

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 # 2018081063

Project Title: Nutmeg Homes

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

Project Location: County: San Diego City/Nearest Community: City of Escondido
Cross Streets: North Nutmeg Street & North Centre City Parkway Zip Code: 92026
Longitude/Latitude (degrees, minutes and seconds): 33 ° 10 ' " N / 117 ° 07 ' " W Total Acres: 9.86
Assessor's Parcel No.: 224-260-23, 46, & 47 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-15 Waterways:
Airports: Railways: Schools:

Document Type:

CEQA: [ ] NOP [x] 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 [x] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [x] Site Plan [x] Land Division (Subdivision, etc.) [x] Other: Master Dev Plan

Development Type:

[x] Residential: Units 135 Acres 9.86
[ ] 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 [ ] Water Quality
[x] Air Quality [ ] 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
[x] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [x] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [x] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Ex. Gen. Plan = Office (O) Prop.= Urban III (U-3); & Ex. Zoning Residential Estate (RE-20) prop. = Planned Residential Dev. (PD-R).

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

The Nutmeg Homes project includes the development of 135 attached residential homes, off-street parking, on- and off-site circulation improvements, spa, 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 Centre City Parkway right-of-way.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 5 - 6 - 2019

SCH COMPLIANCE 6 - 20 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 9
Toxic Sub Ctrl-CTC

- CalSTA
Aeronautics
CHP
Caltrans# 11
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Yth/Adlt Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018081063

Please forward late comments directly to the Lead Agency

AQMD/APCD 21

(Resources: 5 / 11)

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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 # <u>11</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>9</u>
<input type="checkbox"/> Caltrans Planning	<input checked="" 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 # <u>5</u>	<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"/> Health Services, Department of	Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 10, 2019 Ending Date June 24, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Vista Community Planners, Inc.</u>	Applicant: <u>John Martin, Nutmeg South LLC</u>
Address: <u>1278 Glenneyre Street, Suite 110</u>	Address: <u>10632 North Meads</u>
City/State/Zip: <u>Laguna Beach, CA 92651</u>	City/State/Zip: <u>Orange, CA 92869</u>
Contact: <u>Jakki Tonkovich</u>	Phone: <u>(949) 274-9324</u>
Phone: <u>(949) 836-1992</u>	

Signature of Lead Agency Representative: *Ann Dolmage* Date: May 3, 2019

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