

Summary Form for Electronic Document Submittal

Form F

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: 220 North Quince Street Senior Housing Project

Lead Agency: City of Escondido

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Project Location: Escondido
City

San Diego
County

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

The 220 North Quince Street Senior Housing project site is located in the City of Escondido, east of Interstate 15 at the northeast corner of West Valley Parkway and North Quince Street. The project site is approximately 1.47 net acres and is developed with three approximately 10,000-square-foot (sf) warehouse buildings, one approximately 2,000-sf maintenance and repair building, and a small paved parking area. The project proposes to construct a five-story, affordable senior housing development with ground-floor parking and four stories of residences above. The project would include an amendment to the Downtown Specific Plan to remove the requirement for ground-floor retail or office uses and to change the open space requirement for senior housing projects. The project would construct 145 residential units at a density of 98.3 units/net acre and provide 142 parking spaces, with a street-level entrance lobby, two courtyards, an overlook plaza, leasing area, and community room. New curbs, gutters, sidewalks, and street trees would be provided along the project's western and southern frontages along North Quince Street and West Valley Parkway, respectively. Storm drain improvements, upsizing of water and sewer mains, and connections to existing public utility and upsized water and sewer lines would be required. Project construction would begin in January 2020 and is expected to last two years. Construction activities include site preparation, demolition, grading, installation of underground infrastructure and utilities, construction of structures, paving of the site, and architectural coating. The top five feet of existing soil would be excavated, backfilled, and compacted, requiring approximately 1,000 cubic yards of soil movement.

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

The project would not result in impacts to agriculture and forestry resources, biological resources, land use and planning, or mineral resources. Impacts to aesthetics, air quality, energy, greenhouse gas emissions, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire would be less than significant. Potentially significant impacts to the environment resulting from the proposed project have been identified for cultural resources (including tribal cultural resources), geology and soils, hazards and hazardous materials, and noise. The project is not expected to impact resources related to major periods of California history or prehistory, but would have the potential to impact unknown subsurface cultural resources. With implementation of mitigation measures CUL-1 through CUL-10 related to the handling and treatment of cultural resources during project construction, impacts to unknown subsurface cultural resources would be reduced to below a level of significance. Potential impacts related to liquefaction and unstable soils would be addressed through the recommendations of the project geotechnical report, outlined in mitigation measure GEO-1. Installation of the appropriate ground improvements and implementation of the applicable recommendations would reduce potential impacts to less than significant. Residual impact from diesel fuel, gasoline, and waste oil were detected in soil on the site during the Phase I Environmental Site Assessment conducted for the project. Because of the possibility of the release of adverse soil vapors during grading, mitigation measure HAZ-1 (soils testing) would ensure that potential impacts related to the release of hazardous materials would be less than significant. Interior noise levels are likely to exceed the Title 24 interior noise standard, resulting in a potentially significant impact. Mitigation measure NOI-1 would be implemented to reduce interior noise levels to below the applicable noise standard. The proposed project would adhere to regulatory codes, ordinances, regulations, standards, and guidelines applicable to each of the environmental issue areas analyzed in the Initial Study Environmental Checklist.

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

N/A

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

N/A