

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 #: TBD

Project Title: ISKCON of Escondido, Krishna Temple and Residential Project

Lead Agency: City of Escondido

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Project Location: South side of Rincon Avenue, east of Conway Drive, Escondido, San Diego County, CA
City *County*

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

The 24.53-acre project site is primarily vacant/undeveloped, except for a single-family detached residence and foundations of a shed and other outbuildings near the middle of the site, located on APN 224-100-85-00. The proposed project includes two separate applications for a Tentative Subdivision Map (City File No. PL23-0130) and Conditional Use Permit (City File No. PL23-0129) for the development of 10 single-family residential lots on approximately 4.2 acres of the 24.53-acre site. The residential lots range from 0.31 acres (13,504 SF) up to 0.63 acres (27,443 SF). The project proposes the construction of market rate homes on 8 of the 10 lots with two of the lots closest to Rincon Avenue proposed for low income households pursuant to State Density Bonus Law and Escondido Zoning Code Article 67 (Density Bonus and Residential Incentives). The project also includes the development of a 6,221 SF Krishna Temple, an adjacent 4,733 SF monks quarters associated with the Krishna Temple an 813 SF restroom/change room/janitor closet for a total building area of 11,767 SF.

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 result in potentially significant impacts to Biological Resources, Cultural Resources, Geological Resources, Hazards/Hazardous Materials, Noise, and Tribal Cultural Resources, which will be mitigated to a level below significance with the incorporation of mitigation measures.

Mitigation Measure (MM) No. 1 requires the purchase of off-site mitigation credits for coastal sage scrub and non-native grassland. MM No. 2 requires clearing to occur outside of the nesting season (Feb 1 through September 1). MM No. 3 requires a nesting bird survey if vegetation removal occurs within nesting bird season. MM No. 4 requires replacement of mature trees. MM No. 5 requires biological monitoring for coastal and orange-throated whiptails during grading and clearing activities. MM No. 6 through MM No. 12 require Archaeological and Native American monitor(s) to attend pre-construction meetings, conduct training session, delineation of Environmental Sensitive Area, monitoring during ground disturbing activities, requirements during the event of unearthed resources, requirements for reburial, and preparation of final monitoring report. MM No. 13 requires a paleontological monitor during initial cutting activities. MM No. 14 and 15 require proper removal of potentially hazardous materials and a soils testing for pesticides. MM No. 16 through 20 require fire protection measures such as removal of dead trees, maintaining fuel modification, and realignment of Rincon Ave.

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

There are no known areas of controversy for this project known to the Lead Agencies.

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

There are no responsible or trustee agencies for the project.