

## **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](mailto: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

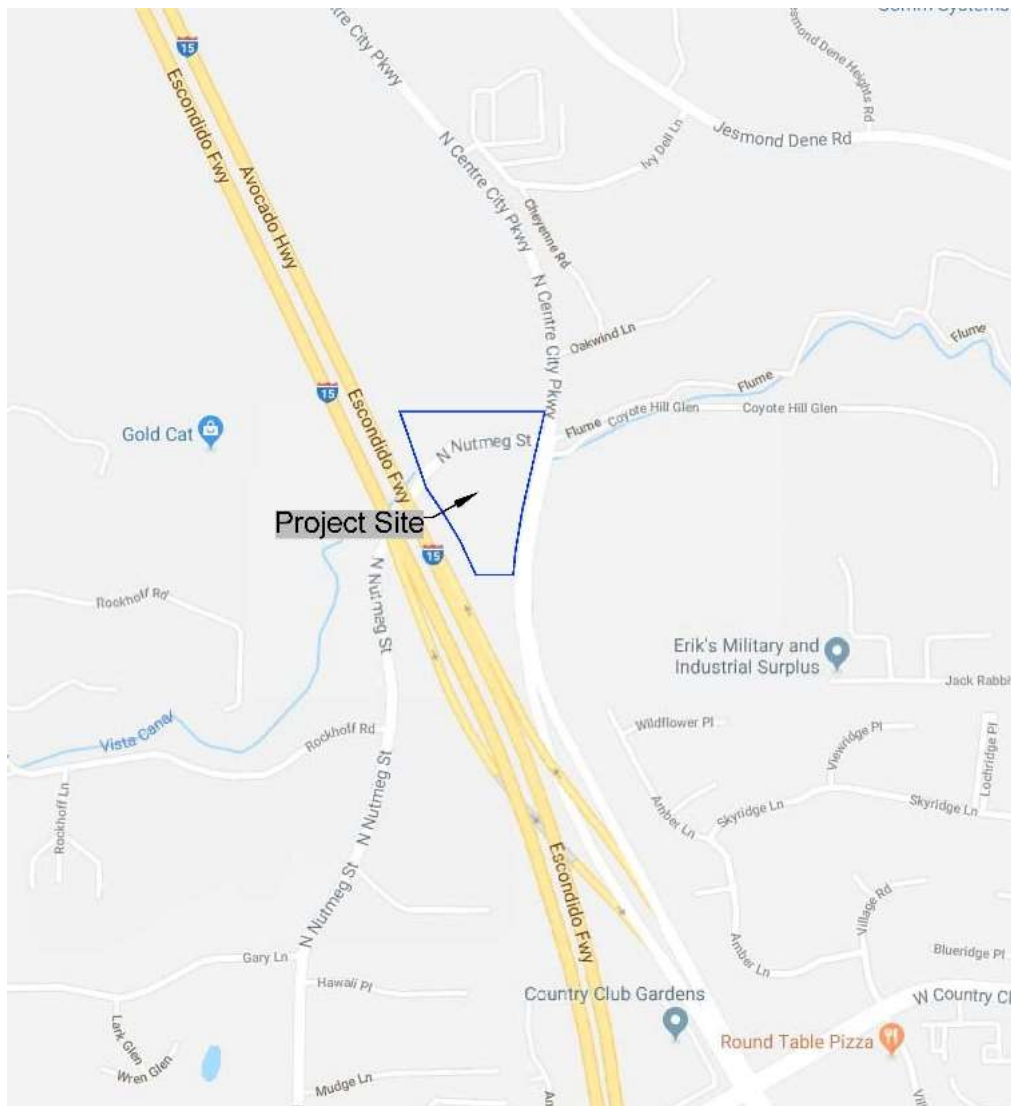
Signature:  for  
Bill Martin, Community Development Director  
City of Escondido

# 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](mailto: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>