

**FINAL**

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**Project Case No. ENV16-0003  
Address 2419 Amber Lane  
Escondido, CA 92026  
Assessor Parcel No. 224-240-15**

**Prepared for:**

**City of Escondido  
Planning Division  
201 North Broadway  
Escondido, CA 92025**

**Prepared by:**

**Darren Parker  
Assistant Planner II  
[Dparker@escondido.org](mailto:Dparker@escondido.org)  
(760) 839-4553**



CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
(760) 839-4671

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

CASE NO.: ENV16-0003 "2419 Amber Lane- Lot 4"

DATE ISSUED: June 22, 2016- July 11, 2016

PUBLIC REVIEW PERIOD:

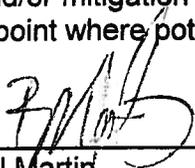
**LOCATION:** The subject parcel (0.93-ac.) is located towards the eastern terminus of Amber Lane, north of Wildflower Place, east of Interstate 15 and Center City Parkway in the City of Escondido, County of San Diego, addressed as 2419 Amber Lane (APN 224-240-15). The parcel is undeveloped, but Amber Lane along the frontage of the parcel has been improved with curb and gutter, with an asphalt roadway surface (20 feet in width). Amber Lane terminates with a cul-de-sac at the western side of the parcel.

**PROJECT DESCRIPTION:** The proposed project involves a grading permit to facilitate the construction of one single-family residence on the subject parcel totaling 0.93-acres. This environmental review is necessary because the parcel contains Diegan Coastal Sage Scrub habitat totaling 0.46-acres that would be impacted by the development. Mitigation measures are necessary to offset the removal of the 0.46-acres of habitat at a 2:1 ratio. The grading design includes a combination of cut and fill slopes, and retaining walls. The entire site would need to be cleared to provide appropriate fire clearance areas because the site is located within a Very High Fire Zone. Grading includes approximately 1,977 cubic yards of cut, 1,474 cubic yards of fill and 503 cubic yards of export. Building plans for the subject lot have been submitted and are proposing a two-story residence with an attached garage.

**APPLICANT:** Ashely Guzman

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines, Ordinances and Regulations of the City of Escondido. The Initial Study and Draft Mitigated Negative Declaration are on file in the City of Escondido Planning Division and can be viewed on the City of Escondido web Site at: <http://www.escondido.org/planning.aspx>. Further information may be obtained by contacting Darren Parker at the Planning Division, telephone (760) 839-4553 or [Dparker@escondido.org](mailto:Dparker@escondido.org).

**Findings:** The findings of this review are that the Initial Study identified effects related to biological resources and tribal cultural resources that might be potentially significant. However, revisions in the project plans and/or mitigation and avoidance/minimization measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level.

  
\_\_\_\_\_  
Bill Martini  
Director of Community Development



**Environmental Checklist Form (Initial Study Part II)**

1. Project title and case file number: ENV16-0003 (2419 Amber Lane, Lot 4)
2. Lead agency name and address: City of Escondido, 201 N. Broadway, Escondido, CA 92025
3. Lead agency contact person name, title, phone number and email: Darren Parker, Assistant Planner II, (760) 839-4553, Dparker@escondido.org
4. Project location: 2419 Amber Lane (APN 224-240-15), in the City of Escondido, County of San Diego, CA
5. Project applicant's name, address, phone number and email: Ashley Guzman, 17027 California Avenue, Bellflower, CA 90706
6. General Plan designation: Rural II (R2)
7. Zoning: RE-80 zone (Residential Estates, 80,000 SF minimum lot size)
8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)  
  
The proposed project involves a grading permit to facilitate the construction of one single-family residence on the subject parcel totaling 0.93-acres. This environmental review is necessary because the parcel contains Diegan Coastal Sage Scrub habitat totaling 0.46-acres that would be impacted by the development. Mitigation measures are necessary to offset the removal of the 0.46-acres of habitat at a 2:1 ratio. The grading design includes a combination of cut and fill slopes, and retaining walls. The entire site would need to be cleared to provide appropriate fire clearance areas because the site is located within a Very High Fire Zone. Grading includes approximately 1,977 cubic yards of cut, 1,474 cubic yards of fill and 503 cubic yards of export. Building plans for the subject lot have been submitted and are proposing a two-story residence with an attached garage.
9. Surrounding land uses and setting (briefly describe the project's surroundings):  
  
In general, the surround area is characterized as single-family residential and undeveloped hillsides with natural habitat. Single-family residential homes are located to the south at a lower elevation, undeveloped hillside area to the north, undeveloped natural area to the east, and undeveloped land on the west. Interstate 15 and Centre City Parkway are located to the west at a significantly lower elevation than the subject site. A variety of wireless Communication facilities are located north of the site, and above ground water tanks to the northeast. The topography of the site ranges from approximately 956' along the northeastern property boundary, 919' towards the eastern terminus of the cul-de-sac, 944' towards the northwestern corner of the site, and 920' towards the southwestern corner of the site. The proposed pad elevation for the home would be situated at 932'
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).  
  
N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

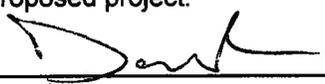
The environmental factors checked below potentially would be affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agricultural Resources                        | <input type="checkbox"/> Air Quality                          |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources                            | <input type="checkbox"/> Geology and Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Hazards & Hazardous Materials                 | <input type="checkbox"/> Hydrology/Water Quality              |
| <input type="checkbox"/> Land Use/Planning               | <input type="checkbox"/> Mineral Resources                             | <input type="checkbox"/> Noise                                |
| <input type="checkbox"/> Paleontological Resources       | <input type="checkbox"/> Population/Housing                            | <input type="checkbox"/> Public Services                      |
| <input type="checkbox"/> Recreation                      | <input type="checkbox"/> Transportation/Traffic                        | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems       | <input checked="" type="checkbox"/> Mandatory Findings of Significance |   |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
- I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
- I find that the proposed project might have a significant effect on the environment and/or deficiencies exist relative to the City's General Plan Quality of Life Standards, and the extent of the deficiency exceeds the levels identified in the City's Environmental Quality Regulations pursuant to Zoning Code Article 47, Section 33-924 (b), and an ENVIRONMENTAL IMPACT REPORT shall be required.
- I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: a.) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and b.) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT shall be required, but it shall analyze only the effects that remain to be addressed.
- I find that, although the proposed project might have a significant effect on the environment, no further documentation is necessary because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

  
\_\_\_\_\_  
Signature

Darren Parker, Assistant Planner II  
\_\_\_\_\_  
Printed Name and Title

6/16/16  
\_\_\_\_\_  
Date

ENV16-0003  
\_\_\_\_\_

## EVALUATION OF ENVIRONMENTAL IMPACTS:

1. This section evaluates the potential environmental effects of the proposed project, generally using the environmental checklist from the State CEQA Guidelines as amended and the City of Escondido Environmental Quality Regulations (Zoning Code Article 47). A brief explanation in the Environmental Checklist Supplemental Comments is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take into account the whole action involved, including off-site, on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts and mitigation measures. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. The definitions of the response column headings include the following:
  - A. "Potentially Significant Impact" applies if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.
  - B. "Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 2 below, "Earlier Analyses," may be cross-referenced). Measures incorporated as part of the Project Description that reduce impacts to a "Less than Significant" level shall be considered mitigation.
  - C. "Less Than Significant Impact" applies where the project creates no significant impacts, only less than significant impacts.
  - D. "No Impact" applies where a project does not create an impact in that category. "No Impact" answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. Earlier Analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
  - A. Earlier Analysis Used. Identify and state where it is available for review.
  - B. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - C. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
3. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
4. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
5. The explanation of each issue should identify the significance of criteria or threshold, if any, used to evaluate each question, as well as the mitigation measure identified, if any, to reduce the impact to less than significant.

**ISSUES:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. <u>AESTHETICS</u> Would the project:</b>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>II. <u>AGRICULTURAL RESOURCES</u> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</b>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>III. <u>AIR QUALITY</u> Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>				
a. Conflict with or obstruct implementation of the applicable air quality plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**IV. BIOLOGICAL RESOURCES Would the project:**

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. <u>CULTURAL RESOURCES</u> Would the project:</b>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VI. <u>GEOLOGY AND SOILS</u> Would the project:</b>				
a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VII. GREENHOUSE GAS EMISSIONS Would the project:**

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VIII. HAZARDS AND HAZARDOUS MATERIALS Would the project:**

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**IX. HYDROLOGY AND WATER QUALITY Would the project:**

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
j. Expose people or structures to a significant risk of loss, injury or death involving Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. <u>LAND USE PLANNING</u> Would the project:</b>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XI. <u>MINERAL RESOURCES.</u> Would the project:</b>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XII. <u>NOISE</u> Would the project result in:</b>				
a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XIII. PALEONTOLOGICAL RESOURCES</b> Would the project:				
a. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XIV. POPULATION AND HOUSING</b> Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XV. PUBLIC SERVICES</b> Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVI. RECREATION</b> Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVII. <u>TRANSPORTATION/TRAFFIC</u> Would the project:</b>				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVIII. <u>TRIBAL CULTURAL RESOURCES</u> Would the project:</b>				
a. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in §21074?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XIX. <u>UTILITIES AND SERVICE SYSTEMS</u> Would the project:</b>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XX. MANDATORY FINDINGS OF SIGNIFICANCE**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Where deficiencies exist relative to the City's General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations (City of Escondido Zoning Code Article 47 Section 33-924(a))?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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## **Source of Information/Material Used in Preparation of this Analysis**

1. Escondido General Plan – May 2012
2. Escondido General Plan Final EIR (April 2012)
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Escondido Drainage Master Plan (1995)
6. County of San Diego Health Department, Hazardous Material Management Division (HMMMD) Hazardous Sites List
7. Escondido Historical Resources Survey
8. Site Visits/Field Inspection
9. Comments from other Departments:
  - Building
  - Community Services
  - Engineering Services
  - Fire
  - Police
  - Utilities
10. Project Description and Preliminary Information
11. FIRM maps (Flood Insurance Maps)
12. Draft MHCP maps (Multiple Habitat Conservation Program)
13. Escondido Wastewater Collection System Master Plan Update (Nov. 2005) and Wastewater Treatment and Disposal Facilities Capacity Study, Dec 2006.
14. California Department of Conservation (CDC) 2008 Farmland Mapping and Monitoring Program (FMMP)
15. The California Air Pollution Control Officers Association (CAPCOA) guide to addressing greenhouse gas (GHG) emissions from projects subject to the California Environmental Quality Act (CEQA) 2008.
16. City of Escondido Climate Action Plan (2012)
17. Final Environmental Impact Report (EIR) for the Escondido General Plan Update and Climate Action Plan (2012)
18. Atkins. 2012. City of Escondido Greenhouse Gas Emissions CEQA Thresholds and Screening Tables. Prepared for the City of Escondido. August 22, 2012.

19. Allied Earth Technology Soil Investigation, February 10, 2009, updated April 15, 2014
20. Biological Assessment Report, prepared by Everett and Associates April, 2014, and March 15, 2016
21. Federal Highway Administration 2008 (Roadway Construction Noise Model and Vibration Source Levels for Construction Equipment.
22. Fire Protection Plan, Fire wise 2000
23. Bicycle Master Facility MP, October 17, 2012

**FINAL**  
**MITIGATED NEGATIVE DECLARATION**  
**FOR 2419 AMBER LANE**  
**GRADING PLAN AND SFR DEVELOPMENT**  
(City File No. ENV16-0003 and GP16-0001)

**ENVIRONMENTAL CHECKLIST**  
**SUPPLEMENTAL COMMENTS**

An Initial Study Environmental Checklist was prepared for this project and is included as a separate attachment to this Mitigated Negative Declaration (MND). The information contained in the Initial Study and the MND Supplemental Comments will be used by the City of Escondido to determine potential impacts associated with the proposed project.

**INTRODUCTION**

This Mitigated Negative Declaration assesses the environmental effects of the proposed grading plan and development of one single-family residential home on one lot located on Amber Lane within the City of Escondido, San Diego County, north of Wildflower Place, east of Interstate 15 and North Centre City Parkway, addressed as 2419 Amber Lane (APN 224-240-15).

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may public review period starting on June 22, 2016 and ending on July 11, 2016. Written comments on the Draft Mitigated Negative Declaration should be submitted to the following address by 5:00 p.m., July 11, 2016. Following the close of the public comment review period, the City of Escondido will consider this Mitigated Negative Declaration and any received comments in determining the approval of this project.

City of Escondido  
Planning Division  
201 North Broadway  
Escondido, CA 92025-2798

Contact: Darren Parker Assistant Planner II  
Telephone: (760) 839-4553  
Fax: (760) 839-4313  
Email: [dparker@escondido.org](mailto:dparker@escondido.org)

A printed copy of this document and any associated plans and/or documents are available for review during normal operation hours for the duration of the public review period at the City of Escondido Planning Division at the address shown above, and also available on the City's website. The City of Escondido General Plan Update (2012); Final Environmental Impact Report (2012); and Climate Action Plan are incorporated by reference. These documents are available for review at, or can be obtained through the City of Escondido Planning Division or on the City of Escondido Web Site.

## **PROJECT DESCRIPTION**

The proposed project involves a grading permit to facilitate the construction of one single-family residence on the subject parcel totaling 0.93-acres. This environmental review is necessary because the parcel contains Diegan Coastal Sage Scrub habitat totaling 0.46-acres that would be impacted by the development. Mitigation measures are necessary to offset the removal of the 0.46-acres of habitat at a 2:1 ratio. The grading design includes a combination of cut and fill slopes, and retaining walls. The entire site would need to be cleared to provide appropriate fire clearance areas because the site is located within a Very High Fire Zone. Grading includes approximately 1,977 cubic yards of cut, 1,474 cubic yards of fill and 503 cubic yards of export. Building plans for the subject lot have been submitted and are proposing a two-story residence with an attached garage.

## **PROJECT LOCATION AND ENVIRONMENTAL SETTING**

The parcel (0.93-ac.) is located towards the northern terminus of Amber Lane, north of Wildflower Place, east of Interstate 15 and Center City Parkway in the City of Escondido, County of San Diego, addressed as 2419 Amber Lane (APN 224-240-15). The parcel is undeveloped, but Amber Lane along the frontage of the parcel has been improved with curb and gutter, with an asphalt roadway surface (20 feet in width paved, within a 40-foot easement). Amber Lane terminates with a cul-de-sac at the western side of the parcel.

The General Plan land-use designation for subject site is Rural 2 (R2) with an underlying zoning designation of RE-80 (Residential Estate, 80,000 SF minimum lot size). In general, the surrounding area is characterized as single-family residential and undeveloped hillsides with natural habitat. Single-family residential homes are located to the south at a lower elevation, undeveloped hillside area to the north, undeveloped natural area to the east, and undeveloped land on the west. Interstate 15 and Centre City Parkway are located to the west at a significantly lower elevation than the subject site. A variety of wireless communication facilities are located north of the subject site, and above ground water tanks to the northeast. The topography of the site ranges from approximately 956' along the northeastern property boundary, 919' towards the eastern terminus of the cul-de-sac, 944' towards the northwestern corner of the site, and 920' towards the southwestern corner of the site. The proposed pad elevations for the home would be situated at approximately 932'.

## **BACKGROUND**

The subject lot (Lot 4 of Map No. 16032) was created in 1990 with the recordation of Tentative Parcel Map 8429 (4-lot parcel map). A Vegetation Removal Permit (City File No. 2003-02-VRP) in conjunction with a 4(d) Habitat Loss Permit was approved in 2003 to allow the removal of 0.17 acres of unoccupied sage scrub habitat to facilitate the construction of the approximately 400-foot-long, 40-foot-wide private access driveway (extension of Amber Lane, 20' paved) to support the future development of the subject lots. The VRP also include on-site cut slopes associated with the roadway/driveway improvement. Mitigation Measures for the removal of the habitat consisted of the purchase of 0.17 acres (1:1 ratio) City of Escondido Daley Ranch Conservation Bank Credits. The 4(d) Habitat Loss Permit process no longer is in effect.

## **Responsibility Agency Permit Approvals**

The applicant would be required to comply with the NPDES General Permit for Storm Water Discharges Associated with Construction of land Disturbance Activities (SWRCB Order No. 2009-0009-DWQ, NPDES No. CA2000002), as well as related City requirements for storm water/erosion control.

## **Anticipated Public Hearings**

There are no discretionary permits associated with this project, and no public hearings are required. Public noticing is required for the Notice of Intent to Adopt the Draft Mitigated Negative Declaration. The proposed project is tentatively scheduled for City Council consideration and adoption on July 20, 2016, for the certification of the Mitigated Negative Declaration and the purchase of mitigation credits from the Daley Ranch Mitigation Bank.

## **I. AESTHETICS**

- a. *Have a substantial adverse effect on a scenic vista?*
- b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*

**Less Than Significant Impact** - For purposes of CEQA, a scenic vista is generally defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The Escondido General Plan Resource Conservation Element and Land Use and Community Element related to visual resources apply to the proposed project as follows:

### **Resource Conservation Element Goal 3**

**"Preservation of significant visual resources such as ridgeline, hillsides, and viewsheds serve as a scenic amenity and contribute to the quality of life for residents."**

### **Visual Resource Policy 3.5**

**Regulate development on intermediate ridges, hilltops, and hillsides to preserve the natural appearance and landform, and minimize impacts on terrain with a slope greater than 15 percent subject to the following requirements:**

#### **Slopes Greater than 15 Percent**

- a) **Locate development to avoid potentially hazardous areas and environmentally sensitive areas, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic feature.**
- b) **Design development to minimize grading requirements by incorporating terracing, padding, and cut-and-fill grading that conforms to the natural contours of the site and protects the visual continuity of the hillside.**
- c) **Cluster the overall development pattern in accordance with General Plan provisions to preserve the maximum amount of open spaces and natural setting and to reduce grading, erosion, and runoff potential.**
- d) **Landscape the site with existing trees and other natural vegetation, as much as possible, to stabilize the slopes, reduce erosion, and enhance the visual appearance of the development.**
- e) **Minimize the visual impact of development on adjoining residential areas to the extent feasible.**

The project would be consistent with the existing Escondido General Plan (City of Escondido 2012), as well as recorded Parcel Map 89-34. The project site is located towards the lower portion of a south facing hillside visible from adjacent Interstate 15 and Centre City Parkway. Because the project would be situated towards the lower portion of a hillside area, with single-family residential development located immediately south of the site, the project area offers limited opportunity for expansive views of important visual resources recognized by the City as scenic corridors, geographically extensive scenic viewsheds, ridgelines, unique landforms, or visual gateways. Several wireless communication facilities have been

developed towards the peak of the hill north of the subject site. The upper (northern) hillside area generally is covered with native vegetation, with ornamental vegetation and mature trees located towards the lower (southern) area of the hillside. Exposed rocky hillside area generally faces towards the west along Centre City Parkway. There are no state scenic highways located near the project area. Although the hillside is prominent topographical feature located along Interstate 15, is not identified as a significant visual resource or ridgeline identified in the General Plan Resource Conservation Element.

The subject parcel does contain some rock features and boulders (floaters) that generally are not visible from the adjacent roadways due to the existing vegetation. However, they would not be considered significant rock outcroppings that are located throughout the surrounding hillsides. Grading of the site would be located towards the lower portion of the lot, to maintain the existing natural landform of the upper (northern) areas of the hillside. Exemptions to the grading design guidelines are not requested to allow an increase in the height of cut and fill slopes beyond the City Grading Design Criteria. Grading generally would retain any of the existing rock features located on the northern portion of the slopes, but would remove any of these features on the lower section. The subject parcel does not contain any significant on-site resources such as protected trees or any other significant topographical features. More prominent ridgelines/hillside areas generally are located further north and east of the site towards the City's northern boundaries. Required landscaping would include retaining existing trees, planting new street trees and slope planting on the new manufactured slopes. The upper portions of the slopes would be revegetated with appropriate materials and irrigated to provide stabilization, reduce erosion, and enhance the visual appearance of the development. Due to distance from designated scenic resources, relatively small scale of the project and location towards the lower portion of the hillside, the grading design and future residence would not adversely block views of the subject hillside, or views through the site to distant ridgelines to the east, or other scenic vistas from public views through the project site.

The proposed project would be consistent with the existing single-family residential character of the surrounding area as the proposed project would consist of a typical residential home. While the proposed project would change the character of the project site from disturbed and natural habitat to single-family residential development, it would not significantly degrade the existing visual character or quality of the site. Therefore, the proposed project would not significantly degrade the existing visual character or quality of the site or its surroundings and impacts would be less than significant. Any mature tree removed as part of the development would be replaced as required by the City's Grading Ordinance and tree preservation requirements. Therefore the proposed project would not result in any adverse impacts directly, indirectly or cumulatively to the visual character or quality of the Planning Area.

*d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**Less Than Significant Impact** - Existing lighting sources on the site and surrounding area generally consist of any street lights; home lighting, and vehicle headlights. All new lighting would be required to be in compliance with the City's Outdoor Lighting Ordinance, which would ensure that potential impacts associated with glare or light will be minimized to below a level of significance.

## **II. AGRICULTURE RESOURCES**

### **Significance Criteria and Impact Analysis**

In determining whether impacts to agricultural resources are a significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. The effects of a project on agricultural resources are considered significant if the proposed project would:

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*
- d. *Result in the loss of forest land or conversion of forest land to non-forest use?*
- e. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

**No Impact** - The subject parcel is identified as disturbed and native habitat. No farmland, forest land, timberland, or other agricultural uses occur on the project site or surrounding area. The property is not listed as agricultural or prime farmland by the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program. The project site and surrounding area is not listed as prime Agricultural Lands (General Plan 2012). Therefore, the proposed project will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use, or result in the conversion of forest land to non-forest use. The project site does not contain any Williamson Act or other agricultural land contracts. Accordingly, no associated impacts to agricultural-related zoning or contract land would result.

### III. AIR QUALITY

#### **Significance Criteria and Impact Analysis**

Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a. *Conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
- c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*
- d. *Expose sensitive receptors to substantial pollutant concentrations?*
- e. *Create objectionable odors affecting a substantial number of people?*

Within the San Diego region, air quality is monitored, evaluated, and controlled by the U.S. Environmental Protection Agency (USEPA), California Air Resources Board (CARB), and the San Diego County Air Pollution Control District (SDAPCD). The project is located within the San Diego Air Basin (Basin) under the jurisdiction of the SDAPCD. The SDAPCD develops and administers local regulations for stationary air pollutant sources within the Basin, and also develops plans and programs to meet attainment requirements for both federal and State Ambient Air Quality Standards. The SDAPCD and the San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the Regional Air Quality Strategy (RAQS) in the Basin. The San Diego County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, with the most recent update in 2009. The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards. The SDAPCD has also developed the air basin's input to the State Implementation Plan (SIP), which is required under the federal Clean Air Act (CAA) for areas that are out of attainment of air quality standards.

**Less Than Significant Impact** - To determine consistency between the project and these air quality plans, the project must comply with all applicable SDAPCD rules and regulations, all proposed or adopted control measures of the RAQS, and be consistent with the growth forecasts utilized in preparation of the RAQS and SIP, which are based on regional population, housing, and employment projections prepared by SANDAG. The SDAPCD air quality management plans were developed based on growth assumptions prepared by SANDAG. The subject site contains one lot of record that previously was created in 1990 (City Parcel Map No. 89-34). Because the proposed project does not include growth-generating components the project would not conflict with growth projections contained in the City's General Plan and thus, would be consistent with SANDAG forecasts. Based on these considerations and pursuant to SDAPCD guidelines, project-related emissions would be accounted for and the project would be consistent with the SDAPCD air quality management plans and the SIP. For these reasons, the proposed project would not produce local or regional growth.

The proposed project would not significantly increase traffic volumes on local streets and intersections as the result of one new single-family home that would be constructed on an existing lot. The proposed project does not propose any land use changes, nor would it result in a land use that would create any significant additional operational emissions. The project site also is not located near any congested intersection that could result in localized concentrations of Carbon Monoxide (CO). Therefore, the proposed project is consistent with the City's General Plan, which would make it consistent with the Air Quality Management Plan (AQMP) and no significant impact would occur. Any individual impacts attributed to the proposed project are relatively small on a regional scale and will not cause ambient air-quality standards to be exceeded, nor contribute to any adverse cumulative impacts. The project site is not located within 500 feet of Interstate 15, which is the screening distance for potential impacts related to freeways. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

Due to the relatively minor amount of on-site earth disturbing activities/trenching associated with the project, and based on air-quality studies for similar types of residential projects, anticipated daily construction emissions from heavy equipment, or haul trucks and diesel equipment are projected to be less than the City of Escondido and SDAPCD thresholds for all criteria. Any odors generated during the grading and construction phases of the project would be temporary in nature and would be confined to the immediate vicinity of the proposed project site. Because construction is a one time, temporary activity, operation of equipment during project construction is not anticipated to result in significant air quality impacts. As a matter of standard practice, dust and emission control during grading operations would be implemented to reduce potential nuisance impacts and to ensure compliance with SDAPCD rules and regulations. Single-family residential development is not anticipated to include the generation of objectionable odors affecting a substantial number of people. Therefore, the proposed project would have a less than significant impact on cumulative regional and local air quality.

#### **IV. BIOLOGICAL RESOURCES**

##### **Significance Criteria and Impact Analysis**

The effects of a project on biological resources are considered to be significant if the proposed project would:

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e. *Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?*
- f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**Less Than Significant Impact with Mitigation** – The analysis provided in this section is based on a Biological Assessment prepared for the proposed project by Everett and Associates (EA 2016). EA conducted a biological survey of the project site on March 16, 2016, and April, 2014 involving a general biological survey and three field visits to conduct a federal protocol Gnatcatcher survey. The cumulative goals of the survey effort were:

- To determine the presence or absence of the California Gnatcatcher.
- To determine the presence or absence of any other sensitive wildlife or plant species on-site.
- To determine the habitat types and amount within the bounds of the property.

The assessment indicated that roughly half (approximately 0.46-acres) of the 0.93-acre project site is occupied by Diegan Sage Scrub-Chaparral habitat. It is unique habitat in that it contains both Sage Scrub and Chaparral elements. The remaining 0.47-acres include an existing paved, private driveway and associated horticultural plantings on the manufactured cut and fill slopes. Patches within the Diegan Sage-Scrub Chaparral habitat that contain large non-native Acacia trees, and that were immediately adjacent to the brow ditch at the top of the manufacture slope, were also included in this developed area.

The assessment concluded that no sensitive plant species were observed. A federal protocol survey for the California Gnatcatcher was conducted, but none were found. The table below summarizes the acreage of each of the vegetation communities on-site, the acreage of anticipated impacts to these communities, and the proposed compensatory mitigation for their loss. A Fire Protection Plan (Firewise 2000) was prepared for the proposed project because the site is located within a Very High Fire area. In order to provide the necessary fuel modification zone and eliminate the need for off-site habitat impacts, the entire site will be cleared and enhanced construction will be required. All fuel modification impacts to habitat will be contained on-site, thus minimizing impacts to adjacent, off-site native habitats.

Vegetative Community	Acreage on site	Acres Impacted On-Site	Acres Impacted Off-Site	Mitigation Ratio	Mitigation Required (acres)
Diegan Sage Scrub-Chaparral	0.46	0.46	None	2:1	0.92 (2:1) ratio
Disturbed Habitat	0.47	0.47	None	None	None
<b>Total</b>	0.93	0.93	None	N/A	0.92-acres DSS/Chap

**Impacts:**

As proposed, the project will result in the loss of approximately 0.46-acres of Diegan Sage Scrub-Chaparral habitat located outside of the Focused Planning Area that is not currently occupied by the California Gnatcatcher. Therefore, the following mitigation would be required:

**Mitigation Measures:**

- BIO.1:** Prior to grading or any site clearing activities (including approval of the grading plan), the purchase of 0.92 acres of mitigation credits of Chaparral and unoccupied Sage Scrub habitat is required at City of Escondido Daley Ranch Conservation Bank or other appropriate conservation bank).
- BIO.2:** Bird species protected under the Migratory Bird Treaty Act (MBTA) were observed on-site. As such, vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to grading to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of active nests until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dBA Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dBA Leq, which will reduce the impact to below a level of significance.

MHCP – The subject site falls within the Multiple Habitat Conservation Program (MHCP). Under the City of Escondido’s Draft MHCP Subarea Plan, the subject property is located outside of the proposed preserved lands, called the Focused Planning Area (FPA). The site is identified as “Natural Habitats” outside the FPA, and is situated between a softline FPA immediately to the north identified as 90% conservation, residential development immediately to the south, and Interstate 15 on the west. Therefore, the property does not act as a connection between habitats. The project site is not identified as a core biological resource area targeted for conservation, and is not identified as a local or regional wildlife corridor in the MHCP. Due to the location of single-family residential development on the south, and Interstate 15 and Centre City Parkway on the west, the site does not function as a local or regional wildlife corridor. Therefore, development of the project site would not interfere or impede wildlife movement or nursery sites. There are no springs, seeps or definable federal or state jurisdictional wetlands within the bounds of the property, nor are there any jurisdictional “Non-wetland Waters.” The removal of any mature trees due to the project development would be replaced in accordance with the City’s grading and landscape requirements. A previous biological Assessment Report was prepared in 2007 by RB Riggan and Associates to evaluate the 0.93-acre site. During the field investigation, no sensitive plant species were observed. A federal protocol survey for the California Gnatcatcher also was conducted, but none were found.

**V. CULTURAL RESOURCES**

**Significance Criteria and Impact Analysis**

The effects of a project on cultural resources are considered to be significant if the proposed project would:

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. *Disturb any human remains, including those interred outside of formal cemeteries?*

**No Impact** – Topographically, the site contains steep hillside area with an approximately 25-foot elevation gain from the lowest elevation towards the southwest corner to the highest elevation along the northern parcel boundary. The inclination of approximately 40% of the site ranges from 15% – 25%, and 45% of the site ranges from 25% to 35% slope. A portion of the site previously was disturbed from grading activities (cut slopes) to develop the existing Amber Lane private access easement driveway for the project. There are no structures located on the site and the subject parcel has never supported any structures. No other potential historical resources occur on the project site and the project area does not appear to contain any significant geological features or indicators of significant cultural resources due to the steepness of the topography. However, there are some less prominent larger boulders and rock outcrops located on the site that are generally obscured by the vegetation on the site. Previous disturbance/grading along a portion of the subject parcel did not uncover any cultural resources. As such, no impact to cultural/historical resources is likely to occur as a result of the proposed single-family residence. No human remains are anticipated to be discovered during project construction due to the lack of burial sites recorded on the site and steep topography of the property. In accordance with Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98, if any human remains are discovered, all work would be halted in the vicinity of the discovery, the appropriate authorities would be notified, and standard procedures for the respectful handling of human remains would be adhered to. Therefore, implementation of the proposed project would not result in a significant impact to cultural resources and no mitigation measures are required.

## **VI. GEOLOGY AND SOILS**

### **Significance Criteria and Impact Analysis**

The effects of a project on geology and soils are considered to be significant if the proposed project would:

- a. *Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:*
  - i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
  - ii. *Strong seismic ground shaking?*
  - iii. *Seismic-related ground failure, including liquefaction?*
  - iv. *Landslides?*
- b. *Result in substantial soil erosion or the loss of topsoil?*
- c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*
- d. *Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?*

**Less than Significant Impact** – The analysis provided in this section is based on the Escondido General Plan Update (2012), and a Soils Investigation (Allied Earth Technology, 2005, and updated 2014). According to the Investigation, the site is underlain by Mesozoic granitic rocks, which were observed in the cut slope along the northern side of the existing private driveway. No groundwater was encountered

in the exploratory trenches and no seepage was noted on the existing cut slopes along the northern side of the existing private driveway. The analysis indicated a low potential for liquefaction, landslide and expansion potential. Due to the depth of cut and granitic rock and refusal in the exploratory trenches at a depth of 5 feet below existing ground surface, the investigation indicated that depths exceeding five feet should be achieved with large excavation equipped with rippers. However, in order to reach the maximum depths of the cuts proposed, localized areas of indurated rocks may be encountered that could require use of pneumatic rammer or blasting to achieve finished grades. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy is required to be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido. All blasting also is subject to conformance with the City of Escondido Blasting Ordinance (Ord. 2013-13).

According to the Escondido General Plan, the Alquist-Priolo Earthquake Fault Zoning Act does not identify any active faults or fault zones within Escondido; consequently, the risk of surface rupture is low (City of Escondido 2012). The closest known active fault is the Rose Canyon Fault, located offshore approximately 15 miles southwest of Escondido. Due to the distance from the project site to the closest known active fault, the potential for the proposed project to expose people or structures to substantial adverse effects from fault rupture is low. Therefore, impacts associated with rupture of a known fault would be less than significant. The subject site, including all areas of Escondido and surrounding San Diego County is located within a Seismic Zone 4 designation. All new development would be required to conform to current seismic building code requirements designated for the specific area. These and/or other appropriate measures would be implemented as part of any development permit and conformance with applicable regulatory/industry criteria such as the IBC/CBC, Greenbook and City Standards. Erosion and sedimentation impacts would be addressed through conformance with the NPDES *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Construction General Permit, State Water Resources Control Board [SWRCB]). Based on implementation of appropriate erosion and sediment control BMPs as part of, and in conformance with NPDES/City storm water requirements, potential erosion and sedimentation impacts from a proposed project would be avoided.

*e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

**No Impact** - The project site currently is serviced by an existing wastewater/sewer pipeline system with the City of Escondido. No septic tanks or alternative wastewater disposal system would be utilized as part of any future development projects.

## **VII. GREENHOUSE GAS EMISSIONS**

In order to determine the potential effects of a project on greenhouse gas emission (GHG), would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

**Less Than Significant** – *The City of Escondido Greenhouse Gas Emissions Adopted CEQA Thresholds and Screening Tables* document provides guidelines on how to analyze Green House Gas (GHG) emissions and determine the significance of those emission during CEQA review of proposed projects

within the City. Project that emits less than 2,500 MT CO<sub>2</sub>e annually during construction or operation would not result in a potentially significant impact. The proposed development would generate GHGs from a variety of sources. Construction of the project would result in temporary emissions of GHG from the operation of construction equipment and from worker and building supply vendor vehicles. Once fully operational, the residential development's operations would generate GHG emissions from both area sources and mobile sources. Indirect source emissions associated with the proposed residential uses include electrical consumption, water and wastewater usage (transportation), and solid waste disposal. Mobile (direct) sources of air pollutants associated with the project would consist of motor vehicles trips to and from the site. Due to the short-term and phased nature and relatively low intensity of project construction, construction-related GHG emissions generated by this project are anticipated to be well below the screening level threshold of 2,500 MT CO<sub>2</sub>e established by the City of Escondido. Based on a review of Appendix B of the City of Escondido Greenhouse Gas Emissions Adopted CEQA Thresholds and Screening Tables document, staff concluded the GHG emissions generated by the development and operation of one single-family residence would not exceed 2,500 MT CO<sub>2</sub>e per year. Thus, the GHG emissions attributable to the project would be less than significant.

Vehicle Emissions - Vehicular emissions are the greatest contributor to GHG emissions. Individual projects of this type and nature (residential) do not have direct control over the types of vehicles or emission/fuel standards that would result from the proposed development. However, GHG emissions related to the project would be reduced by up to 36 percent by the year 2020 through a combination of compliance/implementation of state-wide and federal programs/regulations on vehicle engine and fuel technologies. Efforts to reduce transportation emissions by reducing vehicle miles traveled (VMT) on a regional level are anticipated to come from policies related to changes in future land use patterns and community design, as well as through improvements in public transportation. By reducing miles vehicles travel, vehicle emissions would be reduced. Because of the limited number of vehicle trips (12 trips per lot or, 1.76 a.m. peak trips) that would be produced by the project on the area circulation network, the project is not anticipated to increase local vehicle trip lengths sufficient enough to increase the average regional trip length, as defined in the CARB Business-As-Usual (BAU) 2020 Forecast used to develop the regulations to reduce vehicle GHG emissions. Therefore direct and indirect impacts on statewide, regional or area-wide vehicular GHGs would not be considered significant.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

### **Significance Criteria and Impact Analysis**

The effects of a project on hazards and hazardous materials are considered to be significant if the proposed project would:

- a. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

**Less Than Significant** - Due to the nature of the proposed single-family residential development, the project would not result in any associated impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes. Use and/or storage of hazardous

materials at the project site are expected to be minimal and typical of a single-family home, and therefore would not constitute a level that would be subject to regulation. Construction of the project would involve the use of common, but potentially hazardous materials, including vehicle fuels, paints, cleaning materials, and caustic construction compounds. The transport and handling of these materials would occur in accordance with California Occupational Safety and Health Administration (Cal OSHA) guidelines. Further, such materials would be disposed of in accordance with California Department of Toxic Substance Control (DTSC) and County Regulations. Compliance with applicable OSHA, Cal OSHA and DTSC regulations for the handling of hazardous materials and any spill cleanup procedures (in the event of any accidental spill) would prevent significant hazards to the public and the environment. Therefore, potential impacts would be considered less than significant.

The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (the Cortese List). Any development of the project site would be required to comply with all applicable Fire, Building, and Health and Safety Codes, which would eliminate any potential risk of upset. The site is not located within a 100-year floodplain. Therefore, the project will not create a significant risk of upset or hazard to human health and safety.

- e. *For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?*
- f. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

The project is not located within an airport land-use plan, an airport land-use plan that is to be adopted, or within 2 miles of a public airport. The project also is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area. Therefore, the project would not result in any associated impacts related to safety hazards for people residing or working in the project area.

- g. *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?*

The project does not include activities or structures that would impair implementation of, or physically interfere with, an emergency response plan, or result in the closure of any roadways. The proposed development is not expected to result in the need for additional emergency and fire facilities. Any development of the site would be required to comply with all applicable Fire, Building, and Health and Safety Codes. The Police and Fire Department indicated the proposed project would not impact service levels.

- h. *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

**Less than Significant** - The subject site is located within a very High Fire Area as indicated on the Fire Severity Map for Escondido and Escondido General Plan Community Protection Element (City of Escondido 2012). The subject lot is adjacent to native habitat area on the north, east and west. As a result, all of the on-site vegetation would be removed to provide for appropriate separation from the native habitat areas located off-site. Appropriate enhanced construction for the building would be required, as determined by the Fire Department during review of the building plans. The proposed project would be consistent with Fire Protection Policies 2.14 – 2.17, which specifically pertain to wildland fire. These

policies require site design, management practices, removal of overgrown vegetation and fire resistant landscaping to prevent wildfire. Therefore, impacts would be less than significant.

## **IX. HYDROLOGY AND WATER QUALITY**

### **Significance Criteria and Impact Analysis**

The effects of a project on hydrology and water quality are considered to be significant if the proposed project would:

- a. *Violate any water quality standards or waste discharge requirements?*
- b. *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)*
- c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?*
- d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- e. *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*
- f. *Otherwise substantially degrade water quality?*

**Less Than Significant Impact** - The project site generally consists of moderate to steep hillside area and slopes and drains to the south to existing public/private storm drain facilities. No changes to the overall drainage patterns and directions would occur as a result of the proposed project. The proposed project also would comply with the Escondido Grading and Erosion Control Ordinance (Article 55 of the Escondido Municipal Code) which establishes grading and erosion control regulations. Any potential project related impacts from construction activities would be avoided or reduced below a level of significance through conformance with existing NPDES, City storm water standards and storm water design requirements (SUSMP). The site would be paved or landscaped so that exposed soils would not occur on the site. The upper slopes areas (northern area of the lot) also would be seeded/planted with appropriate materials to stabilize soils/slopes consistent with the natural conditions. Post development design and permanent BMPs would ensure operational impacts (storm water and non-storm water runoff) from the project would have less than significant impacts to downstream receiving waters.

Water service to the site currently is provided by the Rincon Del Diablo Water District, and the project would not withdraw groundwater or otherwise substantially interfere with long-term groundwater recharge or the groundwater table level. Therefore, the proposed project would not result in any significant impacts to hydrology or water quality; result in a significant increase in runoff from the site; or adversely impacts surface water beneficial uses, water quality objectives, or 303(d) impaired water listings.

- g. *Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*
- h. *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*
- i. *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*
- j. *Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?*

**No Impact** - The project site is located outside the 100-year flood zone with no associated mapped 100-year floodplains occurring locally in the SanGIS database or on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Therefore, no structures would impede or redirect flood flows. The project site and surrounding area are not located within a mapped dam inundation area associated with the upstream Lake Wohlford and Dixon Reservoir containment structures/reservoirs (General Plan 2012). Based on the location of the proposed project approximately 12 miles inland, no significant impacts related to tsunamis would result. No significant impacts related to seiches and associated flood hazards are anticipated to occur given the distance from the existing Lake Wohlford and Dixon Reservoirs, and channelization/improvement of Reidy Creek within the area. The project site and surrounding properties either are developed and/or landscaped with ornamental or native vegetation, and therefore the site is not subject to any anticipated mudflows.

## **X. LAND USE AND PLANNING**

The City of Escondido General Plan designates the subject site as Rural 2 (R2) and is zoned RE-80 (Residential Estate, 80,000 SF min. lot size). The subject lot is not consistent with the minimum lot size of the underlying zoning designation, but is considered a legal non-conforming lot. The General Plan and underlying zoning allows for the development of one single-family residential home on the lot provided development is consistent with the development standards of the zone (i.e., setbacks, lot coverage, floor area ratio and building height).

### **Significance Criteria and Impact Analysis**

The effects of a project on existing or planned land uses are considered significant if the proposed project would:

- a. *Physically divide an established community?*
- b. *Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*
- c. *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

**No Impact** - The proposed project would not disrupt or divide the physical arrangement of the area because development would be confined to an existing single-family residential lot that was established with the recordation of Escondido Parcel Map 89-34. The proposed project is adjacent to similar single-family residential development to the south. Existing access to the site is provided by Amber Lane, which operates at an acceptable level of service. The proposed project would not result in the permanent closure of any streets or sidewalks or the separation of uses and/or disruption of access between land use types. The project's construction (on-site grading of an existing lot and the development of one home) would not create any new land use barriers nor preclude the development of surrounding parcels. Adequate public facilities are available and water and sewer service can be provided to the project. The project would not conflict with any local policies or ordinances protecting biological resources because mitigation measures would reduce potential impacts to less than significant levels (See Biological Resources IV). The subject project area is not designated on the City's Draft Multiple Habitat Conservation Plan (MHCP) Focus Planning Area or any other conservation planning area for preservation. Potential visual impacts are discussed in Section 1, Aesthetics, which were determined to be less than significant. Therefore, no detrimental land-use policy impacts would be result from the proposed project.

## XI. MINERAL RESOURCES

### **Significance Criteria and Impact Analysis**

The effects of a project on mineral resources are considered to be significant if the proposed project would:

- a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?*

**No Impact** - The areas surrounding the City's urban core are designated MRZ-3 (Escondido General Plan FEIR 2012). These areas contain known mineral deposits that could qualify as mineral resources, but further exploration is needed to determine if they contain mineral resources of value. However, it is unknown if the areas designated MRZ-3 contain mineral resources of value. No mineral extraction facilities currently exist in the vicinity of the project site or are identified in the General Plan FEIR 2012. The site is adjacent to residential development to the south, and steep slopes/open space (MHCP 90% conservation area) to the north, which are considered incompatible with mineral extraction facilities. Therefore, development under the General Plan Update in the areas designated MRZ-3 would not result in the significant loss of availability of a known mineral resource. Due to the existing placement of incompatible land uses, the project site would not be a feasible site for exploration for mineral resources. Therefore, construction of the project would not result in the loss of availability of a known mineral resource.

## XII. NOISE

### **Significance Criteria and Impact Analysis**

The effects of a project on noise are considered to be significant if the proposed project would result in:

- a. *Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. *Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?*
- c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*
- d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Less than Significant** – Implementation of the project would have the potential to generate noise by increasing human activity throughout the project site. However, residential uses are not sources of substantial operational noise and the development of one single-family residential home would not have the potential to generate noise levels in excess of established standards nor result in a permanent increase in noise levels that would occur as a result of increased traffic (12 average daily trips per residence) on roadways. The majority of the existing ambient noise within the project area primarily is generated from the traffic along the adjacent roadways (Interstate 15 and Centre City Parkway) located west of the project site. CEQA is intended to protect the existing environment from impacts that would result from the proposed project. CEQA does not consider impacts of the existing environment on a proposed land use to be significant. However, the City of Escondido has established noise compatibility standards for siting of new development. A significant land use compatibility impact would occur if the proposed project would expose new residences to noise levels in excess of the noise compatibility

standards. Therefore, this potential noise-related land use impact is addressed in this analysis.

The project site is within the 65 dBA CNEL noise contour for I-15 for Year 2035 identified in the Escondido General Plan (City of Escondido 2012). The site is within direct line of sight of Interstate 15 travel lanes to the west and southwest, with no topographical features that buffer the site towards these areas. The existing hillside does buffer the site from roadway noise towards the northwest. Per Noise Policy 5.2 in the General Plan, 60 dB is the City's goal for single family residents in areas where outdoor use is a major consideration, such as back yards. Policy 5.2 acknowledges that such levels may not necessarily be achievable in all residential areas. In addition, because the project site is within a noise contour area of 65 dba. An Interior Noise and Exterior Analysis (INA) was conducted on January 18, 2016 and concluded that the noise levels on the first floor would be 42 dba and the noise levels on the second floor would be 40-42 dba. Therefore, the project would conform to the external and internal noise levels for a residential property of 45 dba in any room.

#### Construction Noise

Construction of the proposed project would generate temporary increases in ambient noise levels. Noise impacts from construction are a function of the noise generated by the construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Sound levels from typical construction equipment range from 74 dBA to 85 dBA Leq at 50 feet from the source (FHWA 2008). Based on a worse-case assumption (based on the type of equipment that would be used on the site) construction of the project would have the potential to generate hourly average noise levels up to 84 dBA at 50 feet from the construction site if all the equipment were to operate simultaneously in the same location. However, this estimate is conservative because construction equipment would be spread out over the entire site and would not be operating all at once. The Escondido Noise Ordinance prohibits noise levels from construction from exceeding a one-hour sound level limit of 75 dB at any time when measured at or within the property lines of any property which is developed and used in whole or in part for residential purposes. The nearest residences are located approximately 90 feet+ south of the construction area. Due to the distance of the nearest residence to the construction area, a significant noise impact from construction is not anticipated. The Escondido Noise Ordinance limits construction activities to Mondays through Fridays between the hours of 7:00 a.m. and 6:00 p.m. The proposed project would comply with these restrictions. No evening or nighttime construction would be necessary. Construction would not cause long-term impacts because it would be temporary and daily construction activities would be limited by the City's Noise Ordinance (Sections 17-234 and 17-238) to hours of less noise sensitivity. Upon completion of the project, all construction noise would cease.

No pile driving is anticipated or proposed as part of this project, but blasting and rock breaking operation may be necessary. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy is required to be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido. All blasting also is subject to conformance with the City of Escondido Blasting Ordinance (Ord. 2013-13).

Construction of the proposed project would generate temporary groundborne vibration and groundborne noise caused by construction activities and equipment. The nearest sensitive receptor that would be subject to potential temporary noise impacts are the existing single-family residential homes located downslope on the south (Escondido Tract 363). The nearest residential structure is located approximately 90 feet from the proposed work area. Based on the Federal Transit Administration (FTA) groundborne vibration impact criteria, the project would not result in significant impacts to groundborne vibration due to the separation of the nearest home to the construction work area. Impacts related to large bulldozer use would be reduced to less than significance beyond 45 feet from the construction area

and beyond 75 feet for use of a vibratory roller. In addition, compliance with the City's Noise Ordinance regarding limits on the hours of operation as indicated above ensure that construction related groundborne vibration impacts are less than significant.

- e. *For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*
- f. *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No private or public airstrips are located within 2 miles of the proposed project site; thus, people residing or working in the project area would not be exposed to excessive noise levels due to airport operations.

### **XIII. PALEONTOLOGICAL**

#### **Significance Criteria and Impact Analysis**

The effects of a project on paleontology are considered to be significant if the proposed project would:

- a. *Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?*

**No Impact** - The soils investigation prepared for the project area (Allied Earth Technology) is mainly underlain with granitic rock, which have minimal to no potential for producing fossil remains. Because the underlying geological formation does not contain fossils, paleontological resources do not have the potential to occur within the project site. Therefore, the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No impact is likely to occur.

### **XIV. POPULATION AND HOUSING**

#### **Significance Criteria and Impact Analysis**

The effects of a project on population and housing are considered to be significant if the proposed project would:

- a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*
- b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

**No Impact** – The subject site was established with the recordation of TPM 89-34, and is designated for residential development in accordance with the Escondido General Plan. The existing access road to the site was previously installed along with the necessary infrastructure to support development of the lots. Therefore, the development would not alter the location, distribution or population density within the area, nor would it adversely impact the City's housing demand. The project also would not result in the removal of any existing housing units. The Project would build one single-family residence which would incrementally increase the population in the immediate area. This unit would support the City's Regional Share Housing Requirements and the General Plan Housing Policy 1.1 to expand the stock of all housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the City. While population growth is anticipated, it is consistent with City planning/housing efforts. The project would not be considered growth inducing because the home would be situated on an existing vacant lot and adequate public facilities are available within the area to serve the project.

## **XV. PUBLIC SERVICES**

### **Significance Criteria and Impact Analysis**

The effects of a project on public services are considered to be significant if the proposed project would:

- a. *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

**No Impact-** The development of one single-family residential home on an existing lot of record would be consistent with the Rural II (R2) General Plan land-use designation for the site, and would not adversely impact public services. The Engineering Division indicated that public utilities currently are available to serve the site within the existing public right-of-way or easements. The new building would create an incremental increase in demand for water, sewer and electricity over existing levels, but the project increase is not significant on an area-wide level and the project would not require a major expansion existing facilities.

## **XVI. RECREATION**

### **Significance Criteria and Impact Analysis**

The effects of a project on recreation are considered to be significant if the proposed project would:

- a. *Increases the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- b. *Include recreational facilities or requires the construction of expansion of recreational facilities which might have an adverse physical effect on the environment?*

**No Impact-** The proposed development would cause an incremental increase in demand on the City's recreational facilities. However, the development fees paid by the developer would offset the anticipated impact on existing facilities. The proposal will not impact the quality or quantity of existing recreational opportunities since no recreational opportunities currently exist on the site. The project site is not listed as a potential park site in the City's Master Plan of Parks and Trails

## **XVII. TRANSPORTATION/TRAFFIC**

### **Significance Criteria and Impact Analysis**

The effects of a project on transportation and traffic are considered to be significant if the proposed project would:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measure, or other standards established by the county congestion management agency for designated roads or highways
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- e. *Result in inadequate emergency access?*
- f. *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

**Less Than Significant** - The Engineering Division indicated the development of one single-family home would not create any adverse impacts to the adjacent street and intersections. The project is anticipated to generate 12 trips Average Daily Trips (ADT). Amber Lane is a non-classified residential street and currently operates at an acceptable level of service (C or better). The proposed project would not conflict with any applicable plan, ordinance, or policy related to traffic/circulation and, therefore, impacts would be less than significant.

**Construction Traffic** – Temporary traffic impacts would occur during site preparation and construction activities. Due to the nature of the project, the Engineering Division indicated additional trips from haul trucks and construction trips would have a minimal short-term impacts the local roadways or intersections. Construction traffic typically occurs during the off-peak hours. Therefore, impacts to LOS during temporary construction would be less than significant.

**Design Features/Hazards/Emergency Access** – The project does not include any design features or incompatible uses that would substantially increase hazards.

**Air-Impacts** – The project site is not located within the vicinity of a public or private airstrip and would not result in a change in air traffic patterns, increase in traffic levels, or a change in location that results in substantial safety risks. The height of the light poles would not interfere with air traffic patterns.

**Adopted Plans/Policies** – The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Bus service would not be impacted by the proposed project or impact any existing or proposed bicycle facilities in the area as designated on the City's Bicycle Facility Master Plan. The project also would not result in inadequate emergency access as determined by the Fire Department.

**Congestion Management** – None of the adjacent streets are designated as a Congestion Management Program (CMP) Arterial.

## **XVIII. TRIBAL CULTURAL RESOURCE**

### **Significance Criteria and Impact Analysis**

The effects of a project on Tribal Cultural Resources are considered to be significant if the proposed project would:

- a. *Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in 21074?*

### **Less Than Significant Impact with Mitigation Measures:**

#### **Tribal Cultural Resources – Less than Significant with Mitigation Measures**

In accordance with California State Assembly Bill AB 52, the City initiated government to government consultation with the three tribes that requested formal notification, Rincon Band of Luiseno Indians, the San Luis Rey Band of Mission Indians and the Soboba Band of Luiseno Indians through written notification of the proposed project activities. As required under AB 52, letters were sent to the tribes on

March 24, 2016. The Soboba Band and the Rincon Band indicated in their letters dated April 19, 2016 & May 2, 2016 that the Bands did not have any specific concerns regarding known cultural resources in the specified area, but that appropriate consultation continue between concerned tribes. A response was received from the San Luis Rey Band of Mission Indians (dated March 24, 2016) requesting formal consultation. The City met with representatives of the San Luis Rey Band on one occasion. At the meeting with City staff, representatives of the Band indicated they would visit the site to determine whether there would be any potential for cultural resources to be present given the steepness of the terrain, underlying soils types, and any cultural resources indicators that might be present during their survey. A follow up response was received by the San Luis Rey Band Indians (May 31, 2016) indicating the project location is within the Luiseno Territory and also within the San Luis Rey specific area of historical interest. The San Luis Rey Band felt the project could have the potential for cultural resources, and recommended their interest to provide monitoring of the site during grading activities. However, the San Luis Rey Band did not request any further formal consultation. Therefore, consultation has been concluded in accordance with AB 52. Tribal Cultural monitoring will be required as mitigation to reduce to a less-than significant level potential impacts to any tribal cultural resources, pursuant to incorporating Mitigation Measures CUL-1 through CUL-10. All tribal correspondence is available for review in the Planning Division project file.

**Mitigation Measures:**

- CUL- 1 The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a preexcavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between them. Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.
- CUL-2- Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
- CUL-3- The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
- CUL-4- During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
- CUL-5- In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of

potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

- CUL-6 - If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
- CUL-7- The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.
- CUL-8- As specified by California Health and Safety Code Section 7050.5, 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. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.
- CUL-9- If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.
- CUL-10- Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include

## **XIX. UTILITIES AND SERVICE SYSTEMS**

### **Significance Criteria and Impact Analysis**

The effects of a project on utilities and service systems are considered to be significant if the proposed project would:

- a. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.*
- b. *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
- c. *Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
- d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.*
- e. *Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.*
- f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.*
- g. *Comply with federal, state, and local statutes and regulations related to solid waste.*

### **No Impact**

**Solid Waste** – Escondido Disposal, Inc. (EDI) currently provides solid waste removal service for the Escondido area. EDI also operates a solid waste transfer station at their Washington Avenue site where solid waste is consolidated into larger transfer trucks and taken to a class III landfill for disposal. Solid waste pick-up is available for the site and any future development.

**Sewer Service** – The City's Utilities Division indicated the proposed project would not impact services or capacity at the Hale Avenue Resource Recovery Facility (HARRF).

**Water Service** – Water service to the site is provided by the Rincon Del Diablo Municipal Water District. Existing mains previously were installed within the private easement road (Amber Lane) to serve the lot. The District would continue to provide water service to the site. Water service to the site currently is provided to maintain landscaping on the existing manufactured slopes that were created when Amber Lane was constructed. The project would have a small incremental increase in water use due to the development of a single-family home and landscaping. The Rincon Del Diablo MWD issued a Level II Drought Alert of its amended Drought Response Plan in order to address the State Water Resources Control Board's (State Water Board) heightened mandatory water conservation measures. In accordance with Governor Brown's April 2015 Executive Order, the State Water Board passed emergency regulations earlier this month to implement mandatory water conservation measures in order to achieve an overall reduction in water usage by 25% statewide. Rincon Water and its customers were mandated a conservation standard of reducing water use by 32% as compared to 2013. Water meters/service will need to be obtained from the District with the issuance of building permits for the project, and will need to comply with the provisions of their mandatory water conservation measures.

**Drainage Facilities** – See analysis contained within Hydrology/Water Quality Section No. IX.

## XX. MANDATORY FINDINGS OF SIGNIFICANCE

### **Significance Criteria and Impact Analysis**

The effects of a project on Tribal Cultural Resources are considered to be significant if the proposed project would:

- a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*
- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)*
- c. *Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?*

### **Less Than Significant Impact with Mitigation Measures:**

Potential impacts to the environment as a result of this project are in the areas of Biology, and Tribal Cultural Resources. As mitigated, the project is not expected to have any significant impacts, either long-term or short term, nor would it cause substantial adverse effects on human beings, either directly or indirectly. The project would not degrade the quality of the environment for plant or animal communities, substantially reduce the habitat of a fish or wildlife species, cause fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, nor reduce the number or restrict the range of endangered plants or animals. The project would not eliminate important examples of the major periods of California history or prehistory. The project will not materially degrade levels of service of the adjacent streets, intersection or utilities, nor have a significant impact on the City's Quality of Life Standards. As described, the project's impacts would be avoided by incorporation of project design measures, or mitigated to levels below significance, and no cumulatively considerable impacts would occur. Therefore, the proposed project would not have a significant individual or cumulative impact on the environment.

### **Summary of Mitigation Measures:**

#### **Biological Resources**

- BIO.1:** Prior to grading or any site clearing activities (including approval of the grading plan), the purchase of 0.92 acres of mitigation credits of unoccupied Diegan Coastal Sage Scrub habitat is required at City of Escondido Daley Ranch Conservation Bank or other appropriate conservation bank).
- BIO.2:** Bird species protected under the Migratory Bird Treaty Act (MBTA) were observed on-site. As such, vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (February 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to grading to determine the presence or absence of nests on the project site. The applicant shall submit the

results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of active nests until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dBA Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dBA Leq, which will reduce the impact to below a level of significance.

**Cultural Resources:**

- CUL-1 The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between them. Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.
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- CUL- 6- If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
- CUL-7- The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered

and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

- CUL-8- As specified by California Health and Safety Code Section 7050.5, 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. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.
- CUL-9 If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.
- CUL-10 Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources

## **Materials Use in Preparation of this Analysis**

1. Escondido General Plan – May 2012
2. Escondido General Plan Final EIR (April 2012)
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Escondido Drainage Master Plan (1995)
6. County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List
7. Escondido Historical Resources Survey
8. Site Visits/Field Inspection
9. Comments from other Departments:
  - Building
  - Community Services
  - Engineering Services
  - Fire
  - Police
  - Utilities
10. Project Description and Preliminary Information
11. FIRM maps (Flood Insurance Maps)
12. Draft MHCP maps (Multiple Habitat Conservation Program)
13. Escondido Wastewater Collection System Master Plan Update (Nov. 2005) and Wastewater Treatment and Disposal Facilities Capacity Study, Dec 2006.
14. California Department of Conservation (CDC) 2008 Farmland Mapping and Monitoring Program (FMMP)
15. The California Air Pollution Control Officers Association (CAPCOA) guide to addressing greenhouse gas (GHG) emissions from projects subject to the California Environmental Quality Act (CEQA) 2008.
16. City of Escondido Climate Action Plan (2012)
17. Final Environmental Impact Report (EIR) for the Escondido General Plan Update and Climate Action Plan (2012)
18. Atkins. 2012. City of Escondido Greenhouse Gas Emissions CEQA Thresholds and Screening Tables. Prepared for the City of Escondido. August 22.
19. Allied Earth Technology Soil Investigation, February 10, 2009, updated April 15, 2014

20. **Biological Assessment Report, prepared by Everett and Associates April, 2014, and March 15, 2016**
21. **Federal Highway Administration 2008 (Roadway Construction Noise Model and Vibration Source Levels for Construction Equipment.**
22. **Fire Protection Plan, Fire wise 2000**
23. **Bicycle Master Facility MP, October 17, 2012**



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Mitigation Measures are to be implemented

NATURE OF IMPACT	MITIGATION MEASURE	IDENTIFICATION, NO. LOCATION IN DOC.	RESPONSIBILITY FOR IMPLEMENT.	CERTIFIED INITIAL/DATE	COMMENTS
<p>BIO 2</p>	<p>Bird species protected under the Migratory Bird Treaty Act (MBTA) were observed on-site. As such, vegetation cleaning or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of active nests until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dBA Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dBA Leq, which will reduce the impact to below a level of significance</p>	<p>Biological Resources (4).          Mitigation Measure #2</p>	<p>Applicant</p>		
<p>CUL 1</p>	<p>The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a preexcavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between them. Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.</p>	<p>Tribal Cultural Resource (5).          Mitigation Measure #1</p>	<p>Applicant</p>		



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CUL 2	<p>Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program</p>	Tribal Cultural Resources (5)- Mitigation Measure #2	Applicant		
CUL 3	<p>The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program</p>	Tribal Cultural Resource (5)- Mitigation Measure #3	Applicant		
CUL 4	<p>During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring</p>	Tribal Cultural Resource (5)- Mitigation Measure #4	Applicant		
CUL 5	<p>In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed</p>	Tribal Cultural Resource (5)- Mitigation Measure #5	Applicant		
CUL 6	<p>If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the</p>	Tribal Cultural Resource (5)- Mitigation Measure #6	Applicant		



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	<p>qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.</p>				
<p>CUL 7</p>	<p>The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.</p>	<p>Tribal Cultural Resource (5)- Mitigation Measure #7</p>	<p>Applicant</p>		
<p>CUL 8</p>	<p>As specified by California Health and Safety Code Section 7050.5, 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. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with</p>	<p>Tribal Cultural Resource (5)- Mitigation Measure #8</p>	<p>Applicant</p>		



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	<p>California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor</p>				
<p>CUL 9</p>	<p>If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center</p>	<p>Tribal Cultural Resource (5)- Mitigation Measure #9</p>	<p>Applicant</p>		
<p>CUL 10</p>	<p>Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources</p>	<p>Tribal Cultural Resource (5)- Mitigation Measure #10</p>	<p>Applicant</p>		



City of Escondido  
 Planning Division  
 201 North Broadway  
 Escondido, CA 92025-2798  
 (760) 839-4671

**ATTACHMENT "A"**  
**MITIGATION MONITORING REPORT**  
**CASE NO: ENV16-0003 & GP16-001**

**PROJECT NAME: Mitigated Negative Declaration**  
**PROJECT DESCRIPTION:** The project involves a grading permit to facilitate the construction of one single-family residential home. The environmental review is necessary because the parcel contains Diegan Coastal Sage Scrub Habitat that would be impacted by the development. Therefore, mitigation measures are necessary to offset the removal of 0.92-acres of the habitat. The grading design includes a combination of cut and fill slopes, and retaining walls. The entire site would need to be cleared to provide appropriate fire clearance areas because the site is located within a Very High Fire Zone.

**PROJECT LOCATION: 2419 Amber Lane (224-240-15)**

**CONTACT PERSON: Ashely Guzman**  
**PHONE NUMBER:**

**APPROVAL BODY/DATE:**  
**PROJECT MANAGER: Darren Parker- Assistant Planner**  
**(760-839-4553)**

Mitigation Measures are to be implemented

NATURE OF IMPACT	MITIGATION MEASURE	IDENTIFICATION, NO. LOCATION IN DOC.	RESPONSIBILITY FOR IMPLEMENT.	CERTIFIED INITIAL/DATE	COMMENTS
BIO 1	Prior to grading or any site clearing activities (including approval of the grading plan), the purchase of 0.92 acres of mitigation credits of Chaparral and unoccupied Sage Scrub habitat is required at City of Escondido Daley Ranch Conservation Bank or other appropriate conservation bank).	Biological Resources (4). Mitigation Measure #1	Applicant		



CITY OF ESCONDIDO  
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## ACKNOWLEDGEMENT OF ENFORCEABLE COMMITMENT

Case No.: ENV16-0003

The items listed on the attached Mitigation Monitoring Program constitute an enforceable commitment in conformance with Section 21081.6(b) of the California Environmental Quality Act (Public Resources Code Sections 21000-21178). The applicant shall be required to provide, and comply with, all of the mitigation measures listed herein. These mitigation measures also have been included as conditions of the project approval.

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6/17/16	RENATO S. GUZMAN	<i>Renato S. Guzman</i>
Date	Applicant's Name (printed)	Applicant's Signature