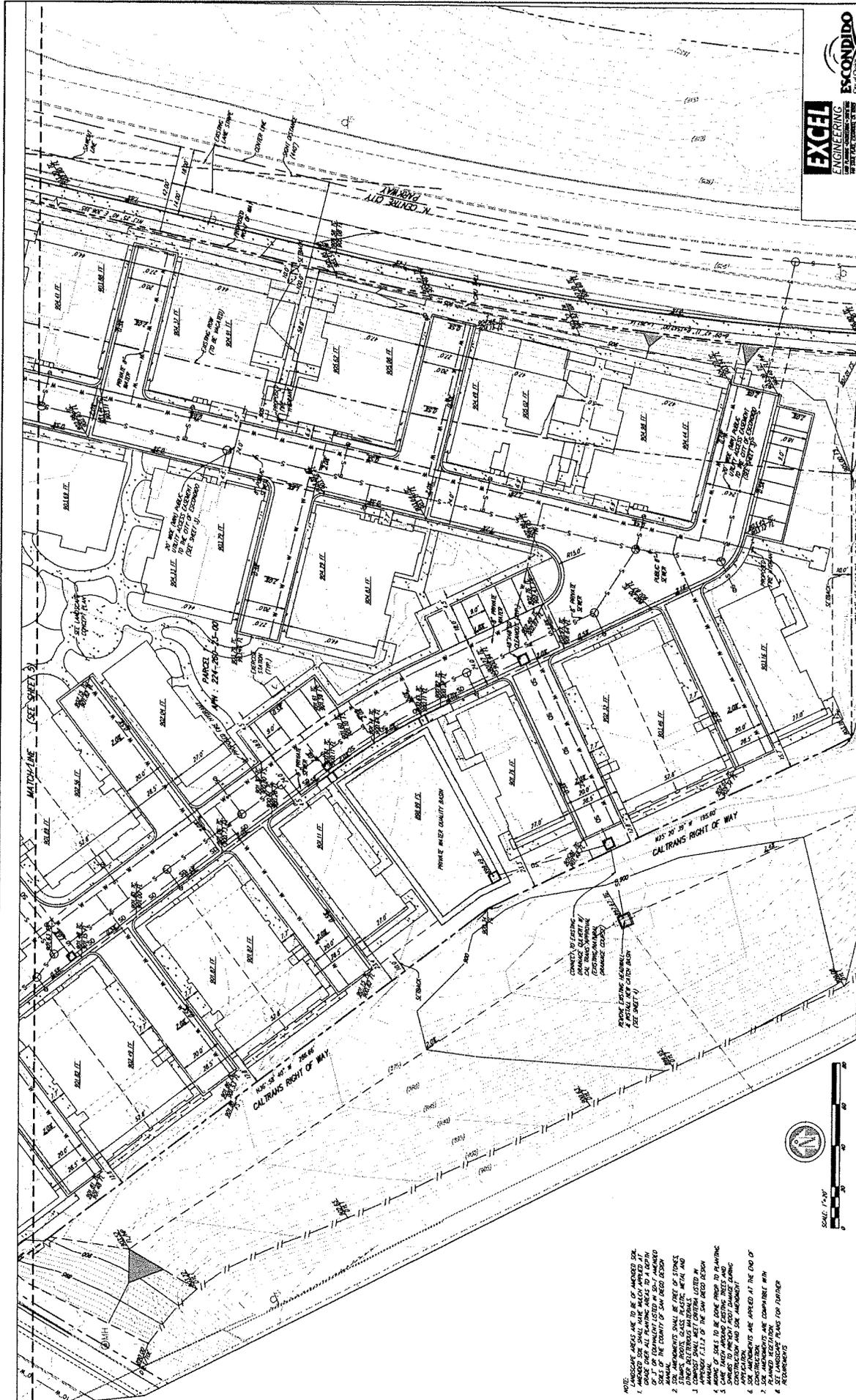


EXCEL
ENGINEERING
10000 N. CALIFORNIA STREET
SUITE 100
DUBLIN, CA 94568
TEL: 925-835-1100
WWW.EXCEL-ENGINEERING.COM

ESCONDIDO
City of Escondido

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
PRELIMINARY DEVELOPMENT PLAN FOR THE
NATIVE HONES
CIVIL ENGINEERING DIVISION

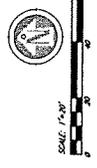
SCALE: 1/4" = 1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/15/10
PROJECT NO.: 10-000000-0000
SHEET NO.: 1 OF 3

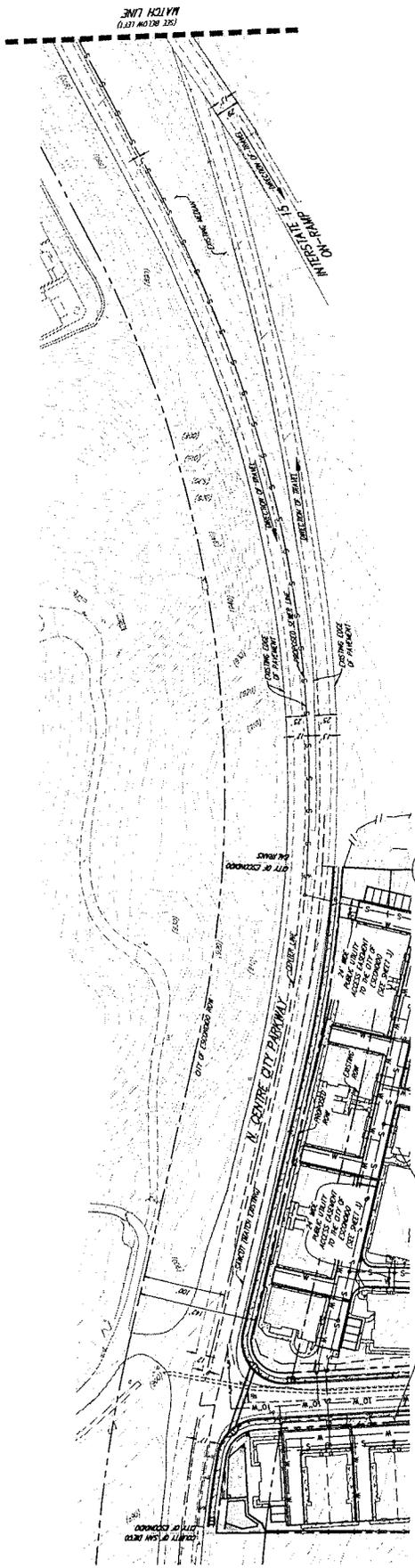


COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
 PRELIMINARY DEVELOPMENT FOR THE NUTMEG HOMES
 PRELIMINARY PLANNING PLAN (P2010)

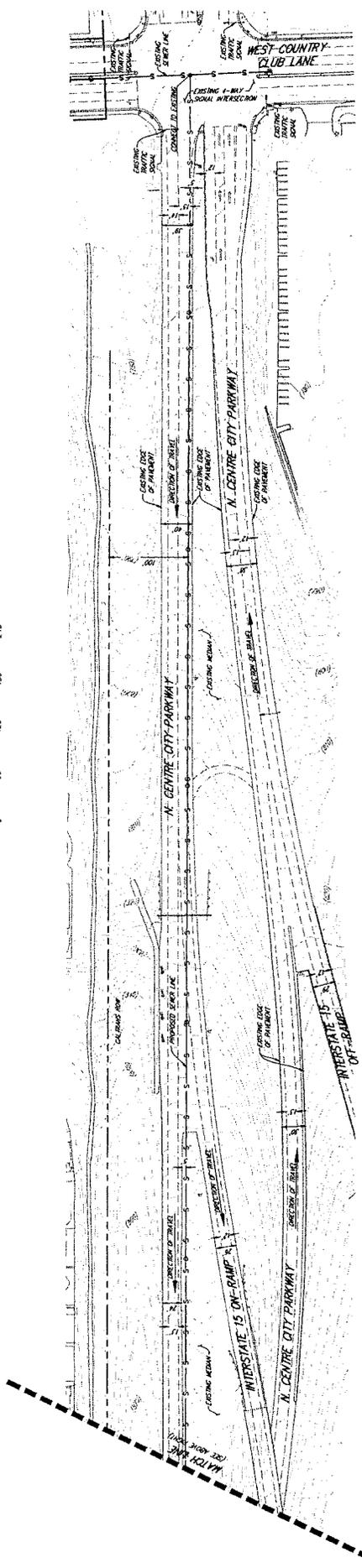
Developed By: [Name] Checked By: [Name]
 Drawn By: [Name] Approved By: [Name]
 Date: [Date] Date: [Date]
 Scale: 1/8" = 1'-0" Scale: 1/8" = 1'-0"
 Project No.: [Number] Project No.: [Number]

- NOTE:
 1. LANDSCAPE AREAS ARE TO BE OF MIXED USE.
 2. CHASE OTHER ALL PLANTING AREAS TO A 1/8" IN
 SCALE OF EQUIPMENT LISTED IN SOFT LANDSCAPE
 SCHEDULE.
 3. PLANTING SHALL BE OF THE FOLLOWING SPECIES:
 4. STUNTS, BROTAS, GAZON, PLASTIC, METAL AND
 5. CONCRETE/STAINLESS STEEL/ALUMINUM LISTED IN
 APPROXIMATE TO THE SOFT LANDSCAPE SCHEDULE.
 6. PLANTING SHALL BE DONE PRIOR TO PLANTING
 7. SOFT LANDSCAPE SHALL BE COMPLETED BY THE
 8. SOFT LANDSCAPE SHALL BE COMPLETED BY THE
 9. SOFT LANDSCAPE SHALL BE COMPLETED BY THE
 10. SOFT LANDSCAPE SHALL BE COMPLETED BY THE





SCALE
 1" = 40'
 0 20 40 60 80 100 120 140 160 180 200 220 240



SCALE
 1" = 40'
 0 20 40 60 80 100 120 140 160 180 200 220 240



EXCEL
ENGINEERING
PLANNING & ARCHITECTURE

ESCONDIDO
City of Excellence

| | | | | |
|------------------|------------------------------|------------------|--|-------------|
| SCALE | Drawn By | Checked By | Community Development Department - Planning Division | Drawing No. |
| 1" = 40' | John Peterson | John Peterson | PLANNING DIVISION | |
| DATE: 06/17/2011 | Project Under Supervision Of | DATE: 06/17/2011 | NUTMEG HOMES | |
| INTERVIEW | PROJECT NO. 10803 | R.C.E. No. 5883 | CENTRE CITY PARKWAY PUBLIC SEWER MAIN EXTENSION | |

Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:17 AM
To: cjmojado@slrmissionindians.org
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)
Attachments: SUB15-0008 Mojado AB52 7.19.18.pdf; NUT-ARCH-2018-06-14 first page.pdf; 18.06.15 Planning Submittal No1 Full Set.pdf

Hello,

Attached, please find a AB52 notification letter regarding a proposed 137-townhome project on 2390, 2400, and 2401 Nutmeg Street in northern Escondido. (Please note that the letter incorrectly identifies one of the lots as 2309 Nutmeg Street; the address for that lot is 2390.)

Also attached are a site plan and grading plan for the project. An Initial Study has been prepared as well, and will be sent to you under a separate email.

As of today, the applicant has not provided a cultural resources survey for the project, but one is expected and can be shared when available. The applicant intends to prepare an Environmental Impact Report (EIR) for the project, which will be submitted to staff at a later date.

A hard copy of this letter will be sent to you via US mail (minus the Initial Study, due to its length).

If you have any questions, please do not hesitate to contact me.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:19 AM
To: cjmojado@slrmissionindians.org
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)- Initial Study
Attachments: Initial Study.pdf

Hello Cami,

As mentioned in my previous email, here is an Initial Study that was provided by the applicant for the proposed Nutmeg Residences townhome project. (Our email system would not allow me to send it with the other attachments, due to a file size limit.)

Please let me know if you have any questions.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org





Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 19, 2018

BY EMAIL AND U. S. MAIL

San Luis Rey Band of Mission Indians
Attn: Cami Mojado, Cultural Resources Manager
1889 Sunset Drive
Vista, CA 92081

RE: Assembly Bill 52 Notification
General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development
Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2309, 2400, and
2401 Nutmeg Street (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Ms. Mojado:

We have received a written request from your tribal band for notification regarding proposed development projects within the City of Escondido. In accordance with the provisions of California Assembly Bill 52, the purpose of this letter is to provide notification of a proposed development project described below. The City of Escondido will serve as the lead agency under the California Environmental Quality Act (CEQA) for the project. The applicant has submitted an Initial Study to Planning staff as part of the initial application submittal, a copy of which is attached to this letter for your review, along with a site plan and grading plan. The applicant intends to prepare a full Environmental Impact Report (EIR) for this project, and a cultural resource survey will be conducted as part of the environmental review process. The applicant has been encouraged to complete this survey as soon as possible and submit a copy to the City, in the event that you would like to review it during the consultation process.

Location and Environmental Setting:

The project site is currently 6.7 acres in size and is located in northern Escondido. The site straddles a portion of Nutmeg Street between Interstate 15 and Centre City Parkway. The portion of the project site on the north side of Nutmeg is characterized by steep slopes (35% or greater) at its west end near I-15, and gentler slopes at its east end near Centre City Parkway. The portion of the project site on the south side of Nutmeg has an overall gradual slope downward in an east to west direction, though the Caltrans and Centre City Parkway right of ways that border this southern portion on contain extensive steep slopes (since the southern portion is lower in elevation than I-15 and Centre City Parkway).

The surrounding neighborhoods generally are rural or semi-rural in character, with some properties within City jurisdiction and others within County jurisdiction. Most nearby lots that fall within City jurisdiction are zoned RE-80 (Residential Estates; minimum lot size of 80,000 SF).

Project Description:

The project applicant has filed for a General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development Plan for a 137-unit townhome development on the project site. The General Plan Amendment would change the site's General Plan designation from Office (O) to Urban III (U3), which would allow a residential density of up to 18 units per acre. Since the project site is currently 6.7 acres in size and therefore would accommodate no more than 120 units under the U3 designation, the applicant is requesting that the City vacate 0.96 acre of right-of-way along the Centre City frontage of the project site, to increase its size to 7.66 acres. The proposed Rezone would change the zoning of the site from RE-20 (Residential Estates; minimum lot size of 20,000 SF) to PD-R (Planned Development-Residential), while the Master Development Plan would designate specific development standards for building setbacks, open space, etc. Grading for the project would involve 17,900 cubic yards of cut material and 201,200 cubic yards of fill material, which would require the project to import 183,300 cubic yards of fill.

Pursuant to Government Code Section 21080.3.1, subdivision (d), please respond within 30 days of the date of this notice if your tribe requests a formal consultation with the City regarding this matter. Please contact:

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
(760) 839-4548
adolmage@escondido.org

Sincerely,



Ann Dolmage
Associate Planner

Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:55 AM
To: 'dcoloch@rincontribe.org'
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)
Attachments: SUB15-0008 Coloch AB52 7.19.18.pdf; NUT-ARCH-2018-06-14 first page.pdf; 18.06.15 Planning Submittal No1 Full Set.pdf

Hello,

Attached, please find a AB52 notification letter regarding a proposed 137-townhome project at 2390, 2400, and 2401 Nutmeg Street in northern Escondido. (Please note that the letter incorrectly identifies one of the lots as 2309 Nutmeg Street; the address for that lot is 2390.)

Also attached are a site plan and grading plan for the project. An Initial Study is also available, but since our email system imposes a limit on attachment sizes, I will send that to you in a separate email. The applicant intends to prepare an Environmental Impact Report (EIR) for the project, which will be submitted to staff at a later date.

A hard copy of this letter will be sent to you via US mail (minus the Initial Study, due to its length).

One of our other planners, Jay Paul, has informed me that you will be meeting with him here at City Hall on Tuesday afternoon. I will attend that meeting and bring a full-size copy of the project plans, in case you would like to see them.

If you have any questions, please do not hesitate to contact me.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:57 AM
To: 'dcolocho@rincontribute.org'
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)- Initial Study
Attachments: Initial Study.pdf

Hello,

As mentioned in my previous email, here is an Initial Study that was provided by the applicant for the proposed Nutmeg Residences townhome project.

Please let me know if you have any questions.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org





Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 19, 2018

BY EMAIL AND U. S. MAIL

Rincon Band of Luiseño Indians
Attn: Destiny Colocho, Cultural Resources Department
1 West Tribal Road
Valley Center, CA 92082

RE: Assembly Bill 52 Notification
General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development
Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2309, 2400, and
2401 Nutmeg Street (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Ms. Colocho:

We have received a written request from your tribal band for notification regarding proposed development projects within the City of Escondido. In accordance with the provisions of California Assembly Bill 52, the purpose of this letter is to provide notification of a proposed development project described below. The City of Escondido will serve as the lead agency under the California Environmental Quality Act (CEQA) for the project. The applicant has submitted an Initial Study to Planning staff as part of the initial application submittal, a copy of which is attached to this letter for your review, along with a site plan and grading plan. The applicant intends to prepare a full Environmental Impact Report (EIR) for this project, and a cultural resource survey will be conducted as part of the environmental review process. The applicant has been encouraged to complete this survey as soon as possible and submit a copy to the City, in the event that you would like to review it during the consultation process.

Location and Environmental Setting:

The project site is currently 6.7 acres in size and is located in northern Escondido. The site straddles a portion of Nutmeg Street between Interstate 15 and Centre City Parkway. The portion of the project site on the north side of Nutmeg is characterized by steep slopes (35% or greater) at its west end near I-15, and gentler slopes at its east end near Centre City Parkway. The portion of the project site on the south side of Nutmeg has an overall gradual slope downward in an east to west direction, though the Caltrans and Centre City Parkway right of ways that border this southern portion contain extensive steep slopes (since the southern portion is lower in elevation than I-15 and Centre City Parkway).

The surrounding neighborhoods generally are rural or semi-rural in character, with some properties within City jurisdiction and others within County jurisdiction. Most nearby lots that fall within City jurisdiction are zoned RE-80 (Residential Estates; minimum lot size of 80,000 SF).

Project Description:

The project applicant has filed for a General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development Plan for a 137-unit townhome development on the project site. The General Plan Amendment would change the site's General Plan designation from Office (O) to Urban III (U3), which would allow a residential density of up to 18 units per acre. Since the project site is currently 6.7 acres in size and therefore would accommodate no more than 120 units under the U3 designation, the applicant is requesting that the City vacate 0.96 acre of right-of-way along the Centre City frontage of the project site, to increase its size to 7.66 acres. The proposed Rezone would change the zoning of the site from RE-20 (Residential Estates; minimum lot size of 20,000 SF) to PD-R (Planned Development-Residential), while the Master Development Plan would designate specific development standards for building setbacks, open space, etc. Grading for the project would involve 17,900 cubic yards of cut material and 201,200 cubic yards of fill material, which would require the project to import 183,300 cubic yards of fill.

Pursuant to Government Code Section 21080.3.1, subdivision (d), please respond within 30 days of the date of this notice if your tribe requests a formal consultation with the City regarding this matter. Please contact:

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
(760) 839-4548
adolmage@escondido.org

Sincerely,



Ann Dolmage
Associate Planner

Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:59 AM
To: jontiveros@soboba-nsn.gov
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)
Attachments: SUB15-0008 Ontiveros AB52 7.19.18.pdf; NUT-ARCH-2018-06-14 first page.pdf; 18.06.15 Planning Submittal No1 Full Set.pdf

Hello,

Attached, please find a AB52 notification letter regarding a proposed 137-townhome project at 2390, 2400, and 2401 Nutmeg Street in northern Escondido. (Please note that the letter incorrectly identifies one of the lots as 2309 Nutmeg Street; the address for that lot is 2390.)

Also attached are a site plan and grading plan for the project. An Initial Study is also available, but since our email system imposes a limit on attachment sizes, I will send that to you in a separate email. The applicant intends to prepare an Environmental Impact Report (EIR) for the project, which will be submitted to staff at a later date.

A hard copy of this letter will be sent to you via US mail (minus the Initial Study, due to its length).

If you have any questions, please do not hesitate to contact me.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 11:01 AM
To: jontiveros@soboba-nsn.gov
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)- Initial Study
Attachments: Initial Study.pdf

Hello,

As mentioned in my previous email, here is an Initial Study that was provided by the applicant for the proposed Nutmeg Residences townhome project.

Please let me know if you have any questions.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org





Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 19, 2018

BY EMAIL AND U. S. MAIL

Soboba Band of Luiseño Indians
Attn: Joseph Ontiveros, Cultural Resource Director
PO Box 487
San Jacinto, CA 92581

RE: Assembly Bill 52 Notification
General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development
Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2309, 2400, and
2401 Nutmeg Street (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Mr. Ontiveros:

We have received a written request from your tribal band for notification regarding proposed development projects within the City of Escondido. In accordance with the provisions of California Assembly Bill 52, the purpose of this letter is to provide notification of a proposed development project described below. The City of Escondido will serve as the lead agency under the California Environmental Quality Act (CEQA) for the project. The applicant has submitted an Initial Study to Planning staff as part of the initial application submittal, a copy of which is attached to this letter for your review, along with a site plan and grading plan. The applicant intends to prepare a full Environmental Impact Report (EIR) for this project, and a cultural resource survey will be conducted as part of the environmental review process. The applicant has been encouraged to complete this survey as soon as possible and submit a copy to the City, in the event that you would like to review it during the consultation process.

Location and Environmental Setting:

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Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
(760) 839-4548
adolmage@escondido.org

Sincerely,



Ann Dolmage
Associate Planner



Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 19, 2018

BY U. S. MAIL

Mesa Grande Band of Mission Indians
Attn: Mario Morales, Cultural Resources Department
PMB 366
35008 Pala Temecula Rd
Pala, CA 92059

RE: Assembly Bill 52 Notification
General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development
Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2309, 2400, and
2401 Nutmeg Street (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Mr. Morales:

We have received a written request from your tribal band for notification regarding proposed development projects within the City of Escondido. In accordance with the provisions of California Assembly Bill 52, the purpose of this letter is to provide notification of a proposed development project described below. The City of Escondido will serve as the lead agency under the California Environmental Quality Act (CEQA) for the project. The applicant has submitted an Initial Study to Planning staff as part of the initial application submittal, a copy of which is attached to this letter for your review, along with a site plan and grading plan. The applicant intends to prepare a full Environmental Impact Report (EIR) for this project, and a cultural resource survey will be conducted as part of the environmental review process. The applicant has been encouraged to complete this survey as soon as possible and submit a copy to the City, in the event that you would like to review it during the consultation process.

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Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
(760) 839-4548
adolmage@escondido.org

Sincerely,



Ann Dolmage
Associate Planner

Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:17 AM
To: cjmojado@slrmissionindians.org
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)
Attachments: SUB15-0008 Mojado AB52 7.19.18.pdf; NUT-ARCH-2018-06-14 first page.pdf; 18.06.15 Planning Submittal No1 Full Set.pdf

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Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:19 AM
To: cjmojado@slrmissionindians.org
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)- Initial Study
Attachments: Initial Study.pdf

Hello Cami,

As mentioned in my previous email, here is an Initial Study that was provided by the applicant for the proposed Nutmeg Residences townhome project. (Our email system would not allow me to send it with the other attachments, due to a file size limit.)

Please let me know if you have any questions.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org





Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 19, 2018

BY EMAIL AND U. S. MAIL

San Luis Rey Band of Mission Indians
Attn: Cami Mojado, Cultural Resources Manager
1889 Sunset Drive
Vista, CA 92081

RE: Assembly Bill 52 Notification
General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development
Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2309, 2400, and
2401 Nutmeg Street (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Ms. Mojado:

We have received a written request from your tribal band for notification regarding proposed development projects within the City of Escondido. In accordance with the provisions of California Assembly Bill 52, the purpose of this letter is to provide notification of a proposed development project described below. The City of Escondido will serve as the lead agency under the California Environmental Quality Act (CEQA) for the project. The applicant has submitted an Initial Study to Planning staff as part of the initial application submittal, a copy of which is attached to this letter for your review, along with a site plan and grading plan. The applicant intends to prepare a full Environmental Impact Report (EIR) for this project, and a cultural resource survey will be conducted as part of the environmental review process. The applicant has been encouraged to complete this survey as soon as possible and submit a copy to the City, in the event that you would like to review it during the consultation process.

Location and Environmental Setting:

The project site is currently 6.7 acres in size and is located in northern Escondido. The site straddles a portion of Nutmeg Street between Interstate 15 and Centre City Parkway. The portion of the project site on the north side of Nutmeg is characterized by steep slopes (35% or greater) at its west end near I-15, and gentler slopes at its east end near Centre City Parkway. The portion of the project site on the south side of Nutmeg has an overall gradual slope downward in an east to west direction, though the Caltrans and Centre City Parkway right of ways that border this southern portion contain extensive steep slopes (since the southern portion is lower in elevation than I-15 and Centre City Parkway).

The surrounding neighborhoods generally are rural or semi-rural in character, with some properties within City jurisdiction and others within County jurisdiction. Most nearby lots that fall within City jurisdiction are zoned RE-80 (Residential Estates; minimum lot size of 80,000 SF).

Project Description:

The project applicant has filed for a General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development Plan for a 137-unit townhome development on the project site. The General Plan Amendment would change the site's General Plan designation from Office (O) to Urban III (U3), which would allow a residential density of up to 18 units per acre. Since the project site is currently 6.7 acres in size and therefore would accommodate no more than 120 units under the U3 designation, the applicant is requesting that the City vacate 0.96 acre of right-of-way along the Centre City frontage of the project site, to increase its size to 7.66 acres. The proposed Rezone would change the zoning of the site from RE-20 (Residential Estates; minimum lot size of 20,000 SF) to PD-R (Planned Development-Residential), while the Master Development Plan would designate specific development standards for building setbacks, open space, etc. Grading for the project would involve 17,900 cubic yards of cut material and 201,200 cubic yards of fill material, which would require the project to import 183,300 cubic yards of fill.

Pursuant to Government Code Section 21080.3.1, subdivision (d), please respond within 30 days of the date of this notice if your tribe requests a formal consultation with the City regarding this matter. Please contact:

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
(760) 839-4548
adolmage@escondido.org

Sincerely,



Ann Dolmage
Associate Planner

Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:55 AM
To: 'dcoloch@rincontribe.org'
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)
Attachments: SUB15-0008 Colocho AB52 7.19.18.pdf; NUT-ARCH-2018-06-14 first page.pdf; 18.06.15 Planning Submittal No1 Full Set.pdf

Hello,

Attached, please find a AB52 notification letter regarding a proposed 137-townhome project at 2390, 2400, and 2401 Nutmeg Street in northern Escondido. (Please note that the letter incorrectly identifies one of the lots as 2309 Nutmeg Street; the address for that lot is 2390.)

Also attached are a site plan and grading plan for the project. An Initial Study is also available, but since our email system imposes a limit on attachment sizes, I will send that to you in a separate email. The applicant intends to prepare an Environmental Impact Report (EIR) for the project, which will be submitted to staff at a later date.

A hard copy of this letter will be sent to you via US mail (minus the Initial Study, due to its length).

One of our other planners, Jay Paul, has informed me that you will be meeting with him here at City Hall on Tuesday afternoon. I will attend that meeting and bring a full-size copy of the project plans, in case you would like to see them.

If you have any questions, please do not hesitate to contact me.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:57 AM
To: 'dcolocho@rincontribute.org'
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)- Initial Study
Attachments: Initial Study.pdf

Hello,

As mentioned in my previous email, here is an Initial Study that was provided by the applicant for the proposed Nutmeg Residences townhome project.

Please let me know if you have any questions.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org





Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 19, 2018

BY EMAIL AND U. S. MAIL

Rincon Band of Luiseño Indians
Attn: Destiny Colocho, Cultural Resources Department
1 West Tribal Road
Valley Center, CA 92082

RE: Assembly Bill 52 Notification
General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development
Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2309, 2400, and
2401 Nutmeg Street (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Ms. Colocho:

We have received a written request from your tribal band for notification regarding proposed development projects within the City of Escondido. In accordance with the provisions of California Assembly Bill 52, the purpose of this letter is to provide notification of a proposed development project described below. The City of Escondido will serve as the lead agency under the California Environmental Quality Act (CEQA) for the project. The applicant has submitted an Initial Study to Planning staff as part of the initial application submittal, a copy of which is attached to this letter for your review, along with a site plan and grading plan. The applicant intends to prepare a full Environmental Impact Report (EIR) for this project, and a cultural resource survey will be conducted as part of the environmental review process. The applicant has been encouraged to complete this survey as soon as possible and submit a copy to the City, in the event that you would like to review it during the consultation process.

Location and Environmental Setting:

The project site is currently 6.7 acres in size and is located in northern Escondido. The site straddles a portion of Nutmeg Street between Interstate 15 and Centre City Parkway. The portion of the project site on the north side of Nutmeg is characterized by steep slopes (35% or greater) at its west end near I-15, and gentler slopes at its east end near Centre City Parkway. The portion of the project site on the south side of Nutmeg has an overall gradual slope downward in an east to west direction, though the Caltrans and Centre City Parkway right of ways that border this southern portion contain extensive steep slopes (since the southern portion is lower in elevation than I-15 and Centre City Parkway).

The surrounding neighborhoods generally are rural or semi-rural in character, with some properties within City jurisdiction and others within County jurisdiction. Most nearby lots that fall within City jurisdiction are zoned RE-80 (Residential Estates; minimum lot size of 80,000 SF).

Project Description:

The project applicant has filed for a General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development Plan for a 137-unit townhome development on the project site. The General Plan Amendment would change the site's General Plan designation from Office (O) to Urban III (U3), which would allow a residential density of up to 18 units per acre. Since the project site is currently 6.7 acres in size and therefore would accommodate no more than 120 units under the U3 designation, the applicant is requesting that the City vacate 0.96 acre of right-of-way along the Centre City frontage of the project site, to increase its size to 7.66 acres. The proposed Rezone would change the zoning of the site from RE-20 (Residential Estates; minimum lot size of 20,000 SF) to PD-R (Planned Development-Residential), while the Master Development Plan would designate specific development standards for building setbacks, open space, etc. Grading for the project would involve 17,900 cubic yards of cut material and 201,200 cubic yards of fill material, which would require the project to import 183,300 cubic yards of fill.

Pursuant to Government Code Section 21080.3.1, subdivision (d), please respond within 30 days of the date of this notice if your tribe requests a formal consultation with the City regarding this matter. Please contact:

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
(760) 839-4548
adolmage@escondido.org

Sincerely,



Ann Dolmage
Associate Planner

Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:59 AM
To: jontiveros@soboba-nsn.gov
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)
Attachments: SUB15-0008 Ontiveros AB52 7.19.18.pdf; NUT-ARCH-2018-06-14 first page.pdf; 18.06.15 Planning Submittal No1 Full Set.pdf

Hello,

Attached, please find a AB52 notification letter regarding a proposed 137-townhome project at 2390, 2400, and 2401 Nutmeg Street in northern Escondido. (Please note that the letter incorrectly identifies one of the lots as 2309 Nutmeg Street; the address for that lot is 2390.)

Also attached are a site plan and grading plan for the project. An Initial Study is also available, but since our email system imposes a limit on attachment sizes, I will send that to you in a separate email. The applicant intends to prepare an Environmental Impact Report (EIR) for the project, which will be submitted to staff at a later date.

A hard copy of this letter will be sent to you via US mail (minus the Initial Study, due to its length).

If you have any questions, please do not hesitate to contact me.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 11:01 AM
To: jontiveros@soboba-nsn.gov
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)- Initial Study
Attachments: Initial Study.pdf

Hello,

As mentioned in my previous email, here is an Initial Study that was provided by the applicant for the proposed Nutmeg Residences townhome project.

Please let me know if you have any questions.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org





Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 19, 2018

BY EMAIL AND U. S. MAIL

Soboba Band of Luiseño Indians
Attn: Joseph Ontiveros, Cultural Resource Director
PO Box 487
San Jacinto, CA 92581

RE: Assembly Bill 52 Notification
General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development
Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2309, 2400, and
2401 Nutmeg Street (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Mr. Ontiveros:

We have received a written request from your tribal band for notification regarding proposed development projects within the City of Escondido. In accordance with the provisions of California Assembly Bill 52, the purpose of this letter is to provide notification of a proposed development project described below. The City of Escondido will serve as the lead agency under the California Environmental Quality Act (CEQA) for the project. The applicant has submitted an Initial Study to Planning staff as part of the initial application submittal, a copy of which is attached to this letter for your review, along with a site plan and grading plan. The applicant intends to prepare a full Environmental Impact Report (EIR) for this project, and a cultural resource survey will be conducted as part of the environmental review process. The applicant has been encouraged to complete this survey as soon as possible and submit a copy to the City, in the event that you would like to review it during the consultation process.

Location and Environmental Setting:

The project site is currently 6.7 acres in size and is located in northern Escondido. The site straddles a portion of Nutmeg Street between Interstate 15 and Centre City Parkway. The portion of the project site on the north side of Nutmeg is characterized by steep slopes (35% or greater) at its west end near I-15, and gentler slopes at its east end near Centre City Parkway. The portion of the project site on the south side of Nutmeg has an overall gradual slope downward in an east to west direction, though the Caltrans and Centre City Parkway right of ways that border this southern portion on contain extensive steep slopes (since the southern portion is lower in elevation than I-15 and Centre City Parkway).

The surrounding neighborhoods generally are rural or semi-rural in character, with some properties within City jurisdiction and others within County jurisdiction. Most nearby lots that fall within City jurisdiction are zoned RE-80 (Residential Estates; minimum lot size of 80,000 SF).

Project Description:

The project applicant has filed for a General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development Plan for a 137-unit townhome development on the project site. The General Plan Amendment would change the site's General Plan designation from Office (O) to Urban III (U3), which would allow a residential density of up to 18 units per acre. Since the project site is currently 6.7 acres in size and therefore would accommodate no more than 120 units under the U3 designation, the applicant is requesting that the City vacate 0.96 acre of right-of-way along the Centre City frontage of the project site, to increase its size to 7.66 acres. The proposed Rezone would change the zoning of the site from RE-20 (Residential Estates; minimum lot size of 20,000 SF) to PD-R (Planned Development-Residential), while the Master Development Plan would designate specific development standards for building setbacks, open space, etc. Grading for the project would involve 17,900 cubic yards of cut material and 201,200 cubic yards of fill material, which would require the project to import 183,300 cubic yards of fill.

Pursuant to Government Code Section 21080.3.1, subdivision (d), please respond within 30 days of the date of this notice if your tribe requests a formal consultation with the City regarding this matter. Please contact:

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
(760) 839-4548
adolmage@escondido.org

Sincerely,



Ann Dolmage
Associate Planner



Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 19, 2018

BY U. S. MAIL

Mesa Grande Band of Mission Indians
Attn: Mario Morales, Cultural Resources Department
PMB 366
35008 Pala Temecula Rd
Pala, CA 92059

RE: Assembly Bill 52 Notification
General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development
Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2309, 2400, and
2401 Nutmeg Street (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Mr. Morales:

We have received a written request from your tribal band for notification regarding proposed development projects within the City of Escondido. In accordance with the provisions of California Assembly Bill 52, the purpose of this letter is to provide notification of a proposed development project described below. The City of Escondido will serve as the lead agency under the California Environmental Quality Act (CEQA) for the project. The applicant has submitted an Initial Study to Planning staff as part of the initial application submittal, a copy of which is attached to this letter for your review, along with a site plan and grading plan. The applicant intends to prepare a full Environmental Impact Report (EIR) for this project, and a cultural resource survey will be conducted as part of the environmental review process. The applicant has been encouraged to complete this survey as soon as possible and submit a copy to the City, in the event that you would like to review it during the consultation process.

Location and Environmental Setting:

The project site is currently 6.7 acres in size and is located in northern Escondido. The site straddles a portion of Nutmeg Street between Interstate 15 and Centre City Parkway. The portion of the project site on the north side of Nutmeg is characterized by steep slopes (35% or greater) at its west end near I-15, and gentler slopes at its east end near Centre City Parkway. The portion of the project site on the south side of Nutmeg has an overall gradual slope downward in an east to west direction, though the Caltrans and Centre City Parkway right of ways that border this southern portion on contain extensive steep slopes (since the southern portion is lower in elevation than I-15 and Centre City Parkway).

The surrounding neighborhoods generally are rural or semi-rural in character, with some properties within City jurisdiction and others within County jurisdiction. Most nearby lots that fall within City jurisdiction are zoned RE-80 (Residential Estates; minimum lot size of 80,000 SF).

Project Description:

The project applicant has filed for a General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development Plan for a 137-unit townhome development on the project site. The General Plan Amendment would change the site's General Plan designation from Office (O) to Urban III (U3), which would allow a residential density of up to 18 units per acre. Since the project site is currently 6.7 acres in size and therefore would accommodate no more than 120 units under the U3 designation, the applicant is requesting that the City vacate 0.96 acre of right-of-way along the Centre City frontage of the project site, to increase its size to 7.66 acres. The proposed Rezone would change the zoning of the site from RE-20 (Residential Estates; minimum lot size of 20,000 SF) to PD-R (Planned Development-Residential), while the Master Development Plan would designate specific development standards for building setbacks, open space, etc. Grading for the project would involve 17,900 cubic yards of cut material and 201,200 cubic yards of fill material, which would require the project to import 183,300 cubic yards of fill.

Pursuant to Government Code Section 21080.3.1, subdivision (d), please respond within 30 days of the date of this notice if your tribe requests a formal consultation with the City regarding this matter. Please contact:

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
(760) 839-4548
adolmage@escondido.org

Sincerely,



Ann Dolmage
Associate Planner

File No. SUB 18-0005

DECLARATION OF SERVICE BY MAIL
(C.C.P. 1013a and 2015.5)

I Joanne Tasher declare: that I am, and was at the time of service of the papers referred to, over the age of eighteen years; and I am employed in the County of San Diego, California, in which the mailing occurred. My business address is 201 North Broadway, Escondido, California. I served the following documents:

Senate Bill 18 Native American Consultation letter for Case Nos. SUB 18-0005 for the Nutmeg Residences, 137-Unit Townhome project at 2390, 2400, & 2401 N. Nutmeg St. Sent by USPS. See the attached list of the Native American Tribal Consultants.

The original, or true and correct copy, is attached by:

XX placing a copy in a separate envelope
_____ making a copy in the form of a postcard
_____ folding a copy

for each person on the attached list, addressed as indicated on it, and depositing the same, with postage fully prepaid, in the United States mail at Escondido, California August 2, 2018.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
Executed these dates listed above, at Escondido, California.

J. Tasher
(Signature)

PROOF OF SERVICE BY MAIL

Patricia Garcia-Plotkin, Director THPO
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

Jeff Grubbe, Chairperson
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

Edwin Romero, Chairperson
Barona Group of the Capitan Grande
1095 Barona Rd
Lakeside, CA 92040

Ralph Goff, Chairperson
Campo Band of Mission Indians
36190 Church Road, Suite 1
Campo, CA 91906

Robert Pinto, Chairperson
Ewiaapaayp Tribal Office
4054 Willows Road
Alpine, CA 91901

Michael Garcia, Vice Chair
Ewiaapaayp Tribal Office
4054 Willows Road
Alpine, CA 91901

Virgil Perez, Chairperson
Iipay Nation of Santa Ysabel
PO Box 130
Santa Ysabel, CA 92070

Rebecca Osuna, Chairperson
Inaja-Cosmit Band of Mission Indians
2005 S. Escondido Blvd
Escondido, CA 92025-3207

Erica Pinto, Chairperson
Jamul Indian Village
PO Box 612
Jamul, CA 91935

Teresa Romero, Chairwoman
Juaneno Band of Mission Indians
Acjachemen Nation
31411-A La Matanza Street
San Juan Capistrano, CA 92675

Clint Linton, Dir. Cultural Resources
Kumeyaay Cultural Repatriation
Committee
PO Box 507
Santa Ysabel, CA 92070

Carmen Lucas
Kwaaymii Laguna Band of Mission
Indians
PO Box 775
Pine Valley, CA 91962

Thomas Rodriguez, Chairperson
La Jolla Band of Mission Indians
22000 Highway 76
Pauma Valley, CA 92061

Gwendolyn Parada, Chairperson
La Posta Band of Mission Indians
8 Crestwood Rd
Boulevard, CA 91905

Javaughn Miller, Tribal Administrator
La Posta Band of Mission Indians
8 Crestwood Rd
Boulevard, CA 91905

Shane Chapparosa, Chairman
Los Covotes Band of Cahuilla &
Cupeno Indians
PO Box 189
Warner Springs, CA 92086-01

Angela Elliott Santos
Manzanita Band of Kumeyaay Nation
PO Box 1302
Boulevard, CA 91905

Virgil Oyos, Chairperson
Mesa Grande Band of Mission Indians
PO Box 270
Santa Ysabel, CA 92070

Shasta Gaughen, PhD.
Pala Band of Mission Indians Tribal
Historic Preservation Office
PMB 50, 35008 Pala Temecula Rd
Pala, CA 92059

Robert Smith
Pala Band of Mission Indians Tribal
Historic Preservation Office
12196 Pala Mission Rd
Pala, CA 92059

Temet Aguilar, Chairperson
Pauma & Yuima
PO Box 369
Pauma Valley, CA 92061

Mark Macarro, Chairperson
Pechanga Band of Mission Indians
PO Box 1477
Temecula, CA 92593

Bo Mazzetti, Chairperson
Rincon Band of Mission Indians
1 West Tribal Rd.
Valley Center, CA 92082

Destiny Colocho
Rincon Band of Mission Indians Cultural
Resource Dept.
1 West Tribal Rd.
Valley Center, CA 92082

Carmen Mojado, Manager
San Luis Rey Band of Mission Indians
Cultural Resources
1889 Sunset Dr.
Vista, CA 92081

Allen Lawson, Chairperson
San Pasqual Band of Mission Indians
PO Box 365
Valley Center, CA 92082

Joseph Ontiveros
Soboba Band of Luiseno Indians
Cultural Resource Dept.
PO Box 487
San Jacinto, CA 92583

Cody J. Martinez, Chairperson
Sycuan Band of Mission Indians
1 Kwaaypaay Court
El Cajon, CA 92019

Robert Welch, Chairperson
Viejas Band of Kumeyaay Indians
1 Viejas Grade Rd
Alpine, CA 91901

SUB18-0005
SB 18 Tribal Contact list from NAIHC



Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

August 1, 2018

Robert Welch, Chairperson
Viejas Band of Kumeyaay Indians
1 Viejas Grade Rd
Alpine, CA 91901

Typical

RE: SENATE BILL 18 CONSULTATION

General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2390, 2400, and 2401 Nutmeg Street, Escondido (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Mr. Welch:

In accordance with the provisions of California Senate Bill 18, the purpose of this letter is to initiate consultation regarding a proposed General Plan Amendment for a property in northern Escondido, currently addressed as 2390, 2400, and 2401 Nutmeg Street. The proposed General Plan Amendment would change the land use designation of this property from Office (O) to Urban III (U3), to enable the development of 137 townhomes. The project also includes a request for a Rezone, a Master Development Plan, and a Tentative Subdivision Map, as described in the next section.

Background and Project Description

Prior to 2012, the subject property was located within the Estate II (E2) land use designation of the City of Escondido General Plan, which would have allowed a single-family residential project with maximum density ranging from two units/acre to one unit/20 acres, depending on site topography. A 2012 update to the General Plan identified the property as the Nutmeg Street Study Area and changed its designation to Office (O), which is intended to accommodate uses such as administrative and professional offices; business support services; financial, insurance, and real estate services; medical offices; convalescent and care facilities; and supportive commercial uses (e.g., restaurants). This change notwithstanding, the Environmental Impact Report for the 2012 update did note that either an office use or a medium-density residential use on this site could be compatible with the existing lower-density residential development to the south and west.

On December 1, 2017, the project applicant submitted a request to the City to initiate a General Plan Amendment to change the designation of the site from Office to Urban III (U3). The City Council voted to approve the initiation at their meeting on January 24, 2018 (please note that approving the initiation simply granted the applicant permission to formally apply for the amendment, and did not commit the City to approving said amendment). The applicant then submitted the formal application for the amendment on June 15, 2018.

In addition to the request for a General Plan Amendment, the applicant has also submitted a Rezone request to change the zoning of the property from Residential Estates, minimum lot size of 20,000 SF (RE-20) to Planned Development-Residential (PD-R); a Tentative Subdivision Map for 137 townhomes; and a Master Development Plan to establish standards for setbacks, open space, parking, and other development details.

The project would involve extensive grading, including 17,900 cubic yards of cut material and 201,200 cubic yards of fill material, which would require importing 183,300 cubic yards of material to the site. The proposed vacation of 0.96 acre of right-of-way along the west side of Centre City Parkway would increase the size of the project site to 7.66 acres, allowing a maximum of 137 units under the U3 designation's maximum density of 18 units/acre.

Location

The site straddles a portion of Nutmeg Street between Interstate 15 and Centre City Parkway. The portion of the project site on the north side of Nutmeg is characterized by steep slopes (35% or greater) at its west end near I-15, and gentler slopes at its east end near Centre City Parkway. The portion of the project site on the south side of Nutmeg has an overall gradual slope downward in an east to west direction, though the Caltrans and Centre City Parkway right of ways that border this southern portion on contain extensive steep slopes (since the southern portion is lower in elevation than I-15 and Centre City Parkway). Surrounding neighborhoods generally are rural or semi-rural in character, with some properties within City jurisdiction and others within County jurisdiction. Most nearby lots that fall within City jurisdiction are zoned RE-80 (Residential Estates; minimum lot size of 80,000 SF).

SB 18 Consultation Letter
SUB 18-0005
Page 3 of 3

Pursuant to Government Code §65352.3(a)(2), please respond within 90 days of the date of this notice if your tribe wishes to consult with the City regarding this matter. Please contact:

Ann Dolmage, Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
Phone: (760) 839-4548
Fax: (760) 839-4313
Email: adolmage@escondido.org

Sincerely,

Ann Dolmage

Ann Dolmage
Associate Planner

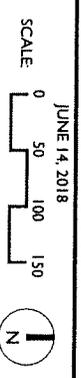
Attachments



ESCONDIDO, CA

NUTMEG HOMES

JMI REAL ESTATE
10632 MEADS AVE
ORANGE, CA 92869



PROJECT SUMMARY

| | |
|------------|-----------|
| TOTAL AREA | 137 HOMES |
| DENSITY | 7.7 AC |
| | 18 DU/AC |

UNIT MIX

| | |
|--------------------|-------------------|
| P1 (VILLAS) | |
| 13 PLAN 1 | 2BD/2.5BA 1104 SF |
| 20 PLAN 2 | 3BD/2.5BA 1339 SF |
| 6 PLAN 3 | 3BD/3.5BA 1646 SF |
| 39 SUBTOTAL | |

| | |
|--------------------|-------------------|
| P2 (VILLAS) | |
| 16 PLAN 1 | 2BD/2.5BA 1104 SF |
| 22 PLAN 2 | 3BD/2.5BA 1339 SF |
| 10 PLAN 3 | 3BD/3.5BA 1646 SF |
| 48 SUBTOTAL | |

| | |
|----------------------|-------------------|
| P3 (ROWHOMES) | |
| 12 PLAN 1 | 2BD/2BA 1210 SF |
| 12 PLAN 2 | 3BD/3BA 1500 SF |
| 12 PLAN 3 | 3BD/2.5BA 1610 SF |
| 14 PLAN 4 | 3BD/3BA 1950 SF |
| 50 SUBTOTAL | |

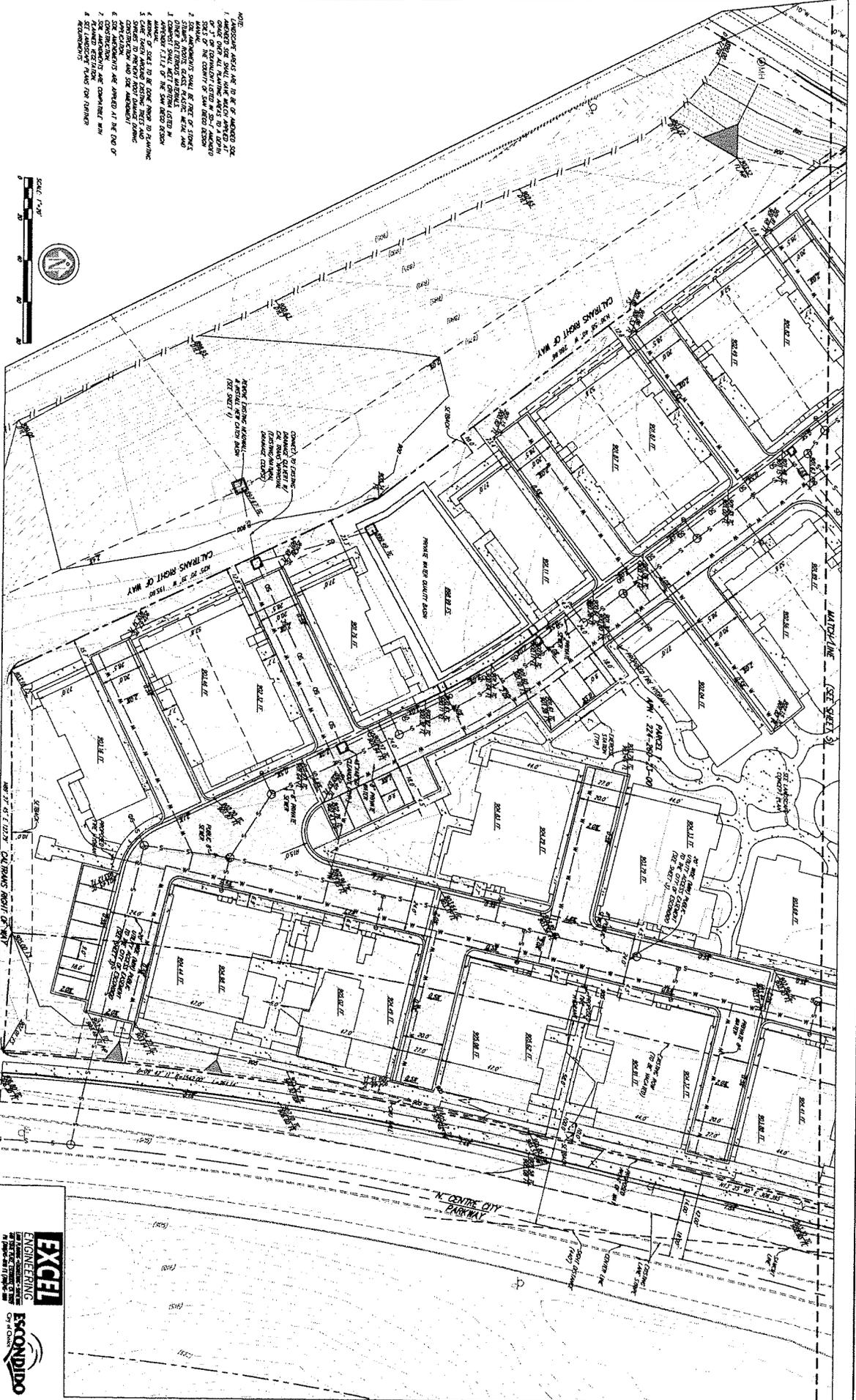
137 TOTAL HOMES

PRELIMINARY SITE PLAN

SUMMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summaarch.com

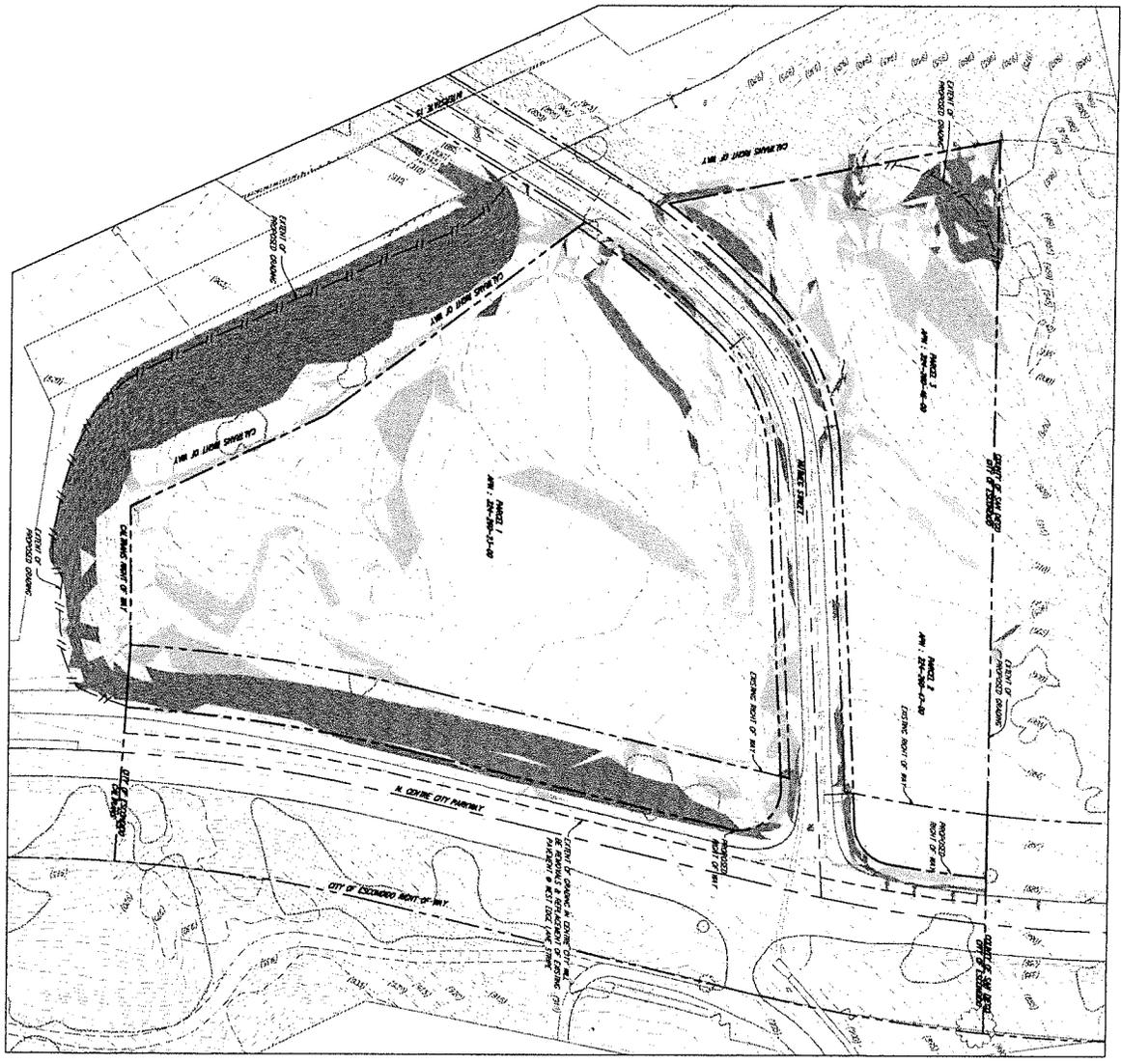
- NOTE:
1. LOCATIONS INDICATED BY "X" ARE TO BE MAINTAINED AS EXISTING.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



| | |
|-----------------|--|
| SCALE | 1" = 20' |
| DESIGNED BY | Excel Engineering |
| CHECKED BY | Robert D. Johnson |
| DATE | 01.14.2004 |
| PROJECT | RESIDENTIAL DEVELOPMENT FOR THE NUTMEG HOMES |
| CLIENT | PLANNING DEPARTMENT - CITY OF OAKLAND |
| PROJECT ADDRESS | 1500 15TH STREET, OAKLAND, CA 94612 |
| DRAWING NO. | Sheet 5 of 8 |

EXCEL
ENGINEERING
1500 15TH STREET
OAKLAND, CA 94612
TEL: (415) 771-1111
WWW.EXCEL-ENG.COM

ESCONDIDO
CITY OF OAKLAND



LEGEND

- PROPOSED DRAINAGE BASIN
- EXISTING DRAINAGE BASIN
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING ROAD
- PROPOSED ROAD
- PROPOSED DRAINAGE

THE LAND SHOWN HEREIN IS NOT A GUARANTEE OF ANY KIND AND DOES NOT REPRESENT A WARRANTY OF ANY KIND. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.



| | |
|-------------|--|
| SCALE | 1" = 100' |
| DATE | 11/1/2004 |
| PROJECT | COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION |
| LOCATION | NUTMEG HOMES |
| DESIGNER | ESCONDIDO ENGINEERING |
| CHECKED BY | ESCONDIDO ENGINEERING |
| APPROVED BY | ESCONDIDO ENGINEERING |
| DATE | 11/1/2004 |
| PROJECT NO. | 11/1/2004 |
| SCALE | AS SHOWN |
| DATE | 11/1/2004 |
| PROJECT | COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION |
| LOCATION | NUTMEG HOMES |
| DESIGNER | ESCONDIDO ENGINEERING |
| CHECKED BY | ESCONDIDO ENGINEERING |
| APPROVED BY | ESCONDIDO ENGINEERING |
| DATE | 11/1/2004 |
| PROJECT NO. | 11/1/2004 |
| SCALE | AS SHOWN |
| DATE | 11/1/2004 |





PROJECT SUMMARY

TOTAL HOMES 137 HOMES
 AREA 7.7 AC
 DENSITY 18 DU/AC

UNIT MIX

| P1 (VILLAS) | |
|--------------------|-------------------|
| 13 PLAN 1 | 28D/2.5BA 1104 SF |
| 20 PLAN 2 | 38D/2.5BA 1339 SF |
| 6 PLAN 3 | 38D/3.5BA 1646 SF |
| 39 SUBTOTAL | |

| P2 (VILLAS) | |
|--------------------|-------------------|
| 16 PLAN 1 | 28D/2.5BA 1104 SF |
| 22 PLAN 2 | 38D/2.5BA 1339 SF |
| 10 PLAN 3 | 38D/3.5BA 1646 SF |
| 48 SUBTOTAL | |

| P3 (ROWHOMES) | |
|--------------------|-------------------|
| 12 PLAN 1 | 28D/2BA 1210 SF |
| 12 PLAN 2 | 38D/3BA 1500 SF |
| 12 PLAN 3 | 38D/2.5BA 1610 SF |
| 14 PLAN 4 | 38D/3BA 1930 SF |
| 50 SUBTOTAL | |

137 TOTAL HOMES

ESCONDIDO, CA

JMI REAL ESTATE
 10632 MEADS AVE
 ORANGE, CA 92869

NUTMEG HOMES

JUNE 14, 2018

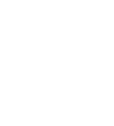
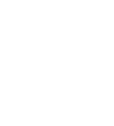
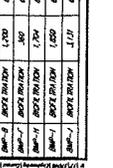
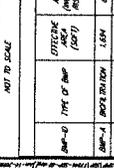
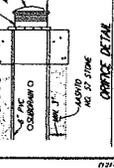
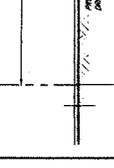
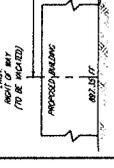
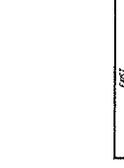
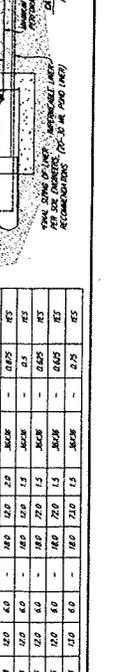
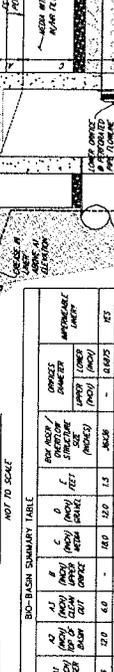
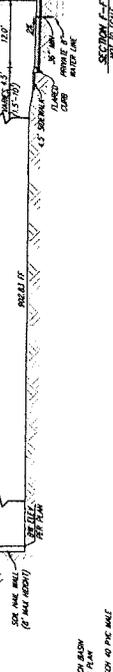
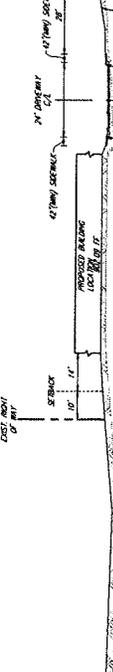
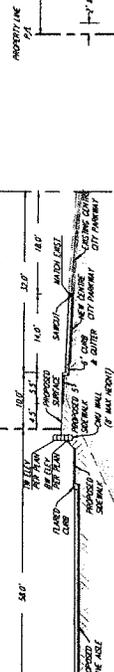
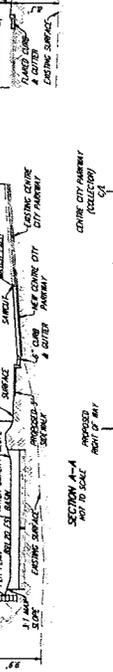
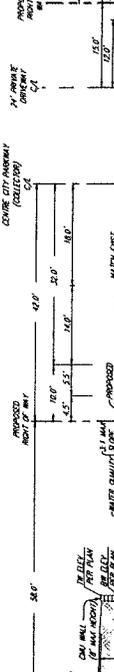
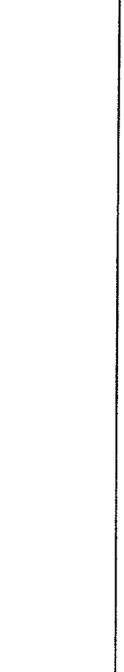
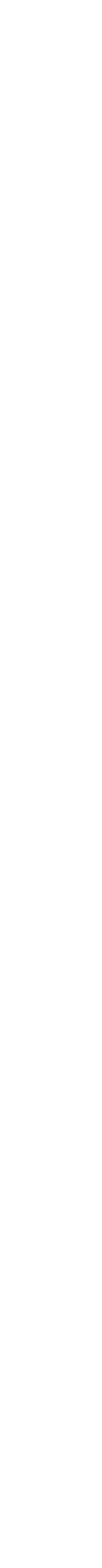
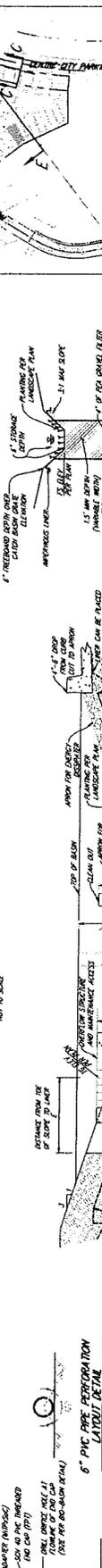
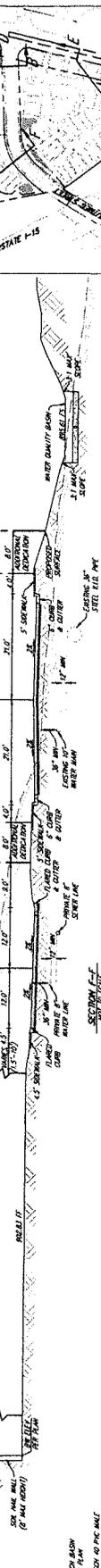
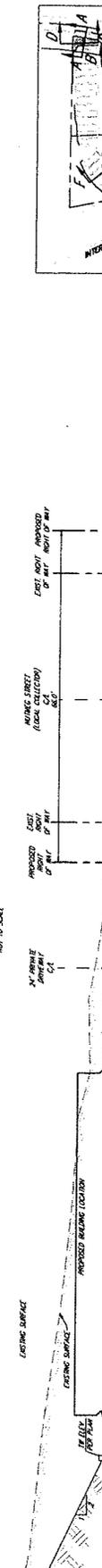
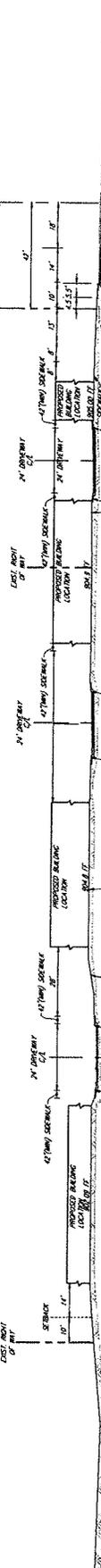
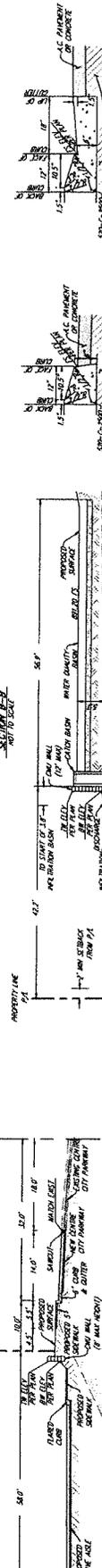
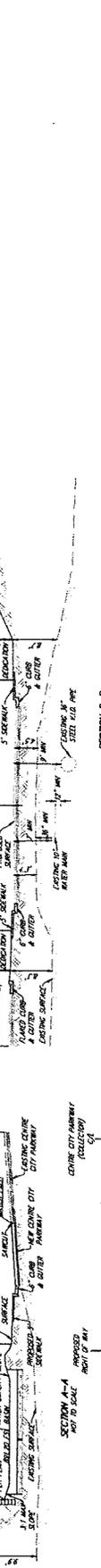
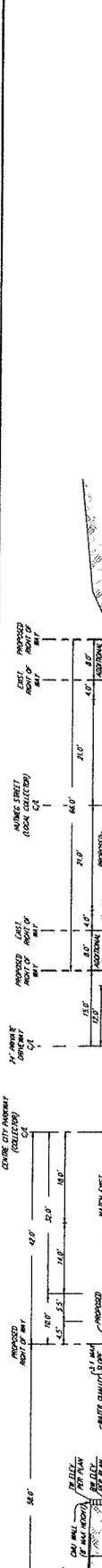
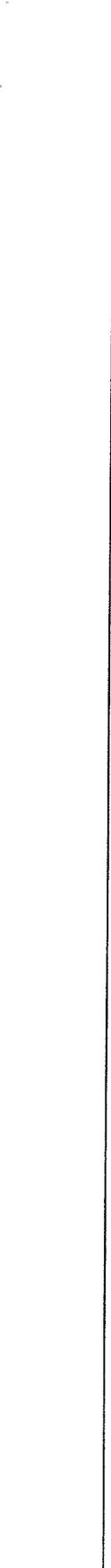
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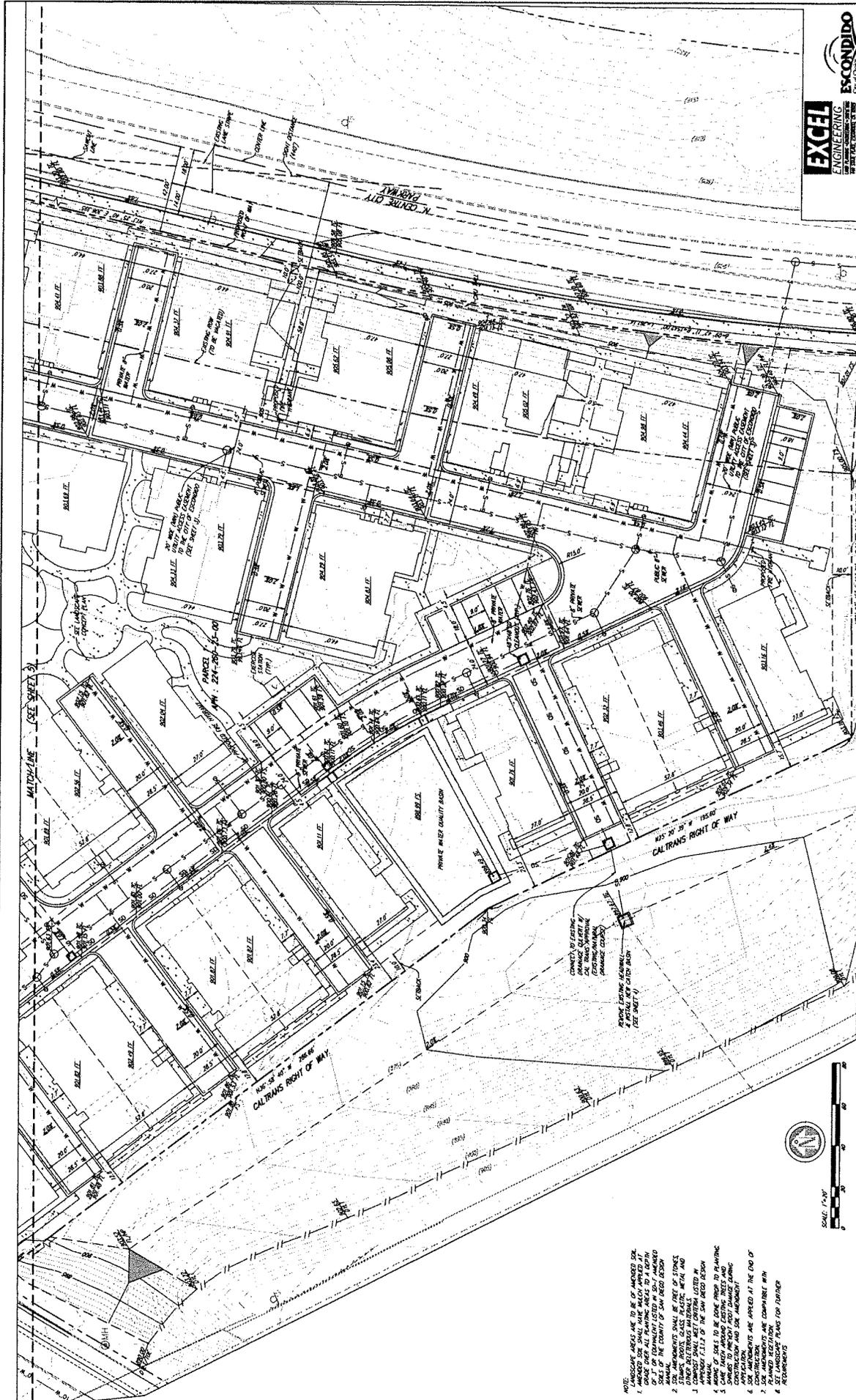


PRELIMINARY SITE PLAN



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198 summarch.com

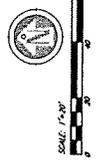


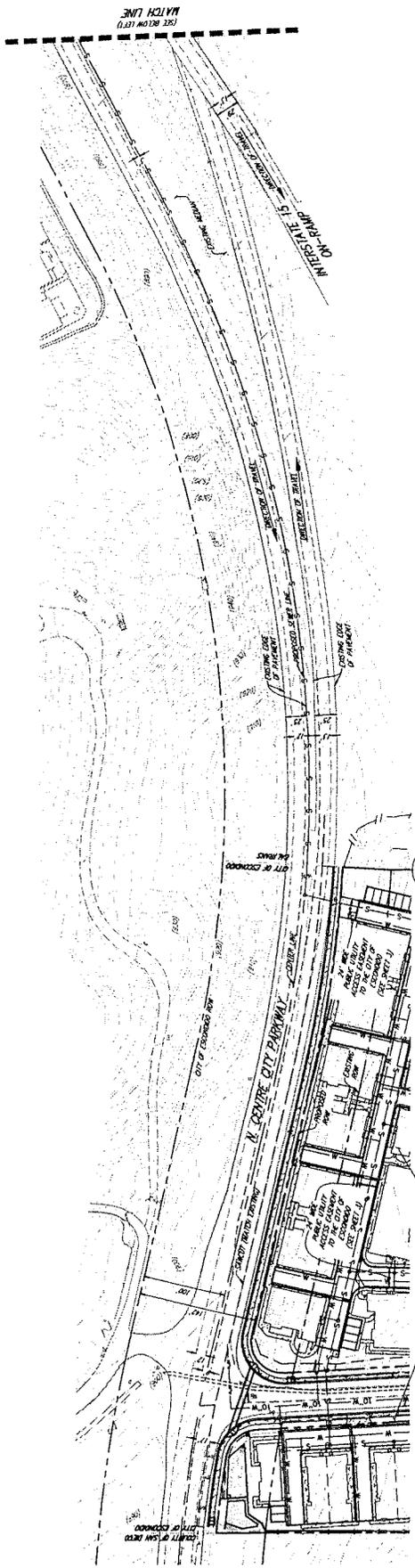


COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
 PRELIMINARY DEVELOPMENT FOR THE NUTMEG HOMES
 PRELIMINARY PLANNING PLAN (SHEET)

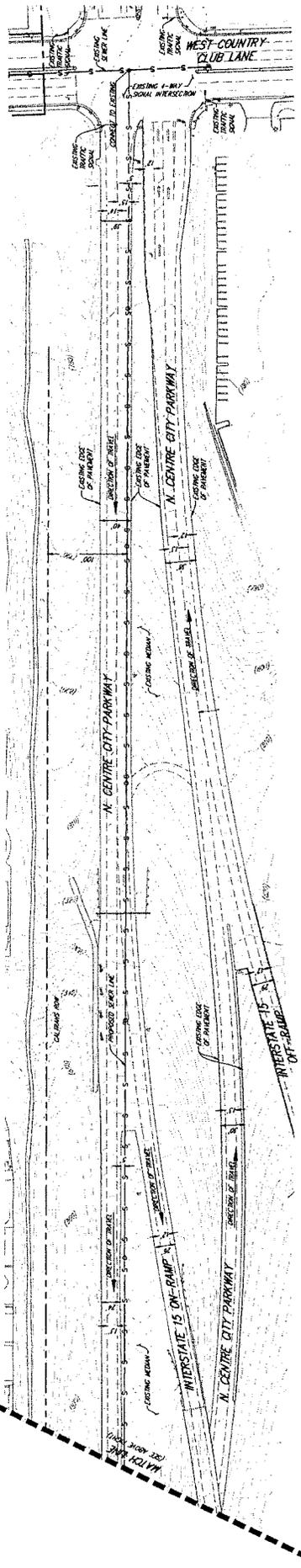
Developed By: [Name] Checked By: [Name]
 Drawn By: [Name] Approved By: [Name]
 Date: [Date] Date: [Date]
 Scale: 1/8" = 1'-0" A.C.E. No. 5543

- NOTE:
 1. LANDSCAPE AREAS ARE TO BE OF MIXED USE.
 2. CHASE OTHER ALL PLANTING AREAS TO 1/4" BATH.
 3. SOIL OF EQUIPMENT LISTS IN SOIL AMENDMENT.
 4. ANNUAL PLANTING SHALL BE 10% OF TOTAL PLANTING.
 5. STONES, BRICK, GRASS, PLASTIC, METAL AND
 6. CONCRETE SHALL BE USED AS LISTED IN
 7. APPROX. 7.1% OF THE SOIL BEING REMOVED.
 8. WORK OF SOILS TO BE DONE PRIOR TO PLANTING.
 9. SOIL AMENDMENTS ARE APPLIED AT THE END OF
 10. SOIL AMENDMENTS ARE APPLIED AT THE END OF
 11. SOIL AMENDMENTS ARE APPLIED AT THE END OF
 12. SOIL AMENDMENTS ARE APPLIED AT THE END OF
 13. SOIL AMENDMENTS ARE APPLIED AT THE END OF
 14. SOIL AMENDMENTS ARE APPLIED AT THE END OF
 15. SOIL AMENDMENTS ARE APPLIED AT THE END OF





SCALE
 1" = 60'
 0 60 120 180 240
 FEET



SCALE
 1" = 60'
 0 60 120 180 240
 FEET

EXCEL ENGINEERING
 1100 S. EL CAMINO AVE., SUITE 100
 ESCONDIDO, CA 92026
 TEL: (760) 941-1111 FAX: (760) 941-1112
 WWW.EXCEL-ENG.COM

ESCONDIDO
 City of Esccondido

Designed By: [Signature]
 Drawn By: [Signature]
 Checked By: [Signature]
 Approved By: [Signature]
 Date: 06/17/2011
 Project No.: 08003
 R.C.E. No.: 58803

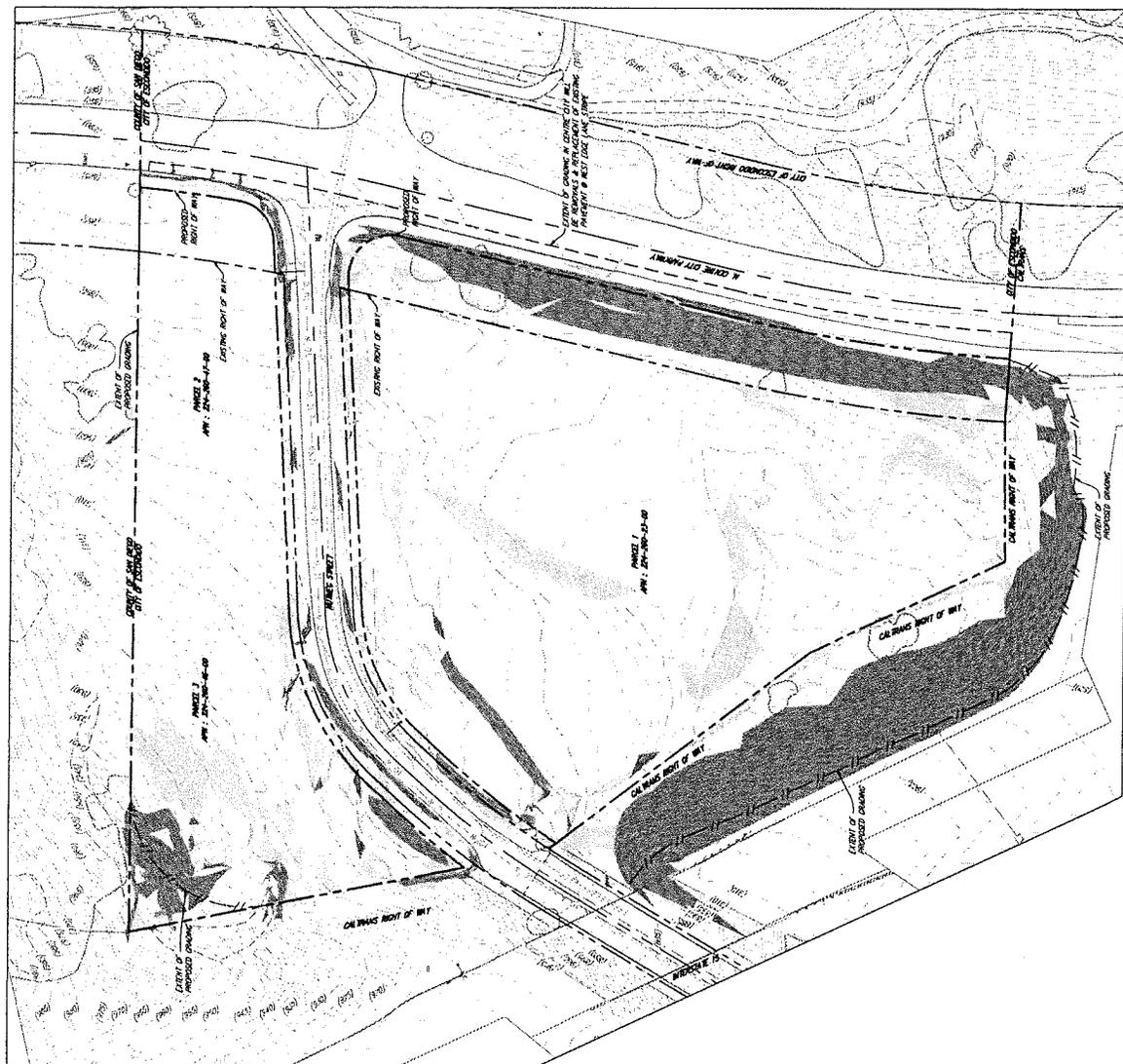
COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
 PRELIMINARY EQUIPMENT PLAN FOR
NUTMEG HOMES
 CENTRE CITY PARKWAY PUBLIC SEWER MAIN EXTENSION

Drawing No. [Blank]
 Sheet 7 of 8

LEGEND

- EXISTING SLOPE 0% - 15%
- EXISTING SLOPE 15% - 25%
- EXISTING SLOPE 25% - 50%
- EXISTING SLOPE 50% - 75%
- EXISTING SLOPE 75% - 100%
- PROPOSED SLOPE
- BOUNDARY OF PROPOSED CHANGING

THE LAND AREAS WITHIN THE SLOPE CHANGES NOTED ABOVE ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SLOPE ANALYSIS. THE SLOPE ANALYSIS IS BASED ON THE DATA PROVIDED AND THE PROPOSED LOCATION OF THE CITY PARKWAY.



| | | | |
|-----------------------------|----------------|--|-------------------|
| SCALE | 1" = 50' | Checked By | PLANNING DIVISION |
| DESIGNED BY | ROBERT A. DUNN | Drawn By | ROBERT A. DUNN |
| DATE | 10/11/11 | Project No. | 11-00000 |
| PROJECT DEVELOPMENT FOR THE | | COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION | |
| NUTMEG HOMES | | CITY OF ESCONDIDO | |
| SLOPE ANALYSIS | | DRAWING NO. | |
| R.C.E. No. 65529 | | SHEET 8 OF 8 | |

Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:17 AM
To: cjmojado@slrmissionindians.org
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)
Attachments: SUB15-0008 Mojado AB52 7.19.18.pdf; NUT-ARCH-2018-06-14 first page.pdf; 18.06.15 Planning Submittal No1 Full Set.pdf

Hello,

Attached, please find a AB52 notification letter regarding a proposed 137-townhome project on 2390, 2400, and 2401 Nutmeg Street in northern Escondido. (Please note that the letter incorrectly identifies one of the lots as 2309 Nutmeg Street; the address for that lot is 2390.)

Also attached are a site plan and grading plan for the project. An Initial Study has been prepared as well, and will be sent to you under a separate email.

As of today, the applicant has not provided a cultural resources survey for the project, but one is expected and can be shared when available. The applicant intends to prepare an Environmental Impact Report (EIR) for the project, which will be submitted to staff at a later date.

A hard copy of this letter will be sent to you via US mail (minus the Initial Study, due to its length).

If you have any questions, please do not hesitate to contact me.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:19 AM
To: cjmojado@slrmissionindians.org
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)- Initial Study
Attachments: Initial Study.pdf

Hello Cami,

As mentioned in my previous email, here is an Initial Study that was provided by the applicant for the proposed Nutmeg Residences townhome project. (Our email system would not allow me to send it with the other attachments, due to a file size limit.)

Please let me know if you have any questions.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org





Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 19, 2018

BY EMAIL AND U. S. MAIL

San Luis Rey Band of Mission Indians
Attn: Cami Mojado, Cultural Resources Manager
1889 Sunset Drive
Vista, CA 92081

RE: Assembly Bill 52 Notification
General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development
Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2309, 2400, and
2401 Nutmeg Street (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Ms. Mojado:

We have received a written request from your tribal band for notification regarding proposed development projects within the City of Escondido. In accordance with the provisions of California Assembly Bill 52, the purpose of this letter is to provide notification of a proposed development project described below. The City of Escondido will serve as the lead agency under the California Environmental Quality Act (CEQA) for the project. The applicant has submitted an Initial Study to Planning staff as part of the initial application submittal, a copy of which is attached to this letter for your review, along with a site plan and grading plan. The applicant intends to prepare a full Environmental Impact Report (EIR) for this project, and a cultural resource survey will be conducted as part of the environmental review process. The applicant has been encouraged to complete this survey as soon as possible and submit a copy to the City, in the event that you would like to review it during the consultation process.

Location and Environmental Setting:

The project site is currently 6.7 acres in size and is located in northern Escondido. The site straddles a portion of Nutmeg Street between Interstate 15 and Centre City Parkway. The portion of the project site on the north side of Nutmeg is characterized by steep slopes (35% or greater) at its west end near I-15, and gentler slopes at its east end near Centre City Parkway. The portion of the project site on the south side of Nutmeg has an overall gradual slope downward in an east to west direction, though the Caltrans and Centre City Parkway right of ways that border this southern portion contain extensive steep slopes (since the southern portion is lower in elevation than I-15 and Centre City Parkway).

The surrounding neighborhoods generally are rural or semi-rural in character, with some properties within City jurisdiction and others within County jurisdiction. Most nearby lots that fall within City jurisdiction are zoned RE-80 (Residential Estates; minimum lot size of 80,000 SF).

Project Description:

The project applicant has filed for a General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development Plan for a 137-unit townhome development on the project site. The General Plan Amendment would change the site's General Plan designation from Office (O) to Urban III (U3), which would allow a residential density of up to 18 units per acre. Since the project site is currently 6.7 acres in size and therefore would accommodate no more than 120 units under the U3 designation, the applicant is requesting that the City vacate 0.96 acre of right-of-way along the Centre City frontage of the project site, to increase its size to 7.66 acres. The proposed Rezone would change the zoning of the site from RE-20 (Residential Estates; minimum lot size of 20,000 SF) to PD-R (Planned Development-Residential), while the Master Development Plan would designate specific development standards for building setbacks, open space, etc. Grading for the project would involve 17,900 cubic yards of cut material and 201,200 cubic yards of fill material, which would require the project to import 183,300 cubic yards of fill.

Pursuant to Government Code Section 21080.3.1, subdivision (d), please respond within 30 days of the date of this notice if your tribe requests a formal consultation with the City regarding this matter. Please contact:

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
(760) 839-4548
adolmage@escondido.org

Sincerely,



Ann Dolmage
Associate Planner

Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:55 AM
To: 'dcoloch@rincontribe.org'
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)
Attachments: SUB15-0008 Colocho AB52 7.19.18.pdf; NUT-ARCH-2018-06-14 first page.pdf; 18.06.15 Planning Submittal No1 Full Set.pdf

Hello,

Attached, please find a AB52 notification letter regarding a proposed 137-townhome project at 2390, 2400, and 2401 Nutmeg Street in northern Escondido. (Please note that the letter incorrectly identifies one of the lots as 2309 Nutmeg Street; the address for that lot is 2390.)

Also attached are a site plan and grading plan for the project. An Initial Study is also available, but since our email system imposes a limit on attachment sizes, I will send that to you in a separate email. The applicant intends to prepare an Environmental Impact Report (EIR) for the project, which will be submitted to staff at a later date.

A hard copy of this letter will be sent to you via US mail (minus the Initial Study, due to its length).

One of our other planners, Jay Paul, has informed me that you will be meeting with him here at City Hall on Tuesday afternoon. I will attend that meeting and bring a full-size copy of the project plans, in case you would like to see them.

If you have any questions, please do not hesitate to contact me.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:57 AM
To: 'dcolocho@rincontribute.org'
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)- Initial Study
Attachments: Initial Study.pdf

Hello,

As mentioned in my previous email, here is an Initial Study that was provided by the applicant for the proposed Nutmeg Residences townhome project.

Please let me know if you have any questions.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org





Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 19, 2018

BY EMAIL AND U. S. MAIL

Rincon Band of Luiseño Indians
Attn: Destiny Colocho, Cultural Resources Department
1 West Tribal Road
Valley Center, CA 92082

RE: Assembly Bill 52 Notification
General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development
Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2309, 2400, and
2401 Nutmeg Street (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Ms. Colocho:

We have received a written request from your tribal band for notification regarding proposed development projects within the City of Escondido. In accordance with the provisions of California Assembly Bill 52, the purpose of this letter is to provide notification of a proposed development project described below. The City of Escondido will serve as the lead agency under the California Environmental Quality Act (CEQA) for the project. The applicant has submitted an Initial Study to Planning staff as part of the initial application submittal, a copy of which is attached to this letter for your review, along with a site plan and grading plan. The applicant intends to prepare a full Environmental Impact Report (EIR) for this project, and a cultural resource survey will be conducted as part of the environmental review process. The applicant has been encouraged to complete this survey as soon as possible and submit a copy to the City, in the event that you would like to review it during the consultation process.

Location and Environmental Setting:

The project site is currently 6.7 acres in size and is located in northern Escondido. The site straddles a portion of Nutmeg Street between Interstate 15 and Centre City Parkway. The portion of the project site on the north side of Nutmeg is characterized by steep slopes (35% or greater) at its west end near I-15, and gentler slopes at its east end near Centre City Parkway. The portion of the project site on the south side of Nutmeg has an overall gradual slope downward in an east to west direction, though the Caltrans and Centre City Parkway right of ways that border this southern portion contain extensive steep slopes (since the southern portion is lower in elevation than I-15 and Centre City Parkway).

The surrounding neighborhoods generally are rural or semi-rural in character, with some properties within City jurisdiction and others within County jurisdiction. Most nearby lots that fall within City jurisdiction are zoned RE-80 (Residential Estates; minimum lot size of 80,000 SF).

Project Description:

The project applicant has filed for a General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development Plan for a 137-unit townhome development on the project site. The General Plan Amendment would change the site's General Plan designation from Office (O) to Urban III (U3), which would allow a residential density of up to 18 units per acre. Since the project site is currently 6.7 acres in size and therefore would accommodate no more than 120 units under the U3 designation, the applicant is requesting that the City vacate 0.96 acre of right-of-way along the Centre City frontage of the project site, to increase its size to 7.66 acres. The proposed Rezone would change the zoning of the site from RE-20 (Residential Estates; minimum lot size of 20,000 SF) to PD-R (Planned Development-Residential), while the Master Development Plan would designate specific development standards for building setbacks, open space, etc. Grading for the project would involve 17,900 cubic yards of cut material and 201,200 cubic yards of fill material, which would require the project to import 183,300 cubic yards of fill.

Pursuant to Government Code Section 21080.3.1, subdivision (d), please respond within 30 days of the date of this notice if your tribe requests a formal consultation with the City regarding this matter. Please contact:

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
(760) 839-4548
adolmage@escondido.org

Sincerely,



Ann Dolmage
Associate Planner

Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 10:59 AM
To: jontiveros@soboba-nsn.gov
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)
Attachments: SUB15-0008 Ontiveros AB52 7.19.18.pdf; NUT-ARCH-2018-06-14 first page.pdf; 18.06.15 Planning Submittal No1 Full Set.pdf

Hello,

Attached, please find a AB52 notification letter regarding a proposed 137-townhome project at 2390, 2400, and 2401 Nutmeg Street in northern Escondido. (Please note that the letter incorrectly identifies one of the lots as 2309 Nutmeg Street; the address for that lot is 2390.)

Also attached are a site plan and grading plan for the project. An Initial Study is also available, but since our email system imposes a limit on attachment sizes, I will send that to you in a separate email. The applicant intends to prepare an Environmental Impact Report (EIR) for the project, which will be submitted to staff at a later date.

A hard copy of this letter will be sent to you via US mail (minus the Initial Study, due to its length).

If you have any questions, please do not hesitate to contact me.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



Ann F. Dolmage

From: Ann F. Dolmage
Sent: Thursday, July 19, 2018 11:01 AM
To: jontiveros@soboba-nsn.gov
Subject: AB52 Consultation Invitation for Nutmeg Residences Project (SUB15-0008)- Initial Study
Attachments: Initial Study.pdf

Hello,

As mentioned in my previous email, here is an Initial Study that was provided by the applicant for the proposed Nutmeg Residences townhome project.

Please let me know if you have any questions.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org





Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 19, 2018

BY EMAIL AND U. S. MAIL

Soboba Band of Luiseño Indians
Attn: Joseph Ontiveros, Cultural Resource Director
PO Box 487
San Jacinto, CA 92581

RE: Assembly Bill 52 Notification
General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development
Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2309, 2400, and
2401 Nutmeg Street (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Mr. Ontiveros:

We have received a written request from your tribal band for notification regarding proposed development projects within the City of Escondido. In accordance with the provisions of California Assembly Bill 52, the purpose of this letter is to provide notification of a proposed development project described below. The City of Escondido will serve as the lead agency under the California Environmental Quality Act (CEQA) for the project. The applicant has submitted an Initial Study to Planning staff as part of the initial application submittal, a copy of which is attached to this letter for your review, along with a site plan and grading plan. The applicant intends to prepare a full Environmental Impact Report (EIR) for this project, and a cultural resource survey will be conducted as part of the environmental review process. The applicant has been encouraged to complete this survey as soon as possible and submit a copy to the City, in the event that you would like to review it during the consultation process.

Location and Environmental Setting:

The project site is currently 6.7 acres in size and is located in northern Escondido. The site straddles a portion of Nutmeg Street between Interstate 15 and Centre City Parkway. The portion of the project site on the north side of Nutmeg is characterized by steep slopes (35% or greater) at its west end near I-15, and gentler slopes at its east end near Centre City Parkway. The portion of the project site on the south side of Nutmeg has an overall gradual slope downward in an east to west direction, though the Caltrans and Centre City Parkway right of ways that border this southern portion on contain extensive steep slopes (since the southern portion is lower in elevation than I-15 and Centre City Parkway).

The surrounding neighborhoods generally are rural or semi-rural in character, with some properties within City jurisdiction and others within County jurisdiction. Most nearby lots that fall within City jurisdiction are zoned RE-80 (Residential Estates; minimum lot size of 80,000 SF).

Project Description:

The project applicant has filed for a General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development Plan for a 137-unit townhome development on the project site. The General Plan Amendment would change the site's General Plan designation from Office (O) to Urban III (U3), which would allow a residential density of up to 18 units per acre. Since the project site is currently 6.7 acres in size and therefore would accommodate no more than 120 units under the U3 designation, the applicant is requesting that the City vacate 0.96 acre of right-of-way along the Centre City frontage of the project site, to increase its size to 7.66 acres. The proposed Rezone would change the zoning of the site from RE-20 (Residential Estates; minimum lot size of 20,000 SF) to PD-R (Planned Development-Residential), while the Master Development Plan would designate specific development standards for building setbacks, open space, etc. Grading for the project would involve 17,900 cubic yards of cut material and 201,200 cubic yards of fill material, which would require the project to import 183,300 cubic yards of fill.

Pursuant to Government Code Section 21080.3.1, subdivision (d), please respond within 30 days of the date of this notice if your tribe requests a formal consultation with the City regarding this matter. Please contact:

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
(760) 839-4548
adolmage@escondido.org

Sincerely,



Ann Dolmage
Associate Planner



Bill Martin, AICP
Director of Community Development
Planning Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

July 19, 2018

BY U. S. MAIL

Mesa Grande Band of Mission Indians
Attn: Mario Morales, Cultural Resources Department
PMB 366
35008 Pala Temecula Rd
Pala, CA 92059

RE: Assembly Bill 52 Notification
General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development
Plan for Nutmeg Residences, a 137-Unit Townhome Development on 2309, 2400, and
2401 Nutmeg Street (APNs 224-260-47, 224-260-46, and 224-260-23)
City Case Number: SUB 18-0005

Dear Mr. Morales:

We have received a written request from your tribal band for notification regarding proposed development projects within the City of Escondido. In accordance with the provisions of California Assembly Bill 52, the purpose of this letter is to provide notification of a proposed development project described below. The City of Escondido will serve as the lead agency under the California Environmental Quality Act (CEQA) for the project. The applicant has submitted an Initial Study to Planning staff as part of the initial application submittal, a copy of which is attached to this letter for your review, along with a site plan and grading plan. The applicant intends to prepare a full Environmental Impact Report (EIR) for this project, and a cultural resource survey will be conducted as part of the environmental review process. The applicant has been encouraged to complete this survey as soon as possible and submit a copy to the City, in the event that you would like to review it during the consultation process.

Location and Environmental Setting:

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The surrounding neighborhoods generally are rural or semi-rural in character, with some properties within City jurisdiction and others within County jurisdiction. Most nearby lots that fall within City jurisdiction are zoned RE-80 (Residential Estates; minimum lot size of 80,000 SF).

Project Description:

The project applicant has filed for a General Plan Amendment, Rezone, Tentative Subdivision Map, and Master Development Plan for a 137-unit townhome development on the project site. The General Plan Amendment would change the site's General Plan designation from Office (O) to Urban III (U3), which would allow a residential density of up to 18 units per acre. Since the project site is currently 6.7 acres in size and therefore would accommodate no more than 120 units under the U3 designation, the applicant is requesting that the City vacate 0.96 acre of right-of-way along the Centre City frontage of the project site, to increase its size to 7.66 acres. The proposed Rezone would change the zoning of the site from RE-20 (Residential Estates; minimum lot size of 20,000 SF) to PD-R (Planned Development-Residential), while the Master Development Plan would designate specific development standards for building setbacks, open space, etc. Grading for the project would involve 17,900 cubic yards of cut material and 201,200 cubic yards of fill material, which would require the project to import 183,300 cubic yards of fill.

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Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025-4313
(760) 839-4548
adolmage@escondido.org

Sincerely,



Ann Dolmage
Associate Planner

Ann F. Dolmage

From: Destiny Colocho <DColocho@rincon-nsn.gov>
Sent: Wednesday, November 07, 2018 7:38 AM
To: Ann F. Dolmage
Cc: Deneen Pelton
Subject: Nutmeg Home Project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Dolmage,

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the above referenced project and we thank you for the opportunity to participate in SB18 consultation. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño territory are Rincon's history, culture and identity. The Rincon Band is currently participating in AB52 consultation with the City of Escondido regarding the above referenced project and thereby request to continue into SB18 consultation.

If you have additional questions or concerns please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Destiny Colocho, RPA

Cultural Resource Manager and Tribal Historic Preservation Officer
Cultural Resource Department

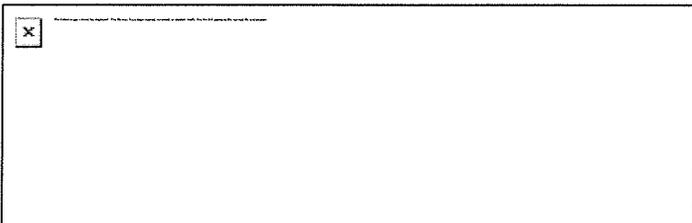
Rincon Band of Luiseño Indians

1 West Tribal Road | Valley Center, CA 92082

Office: 760-297-2635 | Cell: 760-705-7171

Fax: 760-692-1498

Email: dcolocho@rincon-nsn.gov



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Ann F. Dolmage

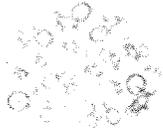
From: Alexis Wallick <awallick@palatribe.com>
Sent: Wednesday, August 29, 2018 4:09 PM
To: Ann F. Dolmage
Subject: Nutmeg Residences- City Case Number SUB 18-0005
Attachments: City of Escondido- Nutmeg Residences- City Case Number SUB 18-0005.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is the response to the request for comment on this project, sent on behalf of Shasta Gaughen.

Alexis Wallick

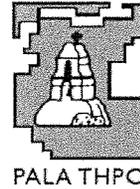
Pala Band of Mission Indians
Assistant Tribal Historic Preservation Officer
Pala Environmental Department, THPO
35008 Pala Temecula Road, Pmb 50; Pala, CA 92059
(760)891-3537
awallick@palatribe.com
ped.palatribe.com



 Please consider the environment before printing this email.

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



August 29, 2018

Ann Dolmage
City of Escondido
201 North Broadway
Escondido, CA 92025

Re: Nutmeg Residences- City Case Number: SUB18-0005

Dear Ms. Dolmage:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). It is, however, situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history. Therefore, we request as a courtesy to be kept in the information loop as the project progresses and would appreciate being maintained on the receiving list for project updates, reports of investigations, and/or any documentation that might be generated regarding previously reported or newly discovered sites. Further, if the project boundaries are modified to extend beyond the currently proposed limits, we do request updated information and the opportunity to respond to your changes.

Finally, we recommend that Approved Cultural Monitors be present on-site during all survey and all ground-disturbing activities. If you do not have access to an Approved Cultural Resource Monitor, contact us and we will work with you to identify appropriately trained individuals.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, Ph.D.
Tribal Historic Preservation Officer
Pala Band of Mission Indians

Ipai Nation of Santa Ysabel
(Iipay)

Ann F. Dolmage

From: cjlinton73@aol.com
Sent: Friday, September 14, 2018 12:08 PM
To: Ann F. Dolmage
Cc: Bill Martin
Subject: Nutmeg Home Residential Project

Hi Ann,

Responding to your letter for the above referenced project:

There are Kumeyaay cultural sites in the area as part of this traditional use area in prehistory. Please require a Kumeyaay Native Monitor be on site for all ground disturbing activities. If there are any questions or if you would like to meet in person please contact me at the phone number below. My office is in Esco so I can come over anytime.

Thank you,

Clint
760 803-5694

Ann F. Dolmage

From: Bill Martin
Sent: Friday, September 14, 2018 12:45 PM
To: Ann F. Dolmage; Mike Strong
Subject: Fwd: Nutmeg Home Residential Project

I'm sure the Luiseno bands will want a monitor also. Looks like they will need two. That should be included as a mitigation measure.

Bill

Sent from my iPhone

Begin forwarded message:

From: cjlinton73@aol.com
Date: September 14, 2018 at 12:08:14 PM PDT
To: adolmage@escondido.org
Cc: <bmartin@escondido.org>
Subject: **Nutmeg Home Residential Project**

Hi Ann,

Responding to your letter for the above referenced project:

There are Kumeyaay cultural sites in the area as part of this traditional use area in prehistory. Please require a Kumeyaay Native Monitor be on site for all ground disturbing activities. If there are any questions or if you would like to meet in person please contact me at the phone number below. My office is in Esco so I can come over anytime.

Thank you,

Clint
760 803-5694

Ann F. Dolmage

From: Padilla, Lacy (TRBL) <lpadilla@aguacaliente.net>
Sent: Thursday, August 16, 2018 8:34 AM
To: Ann F. Dolmage
Subject: SB 18 Consultation- Nutmeg Residences

Greetings,

A records check of the Tribal Historic preservation office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,

Lacy Padilla

Archaeological Technician
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264
760-699-6956 Office
760-333-5222 Cell

The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer

Ann F. Dolmage

From: Padilla, Lacy (TRBL) <lpadilla@aguacaliente.net>
Sent: Friday, August 10, 2018 9:45 AM
To: Ann F. Dolmage
Subject: RE: SB 18 Consultation for Nutmeg Residences

Greetings,

A records check of the Tribal Historic preservation office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,

Lacy Padilla

Archaeological Technician
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264
760-699-6956 Office
760-333-5222 Cell

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Ann F. Dolmage

From: Cultural Pauma <cultural@pauma-nsn.gov>
Sent: Wednesday, August 15, 2018 10:07 AM
To: Ann F. Dolmage
Cc: Dixon, Patti; Jeremy Zagarella
Subject: Nutmeg Residences, Escondido

Ms. Dolmage,

The Cultural Office of the Pauma Band of Luiseno Indians has received your August 1 consultation request for the Nutmeg Residences in Escondido. If there is /are any Cultural studies for the project area, we would be interested in receiving copies. We are not aware of any sites or resources on or near the property. The studies would assist us in determining what role Pauma would be involved as the project proceeds. Please contact us if there are any questions.

Thank you,

Mr. Chris Devers
Cultural Liaison
Pauma Band of Luiseno Indians

Ann F. Dolmage

From: Cultural Pauma <cultural@pauma-nsn.gov>
Sent: Thursday, August 16, 2018 9:53 AM
To: Ann F. Dolmage
Cc: Dixon, Patti; Jeremy Zagarella
Subject: RE: Nutmeg Residences, Escondido

Ms. Dolmage,

Thank you for providing us with the Cultural Report for the Nutmeg Residence Project. After reviewing the report, we would request that the Pauma Band be included in the consultation process either one on one or with any of our sister Bands that may have responded. Our preference for the first meeting would be on the project property. Please let us know what dates would work for this first meeting. Please contact us if there any questions.

Thank you,

Mr. Chris Devers
Cultural Liaison
Pauma Band of Luiseno Indians

From: Ann F. Dolmage <adolmage@escondido.org>
Sent: Thursday, August 16, 2018 8:54 AM
To: Cultural Pauma <cultural@pauma-nsn.gov>
Subject: RE: Nutmeg Residences, Escondido

Hello,

We just received a cultural study this week. Please see the attached documents.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



From: Cultural Pauma <cultural@pauma-nsn.gov>
Sent: Wednesday, August 15, 2018 10:07 AM
To: Ann F. Dolmage <adolmage@escondido.org>
Cc: Dixon, Patti <pdixon@palomar.edu>; Jeremy Zagarella <jzagarella@pauma-nsn.gov>
Subject: Nutmeg Residences, Escondido

Ms. Dolmage,

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Thank you,

Mr. Chris Devers
Cultural Liaison
Pauma Band of Luiseno Indians

Ann F. Dolmage

From: Cultural Pauma <cultural@pauma-nsn.gov>
Sent: Monday, August 20, 2018 8:09 AM
To: Ann F. Dolmage
Subject: RE: Nutmeg Residences, Escondido

I have no problem with that.

From: Ann F. Dolmage <adolmage@escondido.org>
Sent: Monday, August 20, 2018 8:08 AM
To: Cultural Pauma <cultural@pauma-nsn.gov>
Subject: RE: Nutmeg Residences, Escondido

10 AM on the 22nd is fine. Is it okay if the applicant attends as well?

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



From: Cultural Pauma <cultural@pauma-nsn.gov>
Sent: Monday, August 20, 2018 8:04 AM
To: Ann F. Dolmage <adolmage@escondido.org>
Subject: RE: Nutmeg Residences, Escondido

I can do the 22nd. Will 10am work for you?

Chris

From: Ann F. Dolmage <adolmage@escondido.org>
Sent: Thursday, August 16, 2018 3:39 PM
To: Cultural Pauma <cultural@pauma-nsn.gov>
Cc: Dixon, Patti <pdixon@palomar.edu>; Jeremy Zagarella <jzagarella@pauma-nsn.gov>
Subject: RE: Nutmeg Residences, Escondido

We can definitely do a site visit.

How does August 22nd (Wednesday) sound? As of right now I am available pretty much any time.

If that is not a good day, I am typically most available on Wednesdays and Thursdays for the foreseeable future, though a Monday or Tuesday morning could also work.

I reached out to the applicant to make sure they were okay with us visiting the site, and they said they were, but they would like to attend as well. Is that okay?

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



From: Cultural Pauma <cultural@pauma-nsn.gov>
Sent: Thursday, August 16, 2018 9:53 AM
To: Ann F. Dolmage <adolmage@escondido.org>
Cc: Dixon, Patti <pdixon@palomar.edu>; Jeremy Zagarella <jzagarella@pauma-nsn.gov>
Subject: RE: Nutmeg Residences, Escondido

Ms. Dolmage,

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Thank you,

Mr. Chris Devers
Cultural Liaison
Pauma Band of Luiseno Indians

From: Ann F. Dolmage <adolmage@escondido.org>
Sent: Thursday, August 16, 2018 8:54 AM
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Subject: RE: Nutmeg Residences, Escondido

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Thank you,

Ann Dolmage
Associate Planner

City of Escondido
(760) 839-4548
adolmage@escondido.org



From: Cultural Pauma <cultural@pauma-nsn.gov>
Sent: Wednesday, August 15, 2018 10:07 AM
To: Ann F. Dolmage <adolmage@escondido.org>
Cc: Dixon, Patti <pdixon@palomar.edu>; Jeremy Zagarella <jzagarella@pauma-nsn.gov>
Subject: Nutmeg Residences, Escondido

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Thank you,

Mr. Chris Devers
Cultural Liaison
Pauma Band of Luiseno Indians

SAN LUIS REY BAND OF MISSION INDIANS

**1889 Sunset Drive • Vista, California 92081
760-724-8505 • FAX 760-724-2172
www.slrmissionindians.org**

RECEIVED
AUG 14 2018
PLANNING DIVISION

August 14, 2018

Ann Dolmage
Associate Planner
Planning Division
City of Escondido
210 North Broadway
Escondido, CA 92025-4313

**VIA ELECTRONIC MAIL
adolmage@escondido.org**

**RE: SLR ACCEPTANCE TO CONSULT PURSUANT TO SB 18 REGARDING
THE NUTMEG RESIDENCES AND POTENTIAL IMPACTS TO TRIBAL
CULTURAL RESOURCES (SUB 18-0005)**

Dear Ms. Dolmage:

We, the San Luis Rey Band of Mission Indians (“Tribe”) have received and reviewed your letter dated August 1, 2018 requesting to consult pursuant to SB 18 for the Nutmeg Residences General Plan Amendment (“Project”). We understand that you are currently evaluating the possible impacts that may be caused by this Project to tribal cultural resources. Thank you for requesting consultation with our Tribe regarding this Project.

As you are aware, we are a San Diego County Tribe that is traditionally and culturally affiliated with Camp Pendleton, the current cities of Oceanside, Carlsbad, Vista, San Marcos and Escondido, as well as the unincorporated communities of Valley Center, Fallbrook and Bonsall. We are always concerned about the preservation and protection of tribal cultural resources within all these jurisdictions. The intent behind SB 18 (California Government Code Section 65352.3) is for local governments to work with tribal governments to preserve and/or to mitigate the impacts to cultural places.

After a review of the attachments and conducting a review of the Tribe’s sacred land’s file, the Tribe would like to address with the City regarding this particular Project. Given the Tribe’s concerns regarding this Project and its potential detrimental impacts to our tribal cultural resources if the proposed development will be going beyond the existing footprint of development, the Tribe does wish to participate in a formal consultation with the City of Escondido pursuant to SB 18.

Our Tribe has extensive knowledge of this Project Area and strongly urges caution in assessing the land encompassing the Project for development purposes. In regards to information our Tribe can provide the City regarding tribal cultural resources within the Project location, we respectfully request that any further discussion be done in person. Please contact our Cultural

Resource Manager Cami Mojado at (760) 917-1736 or via email at cjmojado@slrmissionindians.org to arrange a mutually acceptable meeting date and time.

Furthermore, the Tribe requests that any and all cultural resource surveys, soils reports and aerials from the last 50 years that have been completed and/or compiled in the Project Area and/or for the benefit of this Project be provided to the Tribe's Cultural Department at 1889 Sunset Drive, Vista, CA 92081 as your earliest convenience. If digital copies are available, please send them directly to cjmojado@slrmissionindians.org. These documents should be provided to the Tribe prior to any government to government meeting pursuant to SB 18.

We appreciate this opportunity to provide comments and share our concerns regarding this Project. We thank you for your assistance in protecting our invaluable Luiseño cultural resources.

Sincerely,



Merri Lopez-Keifer
Chief Legal Counsel
San Luis Rey Band of Mission Indians

SLR Request to Consult - Nutmeg Residences GPA

Merri Lopez-Keifer <lopezkeifer@gmail.com>

Tue 8/14/2018 3:43 PM

To: Ann F. Dolmage <adolmage@escondido.org>; Carmen Mojado <cjmojado@slrmissionindians.org>;

1 attachments (82 KB)

Nutmeg Residences GPA SB18 Acceptance to Consult.pdf;

Dear Ann,

I hope this email finds you well.

Attached please find a letter from the San Luis Rey Band of Mission Indians requesting to consult pursuant to SB 18 regarding the Nutmeg Residences General Plan Amendment.

Please contact Cami Mojado at your earliest convenience to arrange a mutually convenient meeting date and time.

Best,

Merri

Merri Lopez-Keifer
Chief Legal Counsel
San Luis Rey Band of Mission Indians
(925) 457-3395
lopezkeifer@gmail.com

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AUG 14 2018
PLANNING DIVISION

Ann F. Dolmage

From: Ann F. Dolmage
Sent: Tuesday, August 14, 2018 3:58 PM
To: Carmen Mojado
Cc: lopezkeifer@gmail.com
Subject: Re: SLR Request to Consult - Nutmeg Residences GPA

Hi Cami,

Here are some dates and times that work well for me for scheduling a consultation:

Thursday, 8/16- any time
Wednesday, 8/22- any time
Thursday, 8/23- any time after 11 AM
Wednesday, 8/29- any time

I'm most flexible on Wednesdays and Thursdays for the foreseeable future, but can try to arrange something on a different day if it works better for you.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org



From: Merri Lopez-Keifer <lopezkeifer@gmail.com>
Sent: Tuesday, August 14, 2018 3:42 PM
To: Ann F. Dolmage; Carmen Mojado
Subject: SLR Request to Consult - Nutmeg Residences GPA

Dear Ann,

I hope this email finds you well.

Attached please find a letter from the San Luis Rey Band of Mission Indians requesting to consult pursuant to SB 18 regarding the Nutmeg Residences General Plan Amendment.

Please contact Cami Mojado at your earliest convenience to arrange a mutually convenient meeting date and time.

Best,

VIEJAS

TRIBAL GOVERNMENT

P.O. Box 908
Alpine, CA 91903
#1 Viejas Grade Road
Alpine, CA 91901

August 10, 2018



Phone: 6194453810
Fax: 6194455337
viejas.com

Ann Dolmage
Associate Planner
City of Escondido
201 North Broadway
Escondido, CA 92025

RE: City Case Number: SUB 18-0005

Dear Ms. Dolmage,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site has cultural significance or ties to the Kumeyaay Nation. We recommend that you notify the:

San Pasqual Band of Mission Indians
P.O. Box 365
Valley Center, Ca 92082

Additionally, we request, as appropriate, the following:

- All NEPA/CEQA/NAGPRA laws be followed
- Immediately contact San Pasqual on any changes or inadvertent discoveries.

Thank you for your collaboration and support in preserving our Tribal cultural resources. I look forward to hearing from you. Please call me at 619-659-2312 or Ernest Pingleton at 619-659-2314, or email, rteran@viejas-nsn.gov or epingleton@viejas-nsn.gov, for scheduling. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "R Teran".

Ray Teran, Resource Management
VIEJAS BAND OF KUMEYAAY INDIANS

Cc: San Pasqual

Ann F. Dolmage

From: Destiny Colocho <DColocho@rincon-nsn.gov>
Sent: Friday, August 24, 2018 11:12 AM
To: Ann F. Dolmage
Cc: Deneen Pelton
Subject: RE: SUB18-0005 (Nutmeg Homes)- Cultural Resource Survey

Thanks for the Cultural Resource Survey. We will review and get back to you as soon as possible.

Please note the change in email below. @rincontribe.org will still be operational until the end of 2018, but please update your contact list to reflect the change to @rincon-nsn.gov

Destiny Colocho, RPA

Cultural Resource Manager and Tribal Historic Preservation Officer
Cultural Resource Department

Rincon Band of Luiseño Indians

1 West Tribal Road | Valley Center, CA 92082

Office: 760-297-2635 | Cell: 760-705-7171

Fax: 760-692-1498

Email: dcolocho@rincon-nsn.gov



*Rincon Band of
Luiseño Indians*

www.rincontribe.org

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From: Ann F. Dolmage [mailto:adolmage@escondido.org]
Sent: Friday, August 24, 2018 8:53 AM
To: Destiny Colocho <DColocho@rincon-nsn.gov>
Subject: SUB18-0005 (Nutmeg Homes)- Cultural Resource Survey

Hello Destiny,

I wanted to follow up with you and let you know that we received a cultural resource survey from the applicant for the Nutmeg Homes project (137 townhomes at Nutmeg Street and Centre City Parkway in Escondido).

I am attaching a copy for your review. In addition to the main report, there is also a confidential appendix that contains the results of a previous 2006 survey.

Please let me know if you have any comments.

Thank you,

Ann Dolmage
Associate Planner
City of Escondido
(760) 839-4548
adolmage@escondido.org

