



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

NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE NUTMEG HOMES RESIDENTIAL PROJECT – ENV 18-0005 (SCH #2018081063)

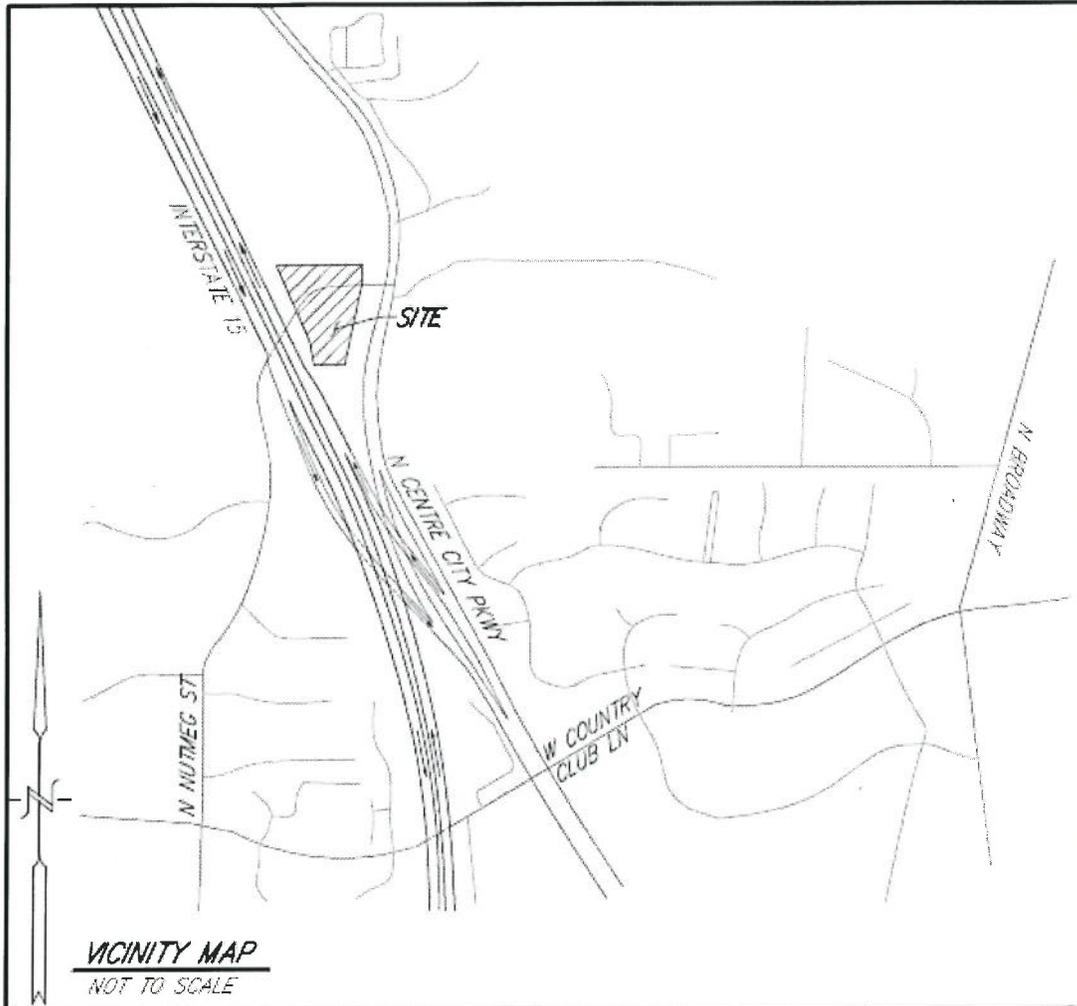
The City of Escondido (City), as lead agency pursuant to the California Environmental Quality Act of 1970 (CEQA) statutes (Cal. Pub. Res. Code § 21 et seq., as amended) and implementing guidelines (Cal. Code Regs., Title 14, § 15000 et seq.) (1998) has prepared a Draft Environmental Impact Report (EIR) for a 135-unit, multi-family residential project on a property that straddles North Nutmeg Street between Interstate 15 and North Centre City Parkway (Assessor's Parcel Numbers 224-260-23, 224-260-46, and 224-260-47). The Draft EIR is now available for public review and comment.

The applicant seeks approval of a Tentative Subdivision Map to establish 135 condominium units, 37 of which would be located on the portion of the project site to the north of Nutmeg Street, and 98 of which would be located on the portion to the south of Nutmeg Street. Units would range in size from 1,104 square feet to 1,950 square feet, with 2-bedroom to 4-bedroom floorplans. A two-car garage would be included with each unit, and 37 guest parking spaces would be provided throughout the development. Approximately 3.36 acres of open space would be included with the project, to contain amenities such as a spa, tot lot, picnic area, and exercise stations. Access to both the north and south portions of the project would be via a driveway entrance on Nutmeg Street. The project would dedicate eight feet of right-of-way along each side of Nutmeg Street to the City of Escondido, and construct improvements on both sides of this street, to include sidewalk, curb, and gutter. Approximately 0.96 acre of right-of-way along Centre City Parkway would be vacated to increase the size the development site to 7.66 gross acres (7.465 net acres).

Additional approvals sought by the applicant include a General Plan Amendment from the Office (O) designation to the Urban III (U-3) designation; a Master and Precise Development Plan to designate site-specific development standards and establish the design of the homes; a Rezone from RE-20 (Residential Estates; 20,000-square-foot minimum lot size) to PD-R (Planned Development- Residential); and a Grading Exemption per Escondido Municipal Code, Article 5, Section 33-1066 (Grading and Erosion Control: Design Criteria). The project also proposes a Specific Alignment Plan (SAP) for Nutmeg Street and Centre City Parkway, for road designs deviating from typical City standards. Grading in the amount of 15,400 cubic yards of cut and 205,100 cubic yards of fill (189,700 cubic yards of import) would be necessary to complete the project. Some grading would occur within the Caltrans right-of-way along the east side of Interstate 15, which would require an encroachment permit from that agency.

The Draft EIR evaluates the environmental impacts associated with project implementation. The Draft EIR includes the analysis of project impacts associated with aesthetics, air quality, biological resources, cultural resources (including tribal cultural resources), geology and soils, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, and transportation and traffic. Environmental analysis presented in the EIR concluded that the project would result in significant environmental impacts with respect to the following issue areas: biological resources, cultural resources, hazards and hazardous materials, noise, and traffic and transportation. The environmental analysis concluded that mitigation for these impacts would reduce them to a less-than-significant level. It is anticipated the Escondido City Council will review and consider certifying the Final EIR later in 2019.

In accordance with §15105 of the CEQA Guidelines, this public notice officially notifies the general public, public agencies, and interested individuals and organizations that a 45-day public review period will begin on May 10, 2019 and end on June 24, 2019. The Draft EIR may be viewed on the City's website at <https://www.escondido.org/nutmeg.aspx>. Hardcopies of the Draft EIR and associated documents are available at the following locations during normal business hours: Escondido Public Library (239 S. Kalmia Street) and Escondido City Hall Planning Division (201 N. Broadway). The public review period is your opportunity to provide comments on issues related to the proposed project. Written comments regarding the adequacy of this Draft EIR must be received by **5:00 p.m. on June 24, 2019.**



Comments should be addressed or e-mailed to:

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

Case File No.: ENV 18-0005

Date: May 6, 2019

Bill Martin, AICP
Director of Community Development