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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: Conway Residential Subdivision

Lead Agency: City of Escondido

Contact Name: Greg Mattson

Email: gmattson@escondido.org Phone Number: 619-895-7177

Project Location: Escondido (*City*) San Diego (*County*)

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

The Proposed Project includes the construction of 44 new single-family detached residences, the construction of 10 new affordable attached duplex residences, retention of two existing single-family residences, two biofiltration basins, common open space areas, and the demolition of 13 existing single-family residences on approximately 14.1 acres. The Proposed Project site is located at 943 Stanley Avenue, near the intersection of Conway Drive and Stanley Avenue, in the City of Escondido. Preparing the Proposed Project site for construction includes the demolition of 13 existing residences, removal of existing vegetation, driveways, foundations, accessory structures, etc., and the abandonment of an existing water well. Site preparation would require the hauling of existing materials and vegetation to approved recycling centers and landfills. The Proposed Project site would be graded in one phase. A Grading Exemption is requested for a reduction in grading setback along Weiss Way and to permit 1.5:1 slope gradient, instead of the typical 2:1 slopes. This IS/MND will be relied on for those discretionary actions: Tentative Tract Map SUB21-0269, Annexation of APN 224-141-24-00 to the City of Escondido, applicant is responsible for any required permits.

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

Air Quality: Utilize Low emission Clean diesel equipment with Tier 4 engines. Biological: A pre-construction nesting bird survey is to be conducted prior to any disturbances during avian breeding season; purchase of Non-native grassland mitigation, Oak woodland mitigation, and tree replacement. Cultural: If cultural resources are discovered activities shall halt 50-feet of the discovery and City Planning Department notified. Geology: The Applicant shall prepare a final Geotechnical Report and shall implement the recommendations within the Geotechnical Report. Hazards: Prior to demolition of structures a survey for asbestos, lead based paint and polychlorinated biphenyl shall be conducted. Noise: All staging and stationary equipment be placed as far as possible from sensitive receptors, turn off equipment when not in use, limit the use of enunciators, equipment should be maintain in proper order, use effective mufflers, minimize use of backup alarms. Transportation: Prior to 34th certificate of occupany, various City improvements shall be implemented. TRC: Prior to grading permit, the applicant shall enter into a Tribal Cultural Resource Treatment and Monitoring Agreement, obtain a qualified archaeologist and a Native American monitor both of which attend all applicable pre-construction meetings, Archaeologist and Native American monitor shall be present full-time during grubing site grading and ground disturbances, take appropriate steps should anything be discovered, and if human remains are found on the Project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office.

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

None.

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

None