

Summary Form for Electronic Document Submittal

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

SCH #: _____

Project Title: Parkview Townhomes Project

Lead Agency: City of Escondido

Contact Name: Ivan Flores

Email: ivan.flores@escondido.gov Phone Number: 760-839-4529

Project Location: City of Escondido, County of San Diego
City County

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

The project site is in the City of Escondido, California, north of West El Norte Parkway on assessor parcel number 226-380-48. The project proposes a General Plan Amendment to amend the existing land use designation of SPA 13 Imperial Oakes Corporate Center to Urban IV and a Zone Map Amendment to amend the existing zoning from Professional Commercial (CP) to High Multiple Residential (R-4). The project also includes a Tentative Subdivision Map/Condominium Permit, a Major Plot Plan, and Design Review permit to construct 70 townhomes and associated recreational areas, including a tot-lot children's park, play lawn, seating area, and private community pool. The project would include seven buildings totaling 126,582 square feet and the townhomes would be broken into the following four plans:

1. Plan 1 would consist of fifteen 1,110-square-foot town homes consisting of two bedrooms and two and a half bathrooms.
2. Plan 2 would consist of seventeen 1,186-square-foot town homes consisting of two bedrooms and two and a half bathrooms.
3. Plan 3 would consist of sixteen 1,380-square-foot townhomes consisting of three bedrooms and three and a half bathrooms.
4. Plan 4 would consist of twenty-two 1,576-square-foot townhomes consisting of three bedrooms and three and a half bathrooms.

The townhomes would reach a maximum height of 35 feet and 9 inches. In addition, the project would include 51,496 square feet of open space (2,447 square feet for private patios, 1,810 square feet for private decks, 7,028 square feet for recreational areas, and 40,211 square feet for common areas). The project would demolish the existing single-family residence and ancillary structures. The project also includes a Grading Exemption to allow for fill slopes within 50'-0" of the property line to be up to 40'-0" in height, cut slopes within 50'-0" of the property line to be up to 22'-0" in height, and a 1.5:1 cut slope along the norther portion of the project site; and an Administrative Adjustment to allow up to a 25% reduction in the rear yard setback requirement for the 1st and 3rd floor.

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

Project impacts requiring mitigation are limited to biological resources, cultural resources, noise, transportation, and tribal cultural resources. Implementation of mitigation measure BIO-1 would reduce direct impacts to disturbed Diegan coastal sage scrub; mitigation measures TCR-1, -2, -3, -6, and -7 would reduce impacts to inadvertent discoveries of culturally significant resources; mitigation measure NOS-1 would reduce impacts from blasting; mitigation measure TRA-1 would reduce vehicle miles traveled impacts; and mitigations measures TCR-1 through TCR-8 would reduce impacts to tribal cultural resources.

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

Not Applicable

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

Not Applicable