

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: Hickory Street Office to Multi-Family Residential Conversion

Lead Agency: City of Escondido

Contact Name: Ivan Flores, Senior Planner

Email: ivan.flores@escondido.gov

Phone Number: 760-839-4529

Project Location: Escondido

City

San Diego

County

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

General Plan Amendment (Planning Case No. PL23-0190) to amend the General Plan designation from Office (O) to Urban V (U5) to accommodate a residential density of 30 units per acre; Zone Map Amendment (Planning Case No. PL24-0225) to rezone the subject property from Hospital Professional (H-P) to Very High Multifamily Residential (R-5); Master and Precise Development Plan (Planning Case Nos. PL23-0191/PL24-0215) to adopt a Planned Development Zone to permit the conversion of the existing vacant office building into residential units including a density bonus agreement to exceed the maximum permitted density under the proposed General Plan Amendment for a total of 21 dwelling units (20 base units + 1 bonus unit), with 2 of the units being deed-restricted for low-income households; and Design Review Permit (Planning Case Nos. PL24-0229) for the adoption of the Planned Development Zone as required by Article 64 (Design Review).

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

Based on the analysis contained in the Initial Study, mitigation measures are required for Biological Resources, Noise, and Tribal Cultural Resources. Bio-1 will address any impacts to trees and landscaping that may attract birds that are protected by the MBTA. NOI-1 will address any potential impacts to potential nearby residences by requiring measures related to construction-related noise. TCR-1 through TCR-10 will address any impacts to Tribal Cultural Resources by requiring items such as on-site monitoring, and execution of pre-excavation agreements.

All potentially significant impacts would be reduced less than significant with mitigation incorporated.

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.