

**Calle Catalina Tentative Parcel Map**  
**City File No. PL21-0508**

**FINAL**

**Initial Study/Mitigated Negative Declaration**

Prepared by:

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Prepared for:

**City of Escondido**

August 2022



---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.: PL21-0508-Calle-Catalina-Tentative-Parcel-Map¶

¶  
 DATE-ISSUED:→June-22,-2022¶

¶  
 PUBLIC-REVIEW-PERIOD:→June-24,-2022---July-25,-2022¶

¶  
 LOCATION: South of Gamble Lane on the east and west sides of its intersection with Calle Catalina (Assessor's Parcel Number 238-071-23-00), in the City of Escondido, County of San Diego.¶

¶  
 PROJECT-DESCRIPTION: The project includes subdivision (Tentative Parcel Map) of the 2.6-acre site into three lots, construction of an emergency access road between the current terminus of Calle Catalina and Gamble Lane, and improvements to Gamble Lane.¶

¶  
 APPLICANT:→Mike-Galey,-Galey-Homes¶

¶  
 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 IS/MND are on file in the City of Escondido Planning Division and can be viewed on the City of Escondido web site (*Active Development Projects*) at: <https://www.escondido.org/calle-catalina>. Further information may be obtained by contacting the Planning Division, telephone (760) 839-4537 or email at [jpaul@escondido.org](mailto:jpaul@escondido.org).¶

¶  
 Findings: The findings of this review are that the Initial Study identified effects related to biology, noise, and cultural/tribal-cultural resources might be potentially significant. Design and minimization measures, revisions in the project plans, and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level. The final IS/MND will require consideration and adoption by the Escondido Zoning Administrator. A public meeting for the adoption of the final IS/MND by the Zoning Administrator has not yet been scheduled.¶

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 ¶  
 .....*A Finestone* → → → ¶

Adam Finestone, AICP¶  
 City Planner¶

## **PREFACE**

This Final Initial Study/Mitigated Negative Declaration (IS/MND) for the 2608 South Escondido Boulevard project (proposed project), Project No. ENV19-0007, includes revisions to the Draft IS/MND based on minor corrections and revisions from the City of Escondido. The Draft IS/MND for the proposed project was circulated for public review for 30 days (June 24, 2022 through July 25, 2022). The City of Escondido received comment letters/emails during the public review period. The comment letters are located at the end of this Final IS/MND.

## **15074. CONSIDERATION AND ADOPTION OF A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.**

(a) Any advisory body of a public agency making a recommendation to the decision-making body shall consider the proposed negative declaration or mitigated negative declaration before making its recommendation. (b) Prior to approving a project, the decision-making body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed negative declaration or mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis.

Formal response to written comments received during the public review period are not required for Negative Declarations pursuant to section 15074.

## **ERRATA**

This section contains revisions to the Draft IS/MND. The following corrections and changes are made to the Draft IS/MND and are incorporated herein as part of the IS/MND. These corrections and clarifications represent additional information or revisions that do not significantly alter the proposed project, change the IS/MND's significance conclusions, or result in significantly more severe environmental impacts associated with the proposed project.

The revisions that follow were made to the text of the Draft IS/MND. Amended text is identified by section and page number. Additions to the Draft IS/MND text are shown with underlining and text removed from the Draft IS/MND is shown with strikethrough.

The following revisions to the text of the Draft IS/MND are made:

### **XVII. Transportation/Traffic**

*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 (or conflict with applicable traffic thresholds specified in City of Escondido Zoning Code Article 47)?*

**Less Than Significant Impact.** The project site fronts onto Gamble Lane, which is an unclassified residential street in the vicinity of the project. Full width street improvements have not been installed along the project's frontage. Gamble Lane has one lane traveling east and one lane traveling west. Parking is restricted on both sides of the roadway and bicycle facilities are not present **or planned per the Bicycle Facilities**

**Master Plan.** Gamble Lane does not contain sidewalks on either side. The project would **not** be required to improve Gamble Lane across the project frontage.

A future extension of Calle Catalina bisects the project site from north to south. Calle Catalina is not a Mobility Element classified street. As part of the project, Calle Catalina would be constructed to City standards for emergency access only, and would be gated to restrict public access. **Although vehicular public access would be restricted along Calle Catalina through the project site, the gates would be designed to allow for public pedestrian and bicycle 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 Impact.** There are no existing alternative transportation facilities on the project site. Bicycle and pedestrian facilities are not provided. The proposed project would not include improvements along Gamble Lane **that would affect public transportation, bicycle or pedestrian facilities**, due to the size and scope of the project. However, this lack of provision does not preclude such improvements at a future date should they become warranted. Additionally, implementation of the proposed project would not result in a significant impact to existing alternative transportation infrastructure in the surrounding community. Therefore, impacts would be less than significant.

**FINAL**

**MITIGATED NEGATIVE DECLARATION**

**FOR THE CALLE CATALINA TENTATIVE PARCEL MAP**  
(City PL21-0508)

ENVIRONMENTAL CHECKLIST  
SUPPLEMENTAL COMMENTS

An Initial Study Environmental Checklist was prepared for this project and is included with this Draft Mitigated Negative Declaration (IS/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 Initial Study/Mitigated Negative Declaration assesses the environmental effects of the proposed Calle Catalina Tentative Parcel Map project generally located south of Gamble Lane on the east and west sides of its intersection with Calle Catalina (Assessor's Parcel Number 238-071-23-00). The project proposes the subdivision of the 2.6-acre site into three lots, for the future construction of three single family homes, construction of an emergency access extension of Calle Catalina from its current terminus through the project site and connecting with Gamble Lane, and improvements to Gamble Lane.

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the Initial Study/Mitigated Negative Declaration in writing before the end of the 30-day public review period starting on **June 24, 2022** and ending on **July 25, 2022**. Written comments on the IS/MND should be submitted to the following address by 5:00 p.m., **July 25, 2022**.

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

Contact: Jay Paul, Senior Planner  
Telephone: (760) 839-4537  
Fax: (760) 839-4671  
Email: [jpaul@escondido.org](mailto:jpaul@escondido.org)

All comments received will be considered with the Final IS/MND in determining whether to approve the project. 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 at:

<https://www.escondido.org/calle-catalina>

**Click on the Development Project Information button and go to "Calle Catalina Tentative Parcel Map" PL21-0508**

According to Section 15150 of the CEQA Guidelines, a MND may incorporate by reference all or portions of another document which is a matter of public record. The incorporated language shall be considered to be

set forth in full as part of the text of the MND. All documents incorporated by reference are available for review at, or can be obtained through, the City of Escondido Planning Division located at the address provided above, or on the City of Escondido Web Site.

- City of Escondido, 2012a. City of Escondido General Plan.
- City of Escondido, 2012b. Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Environmental Impact Report
- City of Escondido, 2020. Climate Action Plan Initial Study.
- City of Escondido, 2021. Climate Action Plan.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE**

The California Environmental Quality Act (CEQA) applies to proposed projects initiated by, funded by, or requiring discretionary approvals from state or local government agencies. CEQA Guidelines Section 15367 states that the “lead agency,” the City, has the principal responsibility for carrying out or approving a project and is responsible for compliance with CEQA. As lead agency, the City must complete an environmental review to determine if implementation of the proposed project would result in significant adverse environmental impacts. In compliance with CEQA, an Initial Study (IS) has been prepared to assist in making that determination. Based on the nature and scope of the proposed project and the evaluation contained in the IS environmental checklist (contained herein), the City has concluded that a Mitigated Negative Declaration (MND) is the appropriate level of analysis for this project. The MND shows that impacts of the proposed project are either less than significant or significant but mitigable with the incorporation of appropriate mitigation measures.

As provided in CEQA Statute Section 21064.5, and stated in CEQA Guidelines Section 15070, a MND can be prepared when “(a) the initial study shows that there is not substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or (b) the initial study identifies potentially significant effects, but (1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and (2) there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.”

## **SCOPE OF ENVIRONMENTAL REVIEW**

This Initial Study evaluates the proposed project’s potential environmental impacts on the following topics:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

## IMPACT ASSESSMENT TERMINOLOGY

The Environmental Checklist identifies potential impacts using four levels of significance as follows:

- No Impact. A finding of no impact is made when it is clear from the analysis that the proposed project would not affect the environment.
- Less than significant. A finding of less than significant is made when it is clear from the analysis that a proposed project would cause no substantial adverse change in the environment and no mitigation is required.
- Less than significant with mitigation incorporated. A finding of less than significant with mitigation incorporated is made when it is clear from the analysis that a proposed project would cause no substantial adverse change in the environment when mitigation measures are successfully implemented by the project proponent.
- Potentially Significant. A finding of potentially significant is made when the analysis concludes that the proposed project could have a substantially adverse impact on the environment related to one or more of the topics listed in the previous section, *Scope of the Initial Study*.

## ANTICIPATED PUBLIC HEARINGS

The Zoning Administrator will consider the IS/MND and the comments received during the public review period in determining whether to adopt the Mitigated Negative Declaration and Mitigation Monitoring Report Program. A public meeting for this project has not been scheduled. Notice of the Zoning Administrator meeting will be published on the City's website and posted in the City Hall Council Chambers when a meeting is scheduled.

## PROJECT DESCRIPTION

This Initial Study provides a preliminary assessment of the environmental impacts of the proposed Tentative Parcel Map, grading (pad development) and street construction (emergency access extension of Calle Catalina and Gamble Lane improvements) for three separate single-family residential lots (Parcel 1, Parcel 2, and Parcel 3). The 2.6-acre project site is located on the south side of Gamble Lane, generally north of Continental Lane and west of Eucalyptus Avenue. Right-of-Way for Calle Catalina traverses the general site area, with Parcel 1 located to the west and Lots 2 and 3 to the east. See Figure 1, *Project Location Map*. The project site fronts onto Gamble Lane and also the future extension of Calle Catalina through the project. Primary access to the three lots would be provided from Calle Catalina.

The *Tentative Parcel Map* is shown in Figure 2. Each of the proposed parcels are further described below.

**Parcel 1** would be located to the west of Calle Catalina. Access would be provided from the existing panhandle portion of the parcel via a long driveway off Calle Catalina. Parcel 1 would have a gross area of 38,077 square feet and a net building area of 37,355 square feet. Manufactured slopes would be located along the northeast and western perimeters to create a level pad, and along the panhandle section of the parcel to facilitate the driveway. A bioretention basin would be located in the southeastern portion of the parcel.

**Parcel 2** would be located immediately south of Gamble Lane and east of Calle Catalina. Parcel 2 would have a gross area of 38,530 square feet, with a net building area of 31,492 square feet. Parcel 2 would be accessed via new driveway off Calle Catalina and would feature manufactured slopes along the northern

and eastern perimeter to create a level building pad. Minor manufactured slopes would also occur in the southwestern edge of the parcel. A bioretention basin would be located along the eastern portion of the parcel.

**Parcel 3** would be located immediately south of Parcel 2 and east of Calle Catalina. Parcel 3 would have a gross area of 32,361 square feet, with a net building area of 29,157 square feet. Parcel 3 would be accessed via new driveway off Calle Catalina and would feature manufactured slopes along the western and eastern perimeter to create a level building pad. Minor manufactured slopes would also occur along the southern edge of the parcel.

## **PROJECT LOCATION AND ENVIRONMENTAL SETTING**

The irregular shaped ('U' shape) 2.6-acre site is located in the County of San Diego, City of Escondido, in the southwest and southeast quadrants of the intersection of Gamble Lane and Calle Catalina (APN 238-071-23-00). The site is zoned RE-20 (Residential Estates, 20,000 square foot minimum lot size) and has a General Plan Designation of Estate II, which allows a maximum density of up to two dwelling units per acre based on the slope categories. The property is vacant and disturbed due to previous grading and clearing/maintenance activities. The property is bordered by Gamble Lane and an existing single-family home to the north, and single-family homes to the south, east, and west. Gamble Lane borders the property along the northern boundary. Future construction of an emergency access extension to Calle Catalina would divide the property, with one lot west of Calle Catalina and two lots east of Calle Catalina. Continental Lane is located further south of the site, beyond the bordering single family homes. Similarly, Sonrisa Glen is located further east of the site, beyond the bordering single-family homes.

The site fronts onto Gamble Lane, and primary access to the proposed lots would be taken from driveways off Calle Catalina. Gamble Lane is an unclassified residential street across the project frontage and west of the project site. Gamble Lane further to the east is classified as a Major Road on the City's Mobility and Infrastructure Element (identified as the future extension of Citracado Parkway). Calle Catalina is an unclassified residential street. Gamble Lane has one lane traveling east and one lane traveling west. Parking is restricted on both sides of the roadway and bicycle facilities are not present. Gamble Lane does not contain sidewalks on either side. Gamble Lane terminates at the northwestern boundary of the project site and through access to the improved section of Gamble Lane (further west) is restricted by a chain. This roadway currently is restricted to utility and emergency access.

The project site slopes from the west (840 feet in elevation) to approximately 740 feet in elevation along the eastern property boundary. The project site is bisected from north to south by the future alignment of Calle Catalina. The eastern portion of the site, approximately two-thirds of the total site area, runs parallel to Calle Catalina, south of Gamble Lane, in a rectangular manner. The western portion of the site, approximately one-third of the total site area, is setback from Calle Catalina, separated from Calle Catalina by an existing single-family home and accessed via an extended driveway (panhandle).

Adjacent land uses and zoning include the following:

North: PZ-R-E zoning (City of Escondido Prezone-Residential Estates) is located on the north, developed as single-family homes. The property located immediately to the north is located with the County of San Diego's jurisdiction.

South: RE-20 zoning (Residential Estates) is located on the south, developed as single-family homes.



East: RE-20 zoning (Residential Estates) is located on the east, developed as single-family homes.

West: RE-20 zoning (Residential Estates) is located on the west, developed as single-family homes.

**Tribal Consultation.** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has this consultation begun?

Pursuant to Assembly Bill 52, the City sent letters on February 23, 2022, to the San Luis Rey Band of Mission Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Mesa Grande Band of Mission Indians and San Pasqual Band of Mission Indians. These tribes have requested formal notification of projects within the City.

### **DISCRETIONARY ACTIONS**

According to Sections 15050 and 15367 of the CEQA Guidelines, the City of Escondido is designated as the Lead Agency for the project and has approval authority over project actions. Responsible agencies are those agencies that have discretionary approval authority over one or more actions involved with the development of a proposed project. Trustee agencies are state agencies having jurisdiction by law over natural resources affected by a proposed project that are held in trust of the people of the State of California. There are no Responsible or Trustee agencies that would have discretionary approval authority or have jurisdiction over natural resources affected by the project. The Escondido Zoning Administrator has authority to adopt the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

## ISSUES

### I. AESTHETICS

*Would the project:*

- 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?*
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? a. Have a substantial adverse effect on a scenic vista?*

*a. Have a substantial adverse effect on a scenic vista?*

**Less than Significant Impact.** Scenic resources in the City of Escondido include views to and from hillsides and prominent ridgelines and other prominent natural landforms. The project site is undeveloped and located within a suburban neighborhood developed with one- and two-story single-family residential homes. Due to the surrounding development, landscaping (mature trees), and the rolling hills/topography throughout the neighborhood, the proposed project site is generally concealed from views from area roadways and the surrounding neighborhood, except adjacent and some nearby properties.

As discussed under the environmental setting, the project site was previously graded. The topography of the project site is gently sloping, and generally is situated at a similar or slightly higher elevation than adjacent Gamble Lane on the north. Any potential scenic vistas in the proposed project viewshed would consist of distant views of mountains and ridgelines generally located towards the northern and eastern areas of the City. Views of the proposed project primarily would be from travelers along Gamble Lane and from existing single-family estate homes surrounding the site.

The proposed project would develop the existing vacant site, which would be visible from Gamble Lane and other nearby residential streets and properties. However, the proposed residential development would be constructed to conform to the existing site topography in accordance with the City's Grading Ordinance and design criteria. The residential development has the potential to partially obstruct views of distant mountains and ridgelines with the development of one- or two-story residential structures on the individual parcels along with the installation of associated landscaping. Scenic vistas from Gamble Lane looking north would not be significantly affected by the residential development because distant views from this vantage point are already limited by lower-elevation ridgelines and mature trees in the foreground. The pad elevations of Parcels 2 and 3 (elevation 814 feet AMSL) would be situated approximately 14 feet lower than the general elevation of the residential property to the north (elevation 828 feet AMSL). Development of the future residential homes would be subject to the maximum height requirements, lot coverage, and setbacks for the RE-20 zone. For these reasons, the proposed project would not significantly obstruct scenic vistas of distant ridgelines and hilltops, unique landforms, visual gateways, edges of the community or scenic resources that are identified as significant in the General Plan (2012). Therefore, the project would not have less than significant impact on any valuable scenic vista.

*b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

**No Impact.** State scenic highways are those highways that are either officially designated as State Scenic Highways by the California Department of Transportation (Caltrans) or are eligible for such designation. There are no officially designated or eligible highways within the project area. There are no designated scenic resources on the site. Therefore, the proposed project would not affect any scenic resources within a state scenic highway. As concluded in Section V, *Cultural Resources*, there are no historic buildings or resources located on the site. Additionally, as identified in the *Biological Resources* section (Section IV), the project site does not contain native or protected tree species. As such, the project would not result in the loss of any protected mature trees. No impact would result.

*c. Substantially degrade the existing visual character or quality of the site and its surroundings?*

**Less than Significant Impact.** The site is located in a suburban area of the City and situated along a corridor developed primarily with single-family estate residential uses in the project vicinity. Residential use in the area includes a mix of two-story and single-story residences. The proposed project would involve a Tentative Parcel Map consisting of three estate residential lots, as well as grading and right-of-way construction. The proposed residential development would replace an existing vacant property that is presently covered primarily in low growing non-native grasses, buckwheat scrub, disturbed ornamental landscaping, and limited trees. The development would add three single-family residential homes to the area on lots of similar size and character to other residential development throughout the surrounding neighborhood. The parcels also would include the installation of trees and visually appealing landscaping. Overall, the residential development would improve the visual quality of the site relative to the existing condition, and would be consistent with the character of surrounding developments. Thus, the residential development would have a less than significant character and visual quality impact.

*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 in the surrounding area generally consist of street lights, residential structure lights, and vehicle headlights. Development of the site with new homes and infrastructure typically would include exterior lighting for safety, security, and circulation purposes. Various exterior lighting fixtures would be used, including pole-mounted streetlights and wall-mounted residential lights. However, these lighting sources and the proposed land use would not be inconsistent with existing surrounding development. All outdoor lighting would be required to comply with the City's Outdoor Lighting Ordinance (Zone Code Article 35). The City's Lighting Ordinance is intended to minimize unnecessary nighttime lighting and glare for the benefit of the citizens of the City and astronomical research at Palomar Mountain Observatory. For these reasons, the residential development would have a less than significant impact in regard to new sources of light and glare.

## II. AGRICULTURE AND FORESTRY RESOURCES

*Would the project:*

- 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 project site does not include any active agricultural uses or agricultural resources. The site is not zoned for agricultural uses and is not adjacent to areas zoned for agricultural use. No farmland, forest land, timberland, or other agricultural uses occur on the project site or surrounding area. No agricultural land would be converted to non-agricultural uses as a result of project implementation. There are no Williamson Act Contract lands or agricultural zones on or near the site. 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 in the General Plan Final EIR, which was prepared for the most recent General Plan Update in 2012 (Escondido 2012). The proposed project would 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. Therefore, the project would have no direct or indirect impact to agricultural resources (San Diego County Important Farmland 2014).

## III. AIR QUALITY

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?*

*a. Conflict with or obstruct implementation of the applicable air quality plan?*

**No Impact.** The California Clean Air Act requires areas that are designated nonattainment of state ambient air quality standards for ozone, carbon monoxide, sulfur dioxide, and nitrogen dioxide to prepare and implement plans to attain the standards by the earliest practicable date. The San Diego Air Basin (SDAB) is designated nonattainment for ozone. Accordingly, the Regional Air Quality Strategy (RAQS) was developed to identify feasible emission control measures and provide expeditious progress toward attaining the state standard for ozone and particulate matter. The two pollutants addressed in the RAQS are reactive organic gases and oxides of nitrogen, which are precursors to the formation of ozone. Projected increases in motor vehicle usage, population, and growth create challenges in controlling emissions to maintain and further improve air quality. The RAQS, in conjunction with the Transportation Control Measures, were most recently adopted in 2009 as the air quality plan for the region.

The California State Implementation Plan (SIP) is the document that sets forth the state's strategies for attaining the National Ambient Air Quality Standards (NAAQS). The San Diego Air Pollution Control District (SDAPCD) is the agency responsible for preparing and implementing the portion of the California SIP applicable to the San Diego Air Basin (SDAB). Because the SDAB is designated as in basic non-attainment of the NAAQS and in serious non-attainment of the more stringent California State Ambient Air Quality Standards (AAQS) for ozone, the SDAPCD's Regional Air Quality Strategy (RAQS) outlines the plans and control measures designed to attain the AAQS for ozone. The California SIP and the SDAPCD's RAQS were developed in conjunction with each other to reduce regional ozone emissions. The SDAPCD relies on information from CARB and SANDAG, including projected growth, mobile, area and all other source emissions, in order to predict future emissions and develop appropriate strategies for the reduction of source emissions through regulatory controls. The CARB mobile source emission projections and SANDAG growth projections are based on population and vehicle trends and land use plans developed by the incorporated cities and the County of San Diego. As such, projects that propose development that is consistent with the growth anticipated by SANDAG would be consistent with the RAQS and the SIP. The Escondido General Plan Update FEIR assessed whether development consistent with the General Plan would conflict with or obstruct implementation of the RAQS and SIP. The FEIR determined that the growth accommodated by the General Plan would be consistent with the growth accounted for in the RAQS and SIP. As such, development consistent with the Escondido General Plan would be consistent with the RAQS and SIP. Therefore, the proposed project would be consistent with the General Plan growth assumptions and would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant.

The project site is located within a residential area and currently is undeveloped. The proposed project includes a three-lot Tentative Parcel Map, grading plan, and public road improvements. Future development would occur as three single-family residential homes. The project is consistent with the underlying land use designation and zone. As such, the project would be consistent with the growth anticipated by the City General Plan. Additionally, as discussed below in Section III. b), project emissions would not exceed the project-level significance thresholds from the City Municipal Code. These thresholds are intended to both define quality of life standards and implement the Growth Management Element of the City General Plan. The project would therefore not result in an increase in emissions that are not already accounted for in the RAQS. Therefore, the project would not obstruct or conflict with implementation of the RAQS or applicable portions of the SIP. Therefore, project would result in no impacts.

*b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

**Less than Significant Impact.** Air quality impacts can result from the construction and operation activities. Construction impacts are temporary and result from fugitive dust, equipment exhaust and indirect effects associated with construction workers and deliveries. Operational impacts can occur on two levels: regional impacts resulting from development or local effects stemming from sensitive receivers being placed close to roadways or stationary sources. Operational emissions are those which occur after project construction activities have been completed, and the project becomes operational.

Article 47 of the Escondido Zoning Code has similarly adopted these trigger levels to establish Escondido's thresholds of significance. Projects that would not exceed the screening level criteria are considered not to have a significant impact related to air quality violations. The proposed project would not trigger the screening triggers, as the only emissions for the project would be short term and temporary during grading of the three residential lots and construction of Calle Catalina.

Additionally, in order to ensure that fugitive dust emissions during construction would not be significant, the General Plan Update FEIR requires future projects to implement construction dust control measures. As part of the project's grading and storm water requirements, the project would be required to implement appropriate dust control measures that would reduce the proposed project's potential impact related to air quality violations.

Future development would occur as three single-family residential homes. Air emissions would be associated with vehicle travel to and from the homes, as well as operations of electrical appliances, heating and air conditioning units. Operational air emissions would be minimal due to the relatively small size of the project and would not be expected to exceed air quality standards. Therefore, no significant operational impacts would result.

*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)?*

**Less Than Significant Impact.** All construction-related emissions would be short-term in duration and would adhere to the City's requirements for dust control. Operational emissions would be minimal and would not result in a cumulative significant contribution to pollutant emissions. Therefore, the project would not result in a cumulatively considerable increase in any criteria pollutant for which the region is non-attainment.

*d. Expose sensitive receptors to substantial pollutant concentrations?*

**Less Than Significant Impact.** A sensitive receptor is a person in the population who is more susceptible to health effects due to exposure to an air contaminant than is the population at large. Examples include residences, schools, playgrounds, childcare centers, churches, athletic facilities, retirement homes, and long term health care facilities. As described above in III(b), mobile source emissions associated with the project would be minimal. Project construction would result in some construction-related emissions; however, these emissions would be short term and temporary in nature and not exceed established thresholds for criteria pollutants. Sensitive receptors near the project site include adjacent residential uses; however, exposure would be short term and temporary in nature and not exceed established thresholds for criteria pollutants. Impacts would be less than significant.

The Escondido General Plan Update FEIR relies on the CARB's Air Quality and Land Use Handbook to determine whether potential impacts related to TACs, including diesel particulate matter, would occur (Atkins 2012b). CARB lists several potential sources of substantial TAC emissions that currently exist or may be developed under the General Plan Update including: 1) freeways or urban roads with 100,000 vehicles per day; 2) commercial facilities that require heavy-truck deliveries or include drive-through facilities; 3) extraction operations or cement manufacturing; 4) power plants; 5) recycling and garbage transfer stations; 6) industrial land uses; 7) farming operations; 8) dry cleaning facilities, gas stations, and automotive repair facilities; and 9) major medical facilities. If the project would result in these emission sources, then a detailed health risk assessment may be required. The project would likely utilize diesel-powered equipment for grading of the residential lots and construction of Calle Catalina. Although this diesel-powered equipment represents a typical source of TACs, exposure would be minimal and limited to the grading and construction phases. Therefore, implementation of the proposed project would not result in the exposure of off-site sensitive receptors to substantial TAC concentrations.

*e. Create objectionable odors affecting a substantial number of people?*

**Less Than Significant Impact.** The project does not include any land uses typically associated with odor complaints. During construction, diesel equipment may generate some nuisance odors. Sensitive receptors near the project site include adjacent residential uses; however, exposure to odors associated with project construction would be short term and temporary in nature. Impacts would be less than significant.

#### **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 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?*

A Biological Resources Technical Report of the project site was prepared by Cadre Environmental (dated February 1, 2022) to identify any current biological constraints on the project site. A field survey of the property by Cadre Environmental was conducted on May 7, 2021, to assess current general conditions. The following analysis is based on the results of the Biological Resources Technical Report.

- 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?

**Less than Significant with Mitigation.** As shown in Figure 3, *Biological Resources*, vegetation communities identified on the project site include non-native grassland/ruderal, California buckwheat scrub, disturbed, ornamental landscaping, and native shrub/tree.

The majority of the project site (1.94 acres) is characterized as non-native grassland/ruderal dominated by ripgut grass (*Bromus diandrus*), wild oat (*Avena fatua*), slender wild oat (*Avena barbata*), and foxtail chess (*Bromus madritensis* ssp. *rubens*). Ruderal species documented within this vegetation community include horehound (*Marrubium vulgare*), red stemmed filaree (*Erodium cicutarium*), wild radish (*Raphanus sativus*), and scarlet pimpernel (*Lysimachia arvensis*). Native species detected within this habitat type and commonly found in association within this vegetation community include American bird's foot trefoil (*Acmispon americanus*), telegraph weed (*Heterotheca grandiflora*), and turkey-mullein (*Croton setiger*).

A narrow patch of California buckwheat scrub (0.23 acre) extends along the eastern boundary and is dominated by California buckwheat (*Eriogonum fasciculatum*). Less common species detected within this vegetation community include deerweed (*Acmispon glaber*), and coast goldenbush (*Isocoma menziesii*).

Disturbed regions of the project site (0.25 acre) are either devoid of vegetation or possess a scattered distribution of non-native species including black mustard (*Brassica nigra*), tocalote (*Centaurea melitensis*), castor bean (*Ricinus communis*) and horseweed (*Erigeron canadensis*).

A few ornamental shrub, tree and palms (0.05 acre) are located within the non-native grassland/ruderal vegetation including avocado (*Persea americana*), Mexican fan palm (*Washingtonia robusta*), ash (*Fraxinus* sp.), northern California walnut (*Juglans hindsii*), sea lavender (*Limonium perezii*), and citrus.

Two native species including a laurel sumac (*Malosma laurina*), and blue elderberry (*Sambucus cerulea*) were documented within the non-native grassland/ruderal vegetation community (0.03 acre).

As shown in Table 1, *Project Site Vegetation Community Impact Acreages and Mitigation*, the project would result in impacts to 1.94 acres of non-native grassland/ruderal, 0.23 acre of California buckwheat scrub, and 0.03 acre of native shrubs. Direct impacts to non-native grassland/ruderal and California buckwheat scrub/native shrubs would be reduced to a level of less than significant through the purchase of credits at an appropriate Mitigation/Conservation bank, such as the Daley Ranch Conservation Bank, for projects outside an FPA to ensure compliance with the City of Escondido's Unadopted Draft Subarea Plan and General Plan. Mitigation credits would be purchased at a ratio of 0.5:1 for non-native grassland/ruderal (resulting in 0.97 acre of credits for mitigation), 2:1 for California buckwheat scrub (resulting in 0.46 acre of credits for mitigation), and 2:1 for native shrubs (resulting in 0.06 acre of credits for mitigation).



**Table 1. Project Site Vegetation Community Impact Acreages and Mitigation**

<b>Vegetation Community</b>	<b>On-Site Area (acre)</b>	<b>Habitat Group</b>	<b>Mitigation Ratio</b>	<b>Mitigation Acres (Credit)</b>
Non-Native Grassland/Ruderal	1.94	E	0.5:1	0.97
Disturbed	0.25	F	None	--
California Buckwheat Scrub	0.23	C	2:1	0.46
Ornamental Landscaping	0.05	F	None	--
Native Shrubs	0.03	C	2:1	0.06
<b>TOTAL</b>	<b>2.50</b>			<b>1.49</b>

Habitat Group

C = Coastal Sage Scrub

E = Annual Grassland

F = Other

No Federal or State listed threatened/endangered wildlife species were detected or expected to occur within or adjacent to the project site. The Southern California rufous-crowned sparrow, grasshopper sparrow, and northern harrier (MHCP covered and proposed Escondido Unadopted Draft Subarea covered species) may occasionally utilize the project site for foraging and/or breeding. Impacts to 2.17 acres of suitable habitat (non-native Grassland/Ruderal and California buckwheat scrub) for these species listed as State Species of Special Concern and California Watch List would represent a less than significant impact and no mitigation is required. However, potential impacts to nesting of these three sensitive bird species would be reduced to a level of less than significant following compliance with the City of Escondido’s standard condition of approval for potential impacts to nesting birds and raptors during the breeding season as described below (Nesting Bird Preconstruction Survey).

No federal or state listed threatened/endangered plant species were detected or expected to occur within or adjacent to the project site. No suitable habitat for sensitive plant species proposed for coverage under the City of Escondido’s Draft Subarea Plan or MHCP narrow endemic species was detected onsite. Based on the lack of suitable habitat, soils, historic onsite disturbance, and/or historic occurrences onsite, MHCP narrow endemic plant species are not expected to be present and the proposed action would not result in a direct or indirect impact to sensitive plant species.

## Mitigation Measures

**BIO-1:** Final project related mitigation obligations were based on an assessment of permanent impacts associated within the proposed subdivision and grading activities for three (3) residential development lots as outlined in the Escondido Unadopted Draft Subarea HCP Section 5.2.1, Mitigation Standards for Vegetation Communities. Prior to approval of a final map and/or issuance of a grading approval/permit, the applicant shall mitigate impacts to non-native grassland/ruderal (1.94 total acres at 0.5:1 ratio or 0.97 credits) and California buckwheat scrub/native shrubs (0.26 total acres at 2:1 ratio or 0.52 credits) by purchasing a total 1.49-acre of in-kind mitigation credits from an appropriate mitigation/conservation bank such as the Daley Ranch Conservation Bank. Proof of credit purchase will be submitted to the City of Escondido Planning Department and for review and approval.

**BIO-2:** Potential direct/indirect impacts to common/sensitive nesting bird or raptor species will require compliance with the CDFG Codes 3503 & 3513. Construction outside the nesting season (between September 1st and February 1st) does not require pre-removal nesting bird surveys. If construction is proposed between February 1st and August 31st, a qualified biologist must conduct a nesting bird survey(s) no more than five (5) days prior to initiation of grading to document the presence or absence of common/sensitive nesting birds or raptors within or directly adjacent (100 feet) to the Project Site. Any nest permanently vacated for the season would not warrant protection pursuant to the CDFG Codes 3503 & 3513. The applicant shall submit the results of the survey to the City for review and approval prior to the initiation of any construction activities.

*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?*

**No Impact.** No wetlands, riparian habitat or vernal pools regulated by the United States Army Corps of Engineers, California Department of Fish and Wildlife, or Regional Water Quality Control Board were documented within or adjacent to the project site.

*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?*

**No Impact.** The Project Site is bordered by existing semi-rural/estate and suburban density residential development (with some of surrounding properties contain perimeter fencing) and does not represent a travel route, wildlife corridor or wildlife crossing route. Therefore, the project would not result in impacts relative to wildlife movement.

The Project Site is not located within or adjacent to a Biological Core and Linkage Area (City of Escondido 2001).

*e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?*

**Less Than Significant Impact.** Section 33-1069 of the City's Municipal Code addresses preservation of mature and protected trees and replacement measures if mature trees cannot be preserved on-site. A protected tree is defined as "... any oak (genus *Quercus*) which has a ten (10) inch or greater DBH [diameter breast height], or any other species or individual specimen listed on the local historic register, or determined

to substantially contribute to the historic character of a property or structure listed on the local historic register...”.

The project site does not contain native or protected tree species. As such, the project would not result in any potential significant impacts. The project would include the installation of trees (slope and street trees) in conformance with the City’s Landscape Ordinance. Therefore, impacts to mature or protected trees would be less than significant.

*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?*

**No impact.** The project site is not located within or adjacent to a hardline or softline Focused Planning Area (FPA), constrained land outside of an FPA (wetland, slopes > 35%), or Biological Core and Linkage Area (BCLA). The project would not conflict with an approved habitat conservation plan.

## V. CULTURAL RESOURCES

*Would the project:*

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 (or conflict with applicable historic thresholds specified in City of Escondido Zoning Code Article 47)?*
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*
- d. Disturb any human remains, including those interred outside of dedicated cemeteries?*

A Phase I Cultural Resources Survey was prepared by Brian F. Smith and Associates, Inc. (January 3, 2022) for the proposed development site. The report included archaeological records search and structured intensive reconnaissance. The following analysis is based on that report.

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 (or conflict with applicable historic thresholds specified in City of Escondido Zoning Code Article 47)?*
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**Less Than Significant Impact with Mitigation Incorporated.** Under CEQA Guideline Section 15064.5, a substantial adverse change in the significance of a historical resources means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. The analysis did not identify the potential for any potentially historic buildings on the project site. Additionally, the proposed project site was not listed under the California Register of Historical Resources or the National Register of Historical Places. The City’s General Plan Resource Conservation Element does not list the project site as a cultural site. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guideline Section 15064.5. Impacts would be less than significant, and no mitigation is required.

The SCIC records search results indicate that 17 historic addresses and 33 previously recorded cultural resources are located within one mile of the project site. Of the previously recorded resources, one is recorded within the project (SDI-8330). The entirety of the project site is located within the larger recorded site boundary for SDI-8330. The records search also indicates that 48 previous studies have been conducted

within one mile of the project site, three of which include the project. As such, there is potential to encounter unidentified archaeological resources on the project site during grading, excavation, and other ground disturbing construction activities. Therefore, the mitigation measures listed below would be required to ensure that impacts to unidentified archeological resources are less than significant.

A Sacred Lands File search from the NAHC was requested to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the project. However, as of the date of this report, no response has been received.

c. See Section VI (Geology and Soils) *for discussion of paleontological resources.*

### **Mitigation Measures**

**CR-1.** Prior to the issuance of a grading permit, the Applicant shall 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"). 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 the 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 Project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities. The agreement shall incorporate, at a minimum, the performance criteria and standards, protocols, and procedures set forth in mitigation measures M-CR-XX through M-CR-XX, and the following information:

- Parties entering into the agreement and contact information.
- Responsibilities of the Property Owner or their representative, archaeological monitors, and tribal monitors.
- Project grading and development scheduling, including determination of authority to adjust in the event of unexpected discovery, and terms of compensation for the monitors, including overtime and weekend rates, in addition to mileage reimbursement.
- Requirements in the event of unanticipated discoveries, which shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and on-site storage of cultural materials.
- Treatment of identified Native American cultural materials.
- Treatment of Native American human remains and associated grave goods.
- Confidentiality of cultural information including location and data.
- Negotiation of disagreements should they arise.
- Regulations that apply to cultural resources that have been identified or may be identified during project construction.

**CR-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.

**CR-3.** The qualified archaeologist and a Native American monitor shall attend all applicable pre-construction meetings with the General Contractor and/or associated subcontractors to explain and coordinate the requirements of the monitoring program.

**CR-4.** During the initial grubbing, site grading, excavation or disturbance of the ground surface (including both on- and off-site improvement areas), the qualified archaeologist and the Native American monitor shall be present full-time. If the full-time monitoring reveals that the top soil throughout the Project impact area (both on and off-site) has been previously removed during the development of the roads and buildings within the Project area, then a decrease of monitoring to part-time monitoring or the termination of monitoring can be implemented, as deemed appropriate by the qualified archaeologist in consultation with the Native American monitor. The frequency of subsequent monitoring 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. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring considering these factors. 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 (i.e., soil conditions are comprised solely of fill or granitic bedrock).

**CR-5.** In the event that previously unidentified tribal cultural resources are discovered, all work must halt within a 100-foot radius of the discovery. The qualified archaeologist and the Native American monitor shall evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The qualified archaeologist and Native American Monitor shall consider the criteria identified by California Public Resources Code sections 21083.2(g) and 21074, and CEQA Guidelines sections 15064 and 15064.5(c) in determining the significance of a discovered resource. If the professional archaeologist and Native American monitor determine that the find does not represent a culturally significant resource, work may resume immediately, and no agency notifications are required. Isolates and clearly non-significant deposits shall be documented in the field and collected, and monitored grading can immediately proceed. All unearthened archaeological resources or tribal cultural resources shall be collected, temporarily stored in a secure location, and repatriated for later reburial on the project site, pursuant to the terms of the Pre-Excavation Agreement.

**CR-6.** If the qualified archaeologist and Native American monitor determine that the find does represent a potentially significant tribal cultural resource, considering the criteria identified by California Public Resources Code sections 21083.2(g) and 21074, and CEQA Guidelines sections 15064 and 15064.5(c), the archaeologist shall immediately notify the City of said discovery. The qualified archaeologist, in consultation with the City, the consulting TCA Tribe(s), 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(s) and be submitted to the City for review and approval. If the find is determined to be a Tribal Cultural Resource under CEQA, as defined in California Public Resources Code Section 21074(a) through (c), appropriate treatment measures will be implemented. Work may not resume within the no-work radius until the City, through consultation as set forth herein, determines either that: 1) the discovery does not constitute a Tribal Cultural Resource under CEQA, as defined in California Public Resources Code Section 21074(a) through (c); or 2) the approved treatment and disposition measures have been completed.

**CR-7.** All sacred sites, significant tribal cultural resources, and unique archaeological resources encountered within the Project area shall be avoided and preserved as the preferred mitigation. The

avoidance and preservation of the significant tribal cultural resource or unique archaeological resource must first be considered and evaluated in consultation with the TCA Tribe(s) as required by CEQA and in compliance with all relevant mitigation measures for the Project. If any significant tribal cultural resource or unique archaeological resource has been discovered and such avoidance or preservation measure has been deemed to be infeasible by the City's Director of Community Development (after a recommendation is provided by the qualified archaeologist, in consultation with the TCA Tribe(s), making a determination of infeasibility that takes into account the factors listed in California Public Resources Code sections 21061.1, 21081(a)(3), and CEQA Guidelines section 15091, and in accordance with all relevant mitigation measures for the Project), then culturally appropriate treatment of those resources, including but not limited to funding an ethnographic or ethnohistoric study of the resource(s), and/or developing 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. No artifact sampling for analysis is allowed, unless requested and approved by the consulting TCA Tribe(s). 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.

**CR-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 a temporary 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. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (California Public Resources Code § 5097.98) for proper treatment and disposition in accordance with California Public Resources Code section 5097.98. The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the City does not agree with the recommendations of the MLD, the NAHC can mediate (California Public Resources Code § 5097.94). If no agreement is reached, the remains shall be kept in situ, or reburied in a secure location in close proximity to where they were found and where they will not be further disturbed (California Public Resources Code § 5097.98). Work may not resume within the no work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction. The analysis of the remains shall only occur on site in the presence of the MLD, unless the forensic anthropologist and the MLD agree to remove the remains to an off-site location for examination.

**CR-9.** If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any 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 for later reburial on the Project site or storage at a local curation facility. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe for reburial on the Project site. Should the TCA Tribe(s) 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.

**CR-10.** Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, that describes the results, analysis, and conclusions 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. A copy of the final report will be submitted to the South Coastal Information Center after approval by the City.

*d. Disturb any human remains, including those interred outside of dedicated cemeteries?*

**Less Than Significant Impact with Mitigation Incorporated.** The site does not contain a cemetery, nor is it anticipated that unknown remains have been interred at the project site. Monitoring required in mitigation measures CR-1 through CR-10 would mitigate any potential impacts that would result if unknown human remains are encountered during project implementation.

## **VI. ENERGY**

*Would the project:*

- a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

- a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

**Less than Significant Impact.** In accordance with Section II(F) of Appendix F of the CEQA Guidelines, a project would be considered to have a significant energy conservation impact if it would result in wasteful, inefficient, or unnecessary consumption of energy during construction or operation. CEQA Guidelines Appendix F also guides environmental studies to include an analysis of the energy supplies that would serve the project and the potential effects on capacity and peak demand.

### Construction

Construction of the proposed project is anticipated to last approximately one year. During construction of the proposed project, temporary electric power for electricity-powered tools would be provided by San Diego Gas & Electric (SDG&E). Electricity consumed during construction would vary throughout the construction period based on the construction activities being performed. Such electricity demand would be temporary, nominal, and would cease upon the completion of construction. Natural gas use may be consumed during construction of the proposed project; however, its use would be temporary and negligible. Fuels used for construction would primary consist of diesel and gasoline. Fuel consumed by construction equipment would be the primary energy resource expended over the course of construction and includes the transportation of construction materials and construction worker commutes. Heavy-duty construction equipment associated with construction activities, as well as haul trucks involved in the removal of construction and demolition materials, would consume petroleum-based fuel. However, the number of

heavy-duty construction equipment and haul trucks is anticipated to be limited due to the relatively small size of the project. Construction workers would travel to and from the project site throughout the duration of construction, primarily in gasoline-powered vehicles. While construction activities would consume petroleum-based fuels, consumption of such resources would be temporary and would cease upon completion of construction. Petroleum consumed during project construction would be typical of similar sized construction projects and would not require the use of new petroleum resources beyond what is typically consumed in California. Based on these considerations, construction of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. The proposed project would result in a less than significant impact during construction, and no mitigation is required.

The vehicle trips generated by the proposed residential development would be 36 average daily trips (ADT) (Linscott Law and Greenspan, 2021). The daily trips generated by the proposed project would be typical for a residential project and would not be excessive. While the amount of emissions per vehicle are out of the control of the applicant, it is noted that the Federal Corporate Average Fuel Economy (CAFE) standards are anticipated to reduce energy consumed by vehicles over time. Construction

#### Operations

Once the proposed three-lot residential development is completed and operational, electricity and natural gas would be required for multiple purposes including, but not limited to, building heating and cooling, lighting, appliances, and electronics. Electricity and natural gas would be provided by SDG&E. The proposed project would comply with all Federal, State, and City requirements related to the consumption of energy resources that includes California Code of Regulations (CCR) Title 24, Part 6 Building Energy Efficiency Standards and CCR Title 24, Part 11: California Green Building Standards. The CCR Title 24, Part 6 and Part 11 standards require numerous energy efficiency measures to be incorporated into the proposed building, including enhanced insulation, use of energy efficient lighting and appliances, as well as requiring a variety of other energy-efficiency measures to be incorporated into the proposed building. Therefore, it is anticipated the proposed project would be designed and built to minimize electricity use and that existing and planned electricity capacity and electricity supplies would be sufficient to support the proposed project's electricity demand.

During operations, the majority of fuel consumption resulting from the proposed project would involve the use of motor vehicles traveling to and from the project site. It should be noted that over the lifetime of the project, the fuel efficiency of vehicles is expected to increase. As such, the amount of gasoline consumed as a result of vehicular trips to and from the project site during operation is expected to decrease over time. In addition, the proposed project would comply with all Federal, State, and City requirements related to the consumption of transportation that includes CCR Title 24, Part 11 California Green Building Standards that require the proposed project to provide preferred parking spaces for clean air vehicles as well as bicycle parking spaces to promote ridings. Furthermore, when viewed on a regional scale, the proposed project is an urban infill project that would generally involve fewer vehicle miles traveled compared with new development projects sited on previously undeveloped land and away from large population areas.

Based on these considerations, energy consumption during construction and operation of the proposed project would not be considered inefficient or wasteful, and impacts would be less than significant. No mitigation is required.

*b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*



**Less than Significant Impact.** The proposed project would be built and operated in accordance with all existing, applicable regulations, and would be consistent with State and local plans for renewable energy and energy efficiency. The proposed project would adhere to and would comply with, at a minimum, CCR Title 24, Part 6 Building Energy Efficiency Standards and CCR Title 24, Part 11, California Green Building Standards. Furthermore, the proposed project would incorporate all applicable energy reduction measures outlined in Chapter 4.3 of the City's Climate Action Plan (CAP), adopted in December 2013. Therefore, the proposed project would not conflict with existing energy standards or regulations, and impacts would be less than significant. No mitigation is required.

## VII. GEOLOGY AND SOILS

*Would the project:*

- a. Expose people or structures to potential 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?*
- 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?*
- f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

A Report of Updated Geotechnical Investigation and Infiltration Feasibility Study was prepared for the project site by Christian Wheeler Engineering (March 12, 2022). The following analysis is based on that report.

- a. Expose people or structures to potential 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?**

**Less Than Significant Impact.** The project site is not located within an Alquist-Priolo Earthquake Fault Zone or is within a fault zone identified by the County of San Diego GIS website. The nearest fault is the Elsinore Fault Zone and Newport-Inglewood-Rose Canyon Fault zone approximately 15 miles to the northeast and southwest respectively. Surface fault rupture is considered unlikely at the project site as no known active or potentially active faults beneath or projecting into the project site. The proposed project

would comply with all recommended measures as a design feature contained in the Geotechnical Investigation and Infiltration Feasibility Study (i.e., including but not limited to earthwork, site preparation, site soils, fill placement and compaction, drainage and excavations measures, foundations and slab design, concrete slabs, and pavement design). In addition, all earthwork would be conducted in accordance with the City's Grading and Erosion Control Ordinance. The proposed building would be designed in accordance with the 2016 California Building Code (CBC) seismic design parameters. Accordingly, the project would result in less than significant impacts related to the exposure of people or structures to geologic hazards associated with rupture of a known earthquake fault.

The project site is located in an area considered to be "generally susceptible" to landsliding. Due to the competent nature of the underlying granitic rock and relatively gentle topography at the site, the potential for slope failures or deep-seated landsliding is considered to be very low. Further, it is anticipated that the proposed construction would not increase the potential for slope instability on or immediately adjacent to the subject site.

Relative to other seismic risks, the earth materials underlying the site are not considered subject to liquefaction due to such factors as soil density and grain-size distribution, and the absence of a shallow groundwater table. Thus, no impacts due to liquefaction are expected. Tsunamis are great sea waves produced by submarine earthquakes or volcanic eruptions. Due to the site's setback from the ocean and elevation, it would not be affected by a tsunami. Seiches are periodic oscillations in large bodies of water such as lakes, harbors, bays or reservoirs. Due to the site's location, it would not be affected by seiches.

*b. Result in substantial soil erosion or the loss of topsoil?*

**Less than Significant Impact.** The proposed project would allow for grading to occur for development of homesites on three parcels. Standard required practices would prevent substantial erosion and avoid 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 project site is located in the Foothills Physiographic Province of San Diego County. Based upon the findings of subsurface explorations and review of readily available, pertinent geologic and geotechnical literature, it was determined that the project area is generally underlain by artificial fill, topsoil, and granitic rock.

Artificial fill and topsoil are considered potentially compressible. As encountered in the subsurface explorations, these materials extend to a maximum combined depth of about eight feet from existing grade. Deeper compressible soils may exist in areas of the site not investigated. These materials are considered unsuitable, in their present condition, for the support of settlement sensitive improvements. Compressible materials would be removed and replaced as compacted fill, as necessary.

*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 would connect to local sewer and would not utilize septic tanks or alternative wastewater disposal systems. No impact would result.

f. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**Less Than Significant Impact.** Unique geological features generally are defined to include geologic structures, formations, or other features that exhibit unusual or important characteristics in the context of scientific information, economic considerations, or cultural perception. The project site is generally level to gently sloping and does not contain any distinct or unique geologic characteristics. According to Figure 4.5-2, Geologic Formations, of the City's General Plan FEIR, the project site is not located within an area of potential for paleontological resources. As such, potential impacts to unique geological features are considered low to marginal and mitigation is not required.

### VIII. GREENHOUSE GAS EMISSIONS AND ENERGY

*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 gasses?*

- 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 gasses?*

**Less Than Significant Impact.** The City of Escondido prepared a Climate Action Plan (E-CAP) in 2013 that demonstrated how the City will reduce greenhouse gas (GHG) emissions pursuant to Assembly Bill 32 (AB 32). The E-CAP includes CEQA Thresholds and Screening Tables to be used for development projects in order to ensure that the specific reduction strategies in the E-CAP are implemented as part of the CEQA process. The project would be consistent with the underlying zone and land use. Therefore, the project would be consistent with the E-CAP.

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

- 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?*

**Less Than Significant Impact.** Project construction activities may involve the use of lubricating oils, paints, solvents, and other materials. Operation and maintenance of the project may involve other regulated common hazardous materials (such as cleaning supplies), although acutely hazardous materials would not be used. Project activities during construction and operation would be undertaken in compliance with applicable federal, state, and local regulations pertaining to the proper use, transport, and disposal of hazardous materials, and impacts would be less than significant. Due to the residential nature of the project, operations would not result in the upset and accidental conditions that would lead to the release of hazardous materials.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

**No Impact.** No schools are located immediately adjacent to the site. The nearest school is Escondido Del Lago Academy located approximately 350 feet to the northwest. Due to the residential nature of the project and lack of hazardous materials associated with typical residential development, no impact related to the emission of a hazardous material to any nearby schools would occur

- 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?*

**No Impact.** According to EnviroStor, the project site does not contain any Hazardous Waste and Substances sites, Leaking Underground Storage Tank sites, Active Cease and Desist Orders or Cleanup and Abatement Orders sites, solid waste disposal sites, contaminated sites as identified by the County of San Diego, or Resource Conservation and Recovery Act facilities. This project would not create a significant hazard to the public or environment as a result of being included on the California Department of Toxic Substances Control Hazardous Waste and Substances Site List - Site Cleanup (Cortese List) created in accordance with Government Code Section 65962.5. A review of said list shows that this site does not appear on that list. No impact would occur.

- 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?*

**No Impact.** The closest airports to the project site are the Ramona and McClellan-Palomar Airports, both of which are located more than two miles away. The project site is not located within the Airport Influence Area of these airports. Due to the distance and relatively low height of the proposed structures, the project would not result in a safety issue related airport hazards. Thus, the project would have no impact related to private or public airports.

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

**No Impact.** The project site is covered by the Multi-Jurisdictional Hazard Mitigation Plan which was developed by the Unified Disaster Council which is chaired by a member of the San Diego County Board of Supervisors and comprised of representatives from all 18 incorporated cities in San Diego County, including Escondido. The proposed project site also falls within the San Diego County Operational Area Emergency Plan (OAE) and the City Emergency Response Team program. The closest emergency evacuation route identified in the City's General Plan is Citracado Parkway. All roads would remain passable to emergency vehicles during construction of the proposed project and during operation of the facility. This project does not include any design features or operational components that would impair implementation of, or physically interfere with, any adopted emergency response plan or emergency evacuation plan. Therefore, the project would not have an impact to an adopted emergency response plan or emergency evacuation plan.

*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 Impact.** Figure VI-6 of the City General Plan Community Protection Element identifies the project site as having a high wildfire risk. The project site is located within a suburban/semi-rural type environment and is adjacent to existing development and/or roads. The project has been designed to comply with applicable City Fire Department and Building Code standards. Inclusion of specific fire prevention measures as may be required by the Fire Department would result in a residential development that is less susceptible to wildfire than surrounding landscapes and that would facilitate fire fighter and medical aid response. Therefore, there impacts related to wildland fires would be less than significant.

## **X. HYDROLOGY AND WATER QUALITY**

*Would the project:*

- 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?
- 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. Inundation by seiche, tsunami, or mudflow?

A Drainage Study was completed by BHA, Inc. for the proposed project (dated September 24, 2021). Additionally, a Priority Project Storm Water Quality Management Plan was prepared for the project also by BHA (dated April 8, 2022) The following analysis is based on those reports.

- a. Violate any water quality standards or waste discharge requirements?
- f. Otherwise substantially degrade water quality?

**Less than Significant Impact.** For the purpose of the SWQMP, the proposed site condition was divided into two (2) Drainage Management Areas (DMAs) draining to biofiltration basin BMPs. The DMAs were delineated based on onsite drainage patterns, soil type, and BMP locations. Structural BMPs were then chosen for the project based on the flow rates from chart then City of Escondido BMP Design Manual (BMP DM).

The proposed Tentative Parcel Map would implement construction and post-construction Best Management Practices (BMPs) in compliance with the City and Regional Water Quality Control Board regulations. Construction BMPs are anticipated to include measures such as silt fencing, gravel bag barriers, street sweeping, solid waste management, stabilized construction entrance/exits, water conservation practices, and spill prevention and control. The project proposes biofiltration basins and BMPs (permeable pavers and tree wells) for controlling post-construction urban runoff and pollutants generated by the project.

Ultimately, all components of the project would be required to comply with the drainage and water quality regulations in place at the time of construction. These regulations include the State Water Resources Control Board General Construction Permit Water Quality Order 2009-0009-DWQ, the Municipal Permit Order No. R9- 2013-0001 (as amended), the Standard Urban Stormwater Mitigation Plan (SUSMP), and the City of Escondido Grading and Erosion Control Ordinance (Article 55 of the Escondido Municipal Code). Compliance with regulations and the inclusion of BMPs would reduce potential water quality impacts to below a level of significance.

- 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)?

**Less than Significant Impact.** The Rincon Del Diablo Municipal Water District (RDDMWD) provides water to the project site. The proposed project would use water supplied by the RDDMWD and would not include the use of on-site groundwater. Implementation of the project would include payment of required connection fees to the RDDMWD to fund any related infrastructure upgrades to meet fire requirements.

While the proposed project would not directly use groundwater, the project may incrementally reduce groundwater recharge through the proposed increase in impermeable surfaces. The effect of the increase in impermeable surfaces would be partially offset by the proposed irrigated landscaped areas, bioretention basins that would result in increased infiltration in those areas. As the area is serviced by a municipal water system, and not dependent upon groundwater, the proposed project is not anticipated to result in a groundwater impact that would affect permitted, actively used wells. Thus, groundwater recharge impacts would be less than significant.

- 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?*

**Less than Significant Impact.** The existing site comprises of a previously cleared and partially graded site. The site is a u-shaped property with Gamble Lane to the north, and single family residential developments on the east, south and west sides of the project. There is a lot with a single family residential building, concrete driveway and accessory improvements separating the west and east portions of the property. An existing public emergency access and public utilities easement, Calle Catalina, traverses the property in a south to north direction beginning where the improved portion of Calle Catalina ends along the southerly boundary. Unimproved Calle Catalina extends northerly to Gamble Lane. Drainage from the site is conveyed to three separate Points of Compliances (POCs), as described below.

Drainage Basin A, 0.84 acre, drains to POC A. POC A is generally described as the southwest portion of the property that drains southeasterly to Calle Catalina. Drainage sheet flows to an existing concrete brow ditch along the southerly boundary where it discharges onto Calle Catalina. A portion of the offsite lot with a single family residential building and accessory improvements drains onsite towards Calle Catalina. Total discharge at POC A is 2.15 cubic feet per second (cfs).

Drainage Basin B, 0.96 acre, drains to POC B. POC B is generally described as the northwest portion of the property. Drainage is conveyed toward the northwest corner of the property and discharged onto Gamble Lane. A portion of the offsite lot with a single family residential building, concrete driveway and accessory improvements drains onsite towards Calle Catalina. A portion of the offsite existing single family residential dwelling drains northerly onto Gamble Lane. Total discharge at POC B is 2.80 cfs.

Drainage Basin C, 2.29 acres, drains to POC C. POC C is generally described as the easterly half of the property. Drainage is conveyed from the easterly edge of Calle Catalina toward the northeasterly corner of the project. A portion of the offsite lot with a single family residential building, concrete driveway and accessory improvements drains onto Gamble Lane and confluences with onsite flows at northeasterly corner of the project. Total discharge at POC C is 5.25 cfs.

Storm water facilities would be constructed to collect runoff from new and existing impervious surfaces prior to discharging offsite onto Calle Catalina and Gamble Lane. The project site would continue to drain to three separate POCs: POC A, POC B and POC C.

Drainage Basin A, 0.88 acre, would drain to POC A. Drainage Basin A would encompass runoff from Parcel 1 graded pad, permeable paver driveway serving Parcel 1 from Calle Catalina, and a portion of the offsite lot with a single family residential building and accessory improvements drains onsite. Runoff from the graded pad would be conveyed into a biofiltration basin for pollutant control treatment, hydromodification (flow control), and mitigation of the 100-year runoff. The outlets from the biofiltration basin and permeable pavers would be discharged into an existing concrete brow ditch along the southerly boundary. The permeable pavers would provide pollutant control treatment and flow control for onsite pervious areas and runoff from the existing offsite lot with a single family residential building and accessory improvements that drains onto the site. Total discharge at POC A (Node 40) after BMPs of the 100-year runoff is 3.24 cfs.

Drainage Basin B, 0.81 acre, would drain to POC B. Drainage Basin B would encompass runoff from the rear slopes of Parcel 1 graded pad and a portion the offsite lot with a single family residential building and accessory improvements. No stormwater BMPs are being proposed for DMA B. Total discharge at POC B (Node 70) is 2.32 cfs.

Drainage Basin C, 2.35 acres, would drain to POC C. Drainage Basin C would encompass runoff from Parcel 2, Parcel 3, portion of Calle Catalina, and a portion of the offsite lot with a single family residential building and accessory improvements that drains onto Gamble Lane. Runoff from Parcel 2 and Parcel 3 would be discharged into the biofiltration basin via separate yard drains. Runoff from Gamble Lane would be intercepted by a curb inlet and discharged into the biofiltration basin via a storm drain. The biofiltration basin would provide pollutant control treatment, flow control, and mitigation of the 100-year runoff. The outlet from the biofiltration basin would be discharged onto Gamble Lane via a curb outlet. Total discharge at POC C (confluence of Nodes 200 and 220) is 7.45 cfs.

Prior to discharging runoff from the site at POC A the first flush runoff would be treated by a Biofiltration Basin (BMP A1) and Permeable Pavers (BMP A2). Prior to discharging runoff from the site at POC C the first flush runoff would be treated by a Biofiltration Basin (BMP C).

Table 2, *Summary of Pre-Developed and Post-Developed Detained Runoff*, summarizes pre-developed and post developed drainage areas and resultant 100-year peak flow rates at POC A, POC B and POC C for the Gamble Lane project. As shown in Table 2, the development of the proposed project would result in a net decrease of peak flow discharged at each POC for the project. The proposed drainage basins match the existing drainage basins in terms of overall area and drainage conditions to the maximum extent possible.

The majority of developed runoff would receive water quality treatment in accordance with the site specific SWQMP. Additionally, POC A and POC C would HMP compliant as analyzed in the SWQMP. Peak flow rates listed above were generated based on criteria set forth in "San Diego County Hydrology Manual". The hydraulic calculations show that the proposed storm drain facilities would be able sufficiently convey the anticipated Q100 flowrate without any adverse effects. Based on this conclusion, runoff released from the proposed project site would be unlikely to cause any adverse impact to downstream water bodies or existing habitat integrity. Sediment would likely be reduced upon site development. Therefore, impacts associated with drainage pattern and runoff would not be significant.



**Table 2. Summary of Pre-Developed and Post-Developed Detained Runoff**

<b>Discharge Location</b>	<b>Pre-Developed 100-Year Peak Flow (cfs)</b>	<b>Post-Developed Detained 100-Year Peak Flow (cfs)</b>
POC A	2.15	1.81
POC B	2.80	2.52
POC C	5.25	4.12

*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?*

**No Impact.** As delineated on the Flood Insurance Rate Map (FIRM), map number 06073C1076G prepared by the Federal Emergency Management Agency, the site is in Zone X which is considered to be an “area of minimal flood hazard.” Areas of minimal flood hazards are located outside of the boundaries of both the 100-year and 500-year flood zones. Therefore, the project would not expose people or structures to flood hazards.

The site is located over five miles from the Dixon Lake Dam, over seven miles from Lake Wohlford Dam, and upstream from the Lake Hodges Dam. According to the General Plan Figure VI-8, the site is outside of the dam failure inundation area for Lake Wolford and Dixon Lake. Thus, no impact related to inundation from a dam failure would occur.

*j. Inundation by seiche, tsunami, or mudflow?*

**No Impact.** The site is not located near any levee and is located about 15 miles from the ocean. The risk of mudflow is not significant. Thus, the project would have no impacts related to inundation from a levee, seiche, tsunami, or mudflow.

**XI. LAND USE PLANNING**

*Would the project:*

*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?*

*a. Physically divide an established community?*

**No Impact.** The proposed project is located on a vacant parcel of land and the project would be considered infill development. The construction of the proposed residential development would not physically divide an established community nor preclude the development of surrounding parcels because it is surrounded by existing development on all sides, and as it is located along Gamble Lane on the north. Access to the site would be provided by a single driveways per parcel from the future extension/improvement to Calle

Catalina, to be constructed as part of the project. The project would not block existing connections with an established community. Access to the site and the surrounding neighborhoods and roadways would be maintained during and after the implementation of the proposed project. Further, the proposed project is consistent with the General Plan land use designation for the site and the General Plan Mobility and Infrastructure Element. The project is residential in nature and would be compatible with the surrounding land uses and therefore would not disrupt the physical arrangement of the area. Therefore, no impact would occur.

- 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 General Plan designates the site as Estate II, which is a single-family estate land-use designation that allows development up to two dwelling units per acre. The underlying zoning is RE-20, which allows for the proposed single-family residential use and lot sizes (minimum 20,000 square feet). The proposed residential development is consistent with existing planning, policy, regulation, and zoning designations. Therefore, no impacts would result. Further analysis is provided in Section IV (Biological Resources) regarding conformance Habitat Conservation Planning) and mitigation measures to address potential impacts. The project site is not located in an area designated for habitat preservation or conservation.

## **XII. MINERAL RESOURCES**

*Would the project:*

- 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?*

- 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 City's General Plan EIR does not identify existing and past extraction facilities at the project site. The project site is unsuitable for mining due to the adjacent residential properties and the General Plan designation. Thus, implementation of the proposed project would result in a less than significant impact related to the loss of mineral resources.

## **XIII. NOISE**

*Would the project 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?
- 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?

- 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?
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

**Less Than Significant Impact with Mitigation Incorporated.** Section 17-234 of the City's Municipal Code stipulates that the operation of construction equipment at any construction site is only allowed from Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m., and on Saturdays between the hours of 9:00 a.m. and 5:00 p.m. No construction activities are allowed on Sundays and public holidays. In addition, construction equipment or a combination of equipment are not allowed to operate to cause noise in excess of a one-hour average sound level limit of 75 dBA at any time, unless a variance has been obtained in advance from the City Manager. With respect to grading activities, Section 17-238 of the City's Municipal Code also limits such activities to Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m. and, provided a variance has been obtained in advance from the City Manager, on Saturdays from 10:00 a.m. to 5:00 p.m. Lastly, Section 17-240(b)(12) of the City's Municipal Code prohibits the operation of any pile driver, pneumatic hammer, derrick, or other similar appliance between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, or on Saturdays, Sundays, or any legal holidays unless a variance has been obtained in advance from the City Manager.

Table 3, *Construction Equipment Reference Noise Levels*, shows the maximum (LMAX) reference noise levels produced by various types of construction equipment based on a distance of 50 feet. It should be noted that LMAX noise levels associated with the construction equipment would only be generated when the equipment operates at full power. Typically, the operating cycle for a piece of construction equipment would involve one or two minutes of full power operation followed by three or four minutes at lower power settings. As such, the LMAX noise levels shown in Table 3 would only occur occasionally throughout the construction day.

The project's construction activities would be scheduled to occur between 7:00 a.m. to 4:30 p.m. Monday through Friday, which would be in compliance with the City's permitted construction hours. Although the project's construction hours would comply with the construction noise regulations in the City's Municipal Code, the nearby land uses surrounding the project still would be subject to increased noise levels in their existing noise environment. During project construction, nearby noise-sensitive land uses (NSLUs) that would be exposed to increased noise levels would be the existing residential uses located immediately north, south, east, and west of the project site.

**Table 3. Construction Equipment Reference Noise Levels**

<b>Construction Equipment</b>	<b>Noise Level (dBA) at 50 feet (LMAX)</b>
Air Compressor	77.7
Backhoe	77.6
Compactor (Ground)	83.2
Concrete Mixer Truck	78.8
Concrete Saw	89.6
Crane	80.6
Drill Rig Truck	79
Dump Truck	76.5
Excavator	80.7
Forklift	75
Generator	80.6
Grader	85
Paver	77.2
Paving Equipment	90
Pumps	80.9
Roller	80
Rubber Tired Loader	79.1
Skid Steer Loader 8	0
Surface Equipment 8	5

Source: FHWA, 2006

dBA = A-weighted decibel; LMAX = maximum reference noise level

Due to the proximity of NSLUs to the project site, the proposed project's construction activities may expose these sensitive receptors to increased exterior noise levels. Construction activities are conservatively analyzed to occur as close as 50 feet to adjacent residential properties. At this distance, a concrete saw may temporarily generate noise levels of 82.6 dBA LEQ. An excavator may generate noise levels of 78.7 dBA LEQ at 50 feet. Noise levels from project construction activities may therefore exceed the City's applicable hourly noise standard of 50 dBA LEQ at nearby NSLUs. Minimizing the use of these pieces of equipment in close proximity to the neighboring land uses would enable the construction activities to maintain levels below 50 dBA LEQ. Implementation of Mitigation Measure NOI-1 would restrict the use of equipment and reduce overall construction-related noise levels to below 50 dBA LEQ.

*b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?*

**Less than Significant Impact with Mitigation Incorporated.** The City's General Plan Community Protection Element Noise Policy 5.5 requires construction projects and new development to ensure acceptable vibration levels at nearby noise-sensitive uses based on Federal Transit Administration (FTA) criteria. The FTA Transit Noise Impact and Vibration Assessment (2006) stipulates an impact criterion for groundborne vibration at residences or buildings where people normally sleep of 80 velocity in decibels (VdB) for infrequent events and 75 VdB for occasional events. It also stipulates an impact criterion for groundborne vibration of 0.3 inches per second peak particle velocity (in/sec PPV) at engineered concrete and masonry structures and 0.2 in/sec PPV at non-engineered timber and masonry buildings. Consistent with the methodology of the Noise Technical Report prepared for the Escondido General Plan EIR, construction vibration is subject to infrequent event criteria.

The residential nature of the project would not propose any type of operation uses that would generate ground-borne vibration or noise (such as equipment that would blast or pile drive). Therefore, operation of the project would not have any adverse impacts. Construction activities would be site preparation and building of the structures. Therefore, impacts would be less than significant.

Normal construction activities would use standard equipment such as loaders, backhoes, graders, scrapers, forklift, and rollers that would generate temporary groundborne vibration and groundborne noise. While construction activities would occur during the daytime and would not disturb sleep, residences may be occupied during daytime construction, resulting in nuisance to daily activities. Construction activities are characterized by infrequent (fewer than 30 per day) vibration events, according to the City's General Plan EIR. Therefore, for the purposes of this analysis, an impact would occur if construction would generate vibration levels greater than the threshold described in the City's General Plan Community Protection Element Noise Policy 5.5 (80 VdB or 0.2 in/sec PPV at the nearest residential receptor). An impact would also occur if construction activities were to occur outside of the hours specified in the City's Noise Ordinance.

The nearest residences are located immediately surrounding the site. Construction equipment including large dozers and rollers would have the potential to generate vibration which exceeds the 80 VdB vibration significance criteria for human annoyance. A distance of 75 feet between the heaviest piece of equipment (vibratory roller) and sensitive receptor would be required before groundborne vibration would fall below the significance criteria. During project construction, equipment would likely be distributed throughout the construction site and would not be used simultaneously such that groundborne vibration in one location would not be constant. Therefore, implementation of Mitigation Measures NOI-2 and NOI-3 would minimize temporary groundborne vibration impacts from construction activities at adjacent residences.

## **Mitigation Measures**

**NOI-1 Construction Equipment Noise Reduction.** Noise levels from project-related construction equipment shall not exceed 50 dBA LEQ (one hour). To reduce noise levels, the following measures shall be implemented:

- All construction equipment operating at the project site shall be equipped with properly operating mufflers.
- Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses east of the project site.
- When the use of impact tools is necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.
- All stationary construction noise sources used at the project site shall be located away from adjacent receptors, to the extent feasible, and be muffled and enclosed within temporary sheds or other insulation barriers to the extent feasible.
- A construction relations officer shall be designated for the proposed project to serve as a liaison with surrounding residents and property owners and be responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently

displayed at the project site. Signs shall also be posted that include permitted construction days and hours at the project site.

**NOI-2 Construction Notification.** The construction contractor shall provide written notification to all residences located within 75 feet of the proposed construction activities at least three weeks prior to the start of construction activities, informing them of the estimated start date and duration of daytime vibration-generating construction activities. This notification shall include information about the potential for nuisance vibration. The City shall provide a phone number for the affected residences to call if they have concerns about construction-related vibration.

**NOI-3 Vibration Best Management Practices.** For construction activities within 75 feet of residences along the northern project boundary, the construction contractor shall implement the following measures during construction:

1. Stationary sources, such as temporary generators, shall be located as far from nearby vibration-sensitive receptors as possible.
2. Trucks shall be prohibited from idling along streets serving the construction site where vibration-sensitive receptors are located.
3. Demolition, earthmoving, and ground-impacting operations shall be phased so as not to occur in the same time period.

*c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Less than Significant Impact.** The City establishes exterior sound level limits for different land uses in Section 17-229 of the Municipal Code. These sound level limits are the allowable noise levels at any point on or beyond the boundaries of the property on which the sound is produced. The project site and surrounding parcels are zoned as R-E, with an applicable 50 dBA LEQ (one hour) sound level limit.

During project operations, noise sources at the project site would consist primarily of the onsite HVAC. However, due to the location of the building pads on each parcel and improvements in HVAC technology, it is unlikely that HVAC sound emission would exceed 50 dBA LEQ at the neighboring uses.

Additional operational noise sources would be vehicle traffic entering and exiting the residential sites. Projected ADT would be 36. This would not represent a significant impact to the existing noise environment.

*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 Impact.** The closest airports to the project site are the Ramona and McClellan-Palomar Airports, both of which are located more than two miles away. The project site is not located within the Airport Influence Area of these airports. Thus, the project would have no impact related to airport noise.

#### XIV. POPULATION AND HOUSING

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)?*
- 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 City's General Plan anticipates residential uses on this site. Public facilities are readily available within the area to serve the project and expansion of the public facilities would not be necessary. The proposed project would provide for three residential parcels and the proposed residential development would not be considered growth inducing because the project site is located within an established community, can be considered in-fill, and would be consistent with the General Plan land use and zoning designations (and, therefore, would have been considered in previous growth projections). The site is vacant and would not remove any existing housing units/structures. Therefore, the project would not displace existing housing or people. Because of all the aforementioned reasons the project would not result in a significant impact to population and housing.

#### XV. PUBLIC SERVICES

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:*
  - i. Fire protection?*
  - ii. Police protection?*
  - iii. Schools?*
  - iv. Parks?*
  - v. Other public facilities?*

As indicated above, the proposed residential development project would, in a worst case possible scenario in which all residences come in from outside the City, increase the population in the city by approximately three households by providing for three new residential parcels. This increase in population would negligibly increase the demand for fire protection, police protection, schools, parks, and other public facilities such as libraries. As described below, the proposed residential development project would not result in a need for physical improvements to existing public service facilities or new public service facilities. Impacts related to public services would be less than significant.

The proposed project is a private development project that would require the payment of fees in effect at the time permits are requested. A residential project is also required to offset ongoing demands that it would place upon a public agency's general fund and the City or County's ability to provide ongoing public services. To avoid the need for a City or County to subsidize new development, cities and counties can establish or require special funding mechanisms to ensure that new development pays for itself. Community Facilities District No. 2020-1, CityWide Services, was formed by the City Council on May 13, 2020. The special

tax that would be assessed on properties due to the development of new residential units is based upon the Fiscal Impact Analysis that was prepared to support the creation of CFD No. 2020-01. Developers to whom these residential project entitlements are assigned are responsible to establish a funding mechanism to provide a source of funds for the on-going municipal services required for the project. A developer also may choose to enter into CFD No. 2020-01 vs. establishing a separate funding mechanism, which saves staff time and costs to developers.

### **Fire Protection**

**Less than Significant Impact.** The proposed project site would be serviced through the Escondido Fire District Service. The site is served by Fire Station No. 5, which is located at 2319 Felicita. Development of the site would contribute negligible increases in demand for Fire Services. The Escondido Fire Department indicated their ability to adequately serve the proposed project and no significant impacts to fire services are anticipated. The project would be conditioned to provide appropriate on-site safety measures. The net increase in demand for fire protection services from development of the proposed project would be offset through payment of the Escondido Public Facility Development Fee (Article 18B of Chapter 6 of the Escondido Municipal Code). Impacts would be less than significant.

### **Police Protection**

**Less than Significant Impact.** Police service would be provided to the proposed project site through the City of Escondido Police Department. According to the General Plan EIR, the existing Escondido Police Headquarters at 1163 North Centre City Parkway is anticipated to provide adequate service for the next 40 years. As the proposed project would be consistent with General Plan anticipated growth, the proposed project demand for police service would be adequately met by the existing facilities. Thus, no new police facility improvements or new police facilities would be required to provide adequate police service. Project impacts to police protection service would be less than significant.

### **Schools**

**Less than Significant Impact.** The proposed project site is located in the Escondido Union Elementary School District (kindergarten to 8th grade) and the Escondido Union High School District (grades 9 to 12). As required by Senate Bill 50 and Article 21 of Chapter 6 of the Escondido Municipal Code, the project would be required to provide payment of school fees to offset the demand for school capacity generated by the project. Conformance with statutory requirements for the payment of school fees would ensure that project impacts to school facilities remain below a level of significance (Government Code §65995(b)).

### **Parks**

**Less than Significant Impact.** Regarding park facilities, the Escondido General Plan Quality of Life Standard #6 establishes criteria that the City must meet to provide adequate park facilities to the residents of Escondido. The Escondido Master Plan for Parks, Trails, and Open Spaces serves as the guide for the City in developing a comprehensive and integrated recreational and open space system. The Master Plan identifies acquisition, development, and joint use arrangements for existing and future parks within the City. Implementation of the Master Plan serves as the governing plan to achieve the Escondido General Plan Quality of Life Standard #6 goal. The proposed project is consistent with the Escondido General Plan which allow for the development of residential and residential care facilities in residential zones subject to a Conditional Use Permit authorization. Therefore, the use of park facilities by the future residents of the



project site was accounted for in the Escondido General Plan and the future residents of the proposed project would not result in the substantial deterioration of existing park facilities. The net increase in demand for recreational services from development of the proposed project would be offset through payment of the Escondido Public Facility Development Fee. Therefore, impacts would be less than significant.

### **Library**

**Less than Significant Impact.** Library service in the city, including the project site, is provided by the Escondido Public Library Department through the Main Library and the Escondido Pioneer Room. The Main Library provides residents with a source for over 300,000 books, videos, books on tap and compact discs. The Escondido Pioneer Room offers the community a research room for non-circulating reference material. Performance objectives for library service are identified in the General Plan Update Quality of Life Standard #7. At present, the library does not comply with adopted service standards. To achieve quality of life standards, the Escondido Public Library system would need to be physically altered. Future expansions to the library system would be subject to the California Environmental Quality Act. The type of residential development proposed, which conform to the General Plan, will not cause a need to expand the library system or result in deterioration of existing facilities. The net increase in demand for library services from development of the proposed project would be offset through payment of the Escondido Public Facility Development Fee. Therefore, impacts are considered to be less than significant.

### **Other Public Facilities**

**Less Than Significant Impact.** See Section XVIII Water Services.

## **XVI. RECREATION**

*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?*
- b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

**Less than Significant Impact.** The project would result in a negligible increase in demand on the City's recreational facilities. However, the development fees paid by this project would offset the anticipated impact on the existing facilities. The project would not affect existing recreational opportunities because the site is not used for recreational activities and is not listed as a potential park site in the City's Master Plan of Parks, Trails and Open Space.

## **XVII. TRANSPORTATION/TRAFFIC**

*Would the project:*

- 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 (or conflict with applicable traffic thresholds specified in City of Escondido Zoning Code Article 47)?*

- 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?
- 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?

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 (or conflict with applicable traffic thresholds specified in City of Escondido Zoning Code Article 47)?

**Less Than Significant Impact.** The project site fronts onto Gamble Lane, which is an unclassified residential street in the vicinity of the project. Full width street improvements have not been installed along the project's frontage. Gamble Lane has one lane traveling east and one lane traveling west. Parking is restricted on both sides of the roadway and bicycle facilities are not present. Gamble Lane does not contain sidewalks on either side. The project would **not** be required to improve Gamble Lane across the project frontage.

A future extension of Calle Catalina bisects the project site from north to south. Calle Catalina is not a Mobility Element classified street. As part of the project, Calle Catalina would be constructed to City standards for emergency access only, and would be gated to restrict public access. **Although vehicular public access would be restricted along Calle Catalina through the project site, the gates would be designed to allow for pedestrian and bicycle access.**

A Scoping Agreement for Transportation Studies was prepared for the project by Linscott Law and Greenspan (dated December 21, 2021). Based on San Diego Association of Governments' (SANDAG) traffic generation rates for the San Diego region, the proposed project would generate approximately 26 ADT. As such, the project is screened out for CEQA Vehicle Miles Traveled (VMT) Analysis as it is a small residential project with less than 200 daily trips.

Gamble Lane does not contain any bicycle facilities, nor are any required per the City's Mobility and Infrastructure Element. There are no North County Transit District Bus/Rail Routes along Gamble Lane in the project vicinity. No sidewalks or off-street paths are located along Gamble Lane in the project vicinity or are planned. Therefore, the proposed project would not decrease the performance or safety of any alternative transportation facility. Impacts would be less than significant.

- 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?

**Less Than Significant Impact.** As discussed in the sections above, the proposed project would not adversely affect traffic conditions on the surrounding local circulation system. The project would not result

in a substantial number of new trips. Therefore, the proposed project would not conflict with an applicable CMP.

*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?*

**No Impact.** The nearest airports to the project site are McClellan-Palomar Airport and Ramona Airport. The project site is not located within the 60 dBA CNEL noise contour of the McClellan-Palomar and Ramona Airport. The proposed project is not located within an Airport Influence Area and would not affect air traffic patterns. No impact would occur.

*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?*

**No Impact.** Access to the proposed project would be from newly constructed Calle Catalina off Gamble Lane. The residential development would include appropriate access for both residents and fire rescue. As discussed above, the proposed project site would not result in any significant traffic impacts and would be designed in compliance with all applicable guidelines and regulations. Additionally, project site access would conform to published local, regional and State standards with respect to signing, striping and corner and stopping sight-distance, to the satisfaction of the City Engineer, as applicable. The project would not include any hazardous design features or accommodate incompatible uses. The proposed project would be compatible with the residential uses surrounding the project site. Therefore, the proposed project would not substantially increase hazards due to a design feature or incompatible uses.

*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 Impact.** There are no existing alternative transportation facilities on the project site. Bicycle and pedestrian facilities are not provided. The proposed project would not include improvements along Gamble Lane, **that would affect public transportation, bicycle or pedestrian facilities**, due to the size and scope of the project. However, this lack of provision does not preclude such improvements at a future date should they become warranted. Additionally, implementation of the proposed project would not result in a significant impact to existing alternative transportation infrastructure in the surrounding community. Therefore, impacts would be less than significant.

## **XVIII. TRIBAL CULTURAL RESOURCES**

*Would the project:*

- a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*
  - ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In*

*applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

**Less Than Significant with Mitigation Incorporated.** Pursuant to Assembly Bill 52, the City sent letters on February 23, 2022, to the San Luis Rey Band of Mission Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Mesa Grande Band of Mission Indians and San Pasqual Band of Mission Indians. These five tribes have requested formal notification of projects within the City. Written responses were received from the San Luis Rey Band and Rincon Band requesting formal consultation. Formal consultation was conducted with representative(s) of the San Luis Rey Band and Rincon Band on April 06, 2022. Both Tribes recommended that Native American monitors be present during ground disturbance activities and Tribal Cultural Mitigation Measures be implemented into this ISMND. Implementation of Mitigation Measures CUL-1 through CUL-10 (see Section V – Cultural Resources) would reduce potential impacts to Tribal Cultural Resources to a less than significant level.

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

*Would the project:*

- 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?*

- 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?*

**Less than Significant Impact.** The proposed on-site sewer system for the residential development would include sewer lines within the proposed internal roadways. The internal system would connect to a line in Gamble Lane. The project's incremental increase in demand for wastewater treatment would not exceed current City wastewater capacity based on the consistency of the proposed use with planned land uses that are considered in the City's wastewater capacity planning. The project is consistent with the General Plan; therefore, no additional wastewater treatment facilities are required. Impacts would be less than significant.

This project will be required to comply with the requirements of the City of Escondido Engineering Design Standards, waste water discharge regulations and the California Plumbing Code as a condition of project approval. All wastewater would be treated consistent with applicable RWQCB treatment requirements at the Hale Avenue Resource Recovery Facility. Because the City of Escondido regulations regarding

wastewater discharge are compliant with the Regional Water Quality Control Board waste water treatment requirements, this project will not have any significant impact.

*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?*

**Less than Significant Impact.** As described under Section IX, Hydrology and Water Quality, after project development, onsite runoff from the residential development would be directed towards the bioretention areas. Drainage patterns would remain generally the same as existing conditions, and proposed runoff would drain to the three detention basins. Thus, the proposed project would not result in a need for additional stormwater capacity improvements off-site. Impacts related to stormwater would be less than significant.

*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?*

**Less than Significant Impact.** The project would result in an insignificant increase demand for water service. Water service would be provided to the proposed project by the RDDMWD, which has water service in the area to serve the project. Because the proposed development is consistent with the General Plan, no additional entitlements or resources would be needed to service the project.

The proposed project would include construction of on-site water lines and sewer lines to connect the proposed project site to the existing water distribution system and sanitary sewer system. Therefore, the proposed project would have a less than significant impact related to water supply and the construction of new water treatment facilities.

*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?*

**Less than Significant Impact.** The proposed project would result in an increased demand for solid waste disposal. The project would generate solid waste during demolition and construction phases, as well as, during operation of the residential development. Construction and demolition waste would be disposed of at regional landfills, green waste centers, and recycling centers, as appropriate. Any contaminated soils or other hazardous materials would be disposed of in accordance with regulations. Operational waste would be collected by the Escondido Disposal, Inc. and disposed of at regional landfills. More specifically, the solid waste would be taken to the Escondido Disposal Transfer Station, and then to the Otay Landfill or Sycamore Landfill. The Otay Landfill has a remaining capacity of 25,514,904 cubic yards (cy), and is expected to be operational until 2028, per CalRecycle. The Sycamore Landfill has a remaining capacity of 71,233,171 cy and an anticipated closure date of 2042, per CalRecycle. Considering the size of the project and the project consistency with the General Plan, the remaining capacity at these landfills would be sufficient to serve the project and the project would not result in a need for new or expanded landfill facilities. Thus, project impacts related to solid waste would be less than significant.

Numerous federal, state, and local regulations exist that are related to solid waste. These include (1) California Integrated Waste Management Agency, which regulates the management of solid waste within the state; (2) Non-Exclusive Solid Waste Management Agreement, which regulates waste collection in a market-driven business; and (3) the San Diego Integrated Waste Management Plan, which presents strategies to recycle, as well as assist with the siting of solid waste disposal facilities. The project would comply with all regulations related to solid waste such as the California Integrated Waste Management Act and City recycling programs. No impact would occur. No unusual wastes are anticipated from this site or the proposed uses. The project will include trash receptacles and enclosures in accordance with regulations.

## XX. WILDFIRE

The following sources were utilized to support the conclusions made in this section:

- *City of Escondido General Plan Update, Chapter VI: Community Protection, 2012*
- <https://msc.fema.gov/portal/home> accessed on December 26, 2019

*If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*

- Substantially impair an adopted emergency response plan or emergency evacuation plan?*
- Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- Require the installation or maintenance of associated infrastructure (such as road, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- Expose people or structures to significant risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

- Substantially impair an adopted emergency response plan or emergency evacuation plan:*

**No Impact.** Per the State of California Board of Forestry and Fire Protection and the City of Escondido General Plan Figure VI-6, the project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zone. No impact would occur.

- Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

**Less Than Significant Impact.** The subject site is located within a High Fire Hazard Zone as indicated on the Wildfire Risk Map for Escondido and Escondido General Plan Community Protection Element (Figure VI-6; City of Escondido 2021a). The project site is not located in or near State responsibility areas or lands classified as very high fire hazard severity zone. The property is not located in proximity to native habitat areas or undeveloped wildland areas. 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, less than a significant impact would occur.

- Require the installation or maintenance of associated infrastructure (such as road, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.*

**No Impact.** The project does not require the installation of the above-mentioned improvements that may result in temporary or ongoing impacts to the environment.

*d. Expose people or structures to significant risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.*

**No Impact.** The project does not include any design features or incompatible uses that would expose people or structures to significant risks, including downslope or downstream flooding or landslides. Therefore, no impacts would occur.

## **XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

*Would the project:*

- a. 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?*
- 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 {Zoning Code Section 33- 924 (a)}?*

**Less Than Significant Impact with Mitigation Incorporated.** Potentially significant impacts to the environment resulting from the proposed project have been identified for the areas of biological resources, cultural and tribal cultural resources, and noise. With implementation of identified project mitigation measures, the project is not expected to have any significant impacts, either long-term or short-term, or result in any substantial adverse effects on human beings, either directly or indirectly. Specifically, 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, or reduce the number or restrict the range of endangered plants or animals. The project would also not eliminate important examples of the major periods of California history or prehistory. The project would not result in deficiencies that exceed the levels identified in the City's Environmental Quality Regulations relative to the City's General Plan Quality of Life Standards. As described, project-related effects either 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 cumulatively considerable impact on the environment.

## SUMMARY OF MITIGATION MEASURES

**BIO-1:** Final project related mitigation obligations were based on an assessment of permanent impacts associated within the proposed subdivision and grading activities for three (3) residential development lots as outlined in the Escondido Unadopted Draft Subarea HCP Section 5.2.1, Mitigation Standards for Vegetation Communities. Prior to approval of a final map and/or issuance of a grading approval/permit, the applicant shall mitigate impacts to non-native grassland/ruderal (1.94 total acres at 0.5:1 ratio or 0.97 credits) and California buckwheat scrub/native shrubs (0.26 total acres at 2:1 ratio or 0.52 credits) by purchasing a total 1.49-acre of in-kind mitigation credits from an appropriate mitigation/conservation bank such as the Daley Ranch Conservation Bank. Proof of credit purchase will be submitted to the City of Escondido Planning Department and for review and approval.

**BIO-2:** Potential direct/indirect impacts to common/sensitive nesting bird or raptor species will require compliance with the CDFG Codes 3503 & 3513. Construction outside the nesting season (between September 1st and February 1st) does not require pre-removal nesting bird surveys. If construction is proposed between February 1st and August 31st, a qualified biologist must conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of common/sensitive nesting birds or raptors within or directly adjacent (100 feet) to the Project Site. Any nest permanently vacated for the season would not warrant protection pursuant to the CDFG Codes 3503 & 3513.

**CR-1.** Prior to the issuance of a grading permit, the Applicant shall 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"). 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 the 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 Project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities. The agreement shall incorporate, at a minimum, the performance criteria and standards, protocols, and procedures set forth in mitigation measures M-CR-1 through M-CR-10, and the following information:

- Parties entering into the agreement and contact information.
- Responsibilities of the Property Owner or their representative, archaeological monitors, and tribal monitors.
- Project grading and development scheduling, including determination of authority to adjust in the event of unexpected discovery, and terms of compensation for the monitors, including overtime and weekend rates, in addition to mileage reimbursement.
- Requirements in the event of unanticipated discoveries, which shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and on-site storage of cultural materials.
- Treatment of identified Native American cultural materials.
- Treatment of Native American human remains and associated grave goods.
- Confidentiality of cultural information including location and data.
- Negotiation of disagreements should they arise.



- Regulations that apply to cultural resources that have been identified or may be identified during project construction.

**CR-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.

**CR-3.** The qualified archaeologist and a Native American monitor shall attend all applicable pre-construction meetings with the General Contractor and/or associated subcontractors to explain and coordinate the requirements of the monitoring program.

**CR-4.** During the initial grubbing, site grading, excavation or disturbance of the ground surface (including both on- and off-site improvement areas), the qualified archaeologist and the Native American monitor shall be present full-time. If the full-time monitoring reveals that the top soil throughout the Project impact area (both on and off-site) has been previously removed during the development of the roads and buildings within the Project area, then a decrease of monitoring to part-time monitoring or the termination of monitoring can be implemented, as deemed appropriate by the qualified archaeologist in consultation with the Native American monitor. The frequency of subsequent monitoring 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. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring considering these factors. 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 (i.e., soil conditions are comprised solely of fill or granitic bedrock).

**CR-5.** In the event that previously unidentified tribal cultural resources are discovered, all work must halt within a 100-foot radius of the discovery. The qualified archaeologist and the Native American monitor shall evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The qualified archaeologist and Native American Monitor shall consider the criteria identified by California Public Resources Code sections 21083.2(g) and 21074, and CEQA Guidelines sections 15064 and 15064.5(c) in determining the significance of a discovered resource. If the professional archaeologist and Native American monitor determine that the find does not represent a culturally significant resource, work may resume immediately, and no agency notifications are required. Isolates and clearly non-significant deposits shall be documented in the field and collected, and monitored grading can immediately proceed. All unearthened archaeological resources or tribal cultural resources shall be collected, temporarily stored in a secure location, and repatriated for later reburial on the project site, pursuant to the terms of the Pre-Excavation Agreement.

**CR-6.** If the qualified archaeologist and Native American monitor determine that the find does represent a potentially significant tribal cultural resource, considering the criteria identified by California Public Resources Code sections 21083.2(g) and 21074, and CEQA Guidelines sections 15064 and 15064.5(c), the archaeologist shall immediately notify the City of said discovery. The qualified archaeologist, in consultation with the City, the consulting TCA Tribe(s), 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(s) and be submitted to the

City for review and approval. If the find is determined to be a Tribal Cultural Resource under CEQA, as defined in California Public Resources Code Section 21074(a) through (c), appropriate treatment measures will be implemented. Work may not resume within the no-work radius until the City, through consultation as set forth herein, determines either that: 1) the discovery does not constitute a Tribal Cultural Resource under CEQA, as defined in California Public Resources Code Section 21074(a) through (c); or 2) the approved treatment and disposition measures have been completed.

**CR-7.** All sacred sites, significant tribal cultural resources, and unique archaeological resources encountered within the Project area shall be avoided and preserved as the preferred mitigation. The avoidance and preservation of the significant tribal cultural resource or unique archaeological resource must first be considered and evaluated in consultation with the TCA Tribe(s) as required by CEQA and in compliance with all relevant mitigation measures for the Project. If any significant tribal cultural resource or unique archaeological resource has been discovered and such avoidance or preservation measure has been deemed to be infeasible by the City's Director of Community Development (after a recommendation is provided by the qualified archaeologist, in consultation with the TCA Tribe(s), making a determination of infeasibility that takes into account the factors listed in California Public Resources Code sections 21061.1, 21081(a)(3), and CEQA Guidelines section 15091, and in accordance with all relevant mitigation measures for the Project), then culturally appropriate treatment of those resources, including but not limited to funding an ethnographic or ethnohistoric study of the resource(s), and/or developing 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. No artifact sampling for analysis is allowed, unless requested and approved by the consulting TCA Tribe(s). 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.

**CR-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 a temporary 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. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (California Public Resources Code § 5097.98) for proper treatment and disposition in accordance with California Public Resources Code section 5097.98. The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the City does not agree with the recommendations of the MLD, the NAHC can mediate (California Public Resources Code § 5097.94). If no agreement is reached, the remains shall be kept in situ, or reburied in a secure location in close proximity to where they were found and where they will not be further disturbed (California Public Resources Code § 5097.98). Work may not resume within the no work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction. The analysis of the remains shall only occur on site in the presence of the MLD, unless the forensic anthropologist and the MLD agree to remove the remains to an off-site location for examination.

**CR-9.** If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any 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 for later reburial on the Project site or storage at a local curation facility. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe for reburial on the Project site. Should the TCA Tribe(s) 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.

**CR-10.** Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, that describes the results, analysis, and conclusions 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. A copy of the final report will be submitted to the South Coastal Information Center after approval by the City.

**NOI-1:** Construction Equipment Noise Reduction. Noise levels from project-related construction equipment shall not exceed 50 dBA LEQ (one hour). To reduce noise levels, the following measures shall be implemented:

- All construction equipment operating at the project site shall be equipped with properly operating mufflers.
- Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses east of the project site.
- When the use of impact tools is necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.
- All stationary construction noise sources used at the project site shall be located away from adjacent receptors, to the extent feasible, and be muffled and enclosed within temporary sheds or other insulation barriers to the extent feasible.
- A construction relations officer shall be designated for the proposed project to serve as a liaison with surrounding residents and property owners and be responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted that include permitted construction days and hours at the project site.

**NOI-2:** Construction Notification. The construction contractor shall provide written notification to all residences located within 75 feet of the proposed construction activities at least three weeks prior to the start of construction activities, informing them of the estimated start date and duration of daytime vibration-generating construction activities. This notification shall include information about the potential for

nuisance vibration. The City shall provide a phone number for the affected residences to call if they have concerns about construction-related vibration.

**NOI-3:** Vibration Best Management Practices. For construction activities within 75 feet of residences along the northern project boundary, the construction contractor shall implement the following measures during construction:

1. Stationary sources, such as temporary generators, shall be located as far from nearby vibration-sensitive receptors as possible.
2. Trucks shall be prohibited from idling along streets serving the construction site where vibration-sensitive receptors are located.
3. Demolition, earthmoving, and ground-impacting operations shall be phased so as not to occur in the same time period.

Figure 1. Project Location Map



Figure 2. Tentative Parcel Map

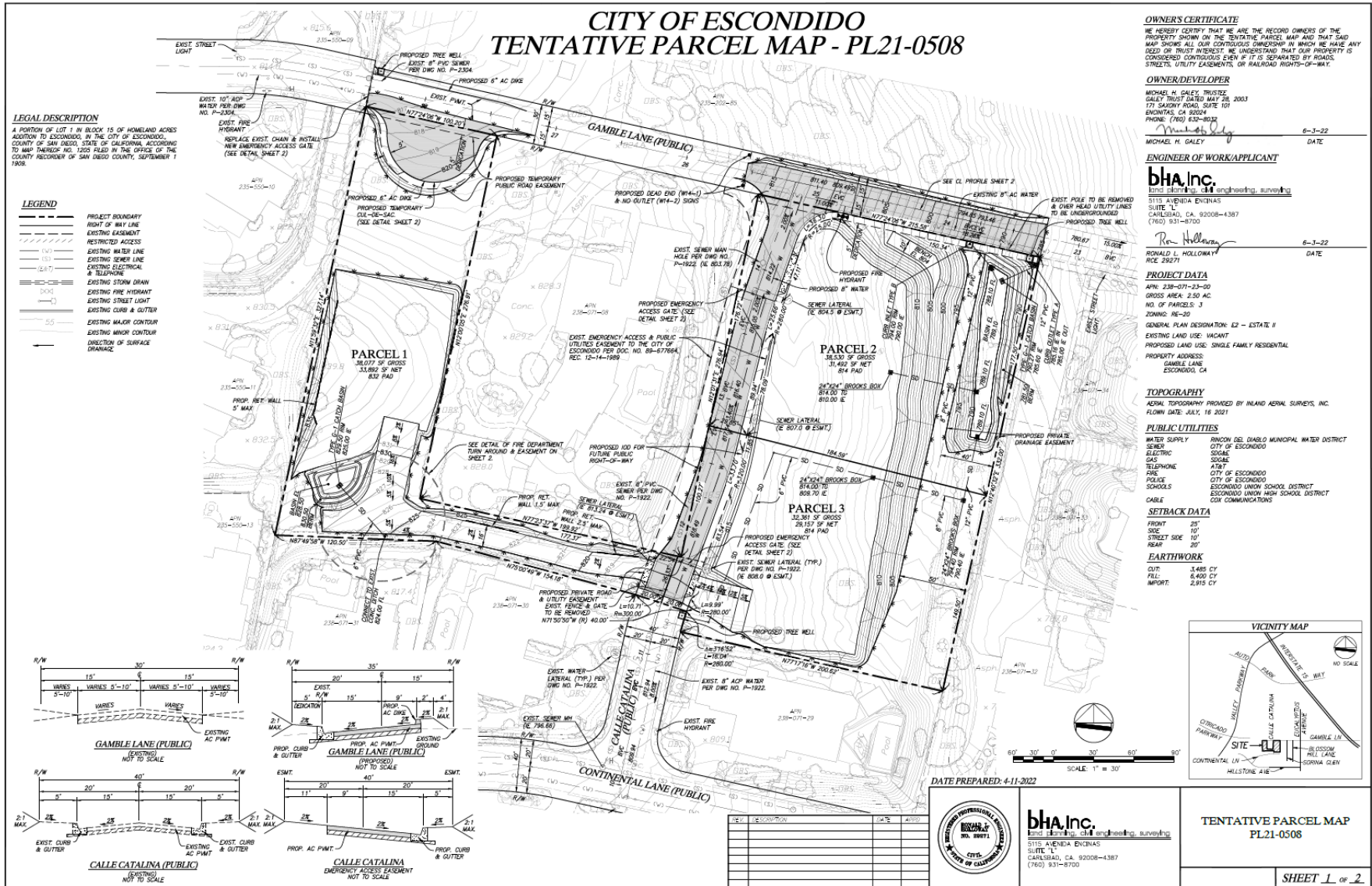


Figure 3. Biological Resources



## REFERENCES

### MATERIALS USE IN PREPARATION OF THIS ANALYSIS

Appendices (due to the size of the documents, the specific project specific studies and letters use in preparation of this report are provided in electronic form on and also may be viewed on the City's web site at:

<https://www.escondido.org/planning.aspx>

**Click on the Development Project Information button at the bottom of the page and go to "Calle Catalina Tentative Parcel Map" PL21-0508**

bHA, Inc. September 24, 2021. Drainage Study.

Brian F. Smith and Associates, Inc. January 3, 2022. Phase I Cultural Resource Survey.

California Department of Toxic Substances. 2022. EnviroStor Database.

Cadre Environmental. February 1, 2022. Biological Resources Technical Report.

Christian Wheeler Engineering. March 14, 2022. Report of Updated Geotechnical Investigation and Infiltration Feasibility Study.

Escondido, City of. 2012a. Escondido General Plan Update.

2012b. Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Environmental Impact Report, Volume I – Final Environmental Impact Report

2020. Climate Action Plan Initial Study.

2021. Climate Action Plan.

2022. Escondido Zoning Code and Land Use Maps.

Federal Emergency Management Agency. 2022. FIRM maps (Flood Insurance Rate Maps)

Linscott Law and Greenspan. December 12, 2021. Scoping Agreement for Transportation Studies.



## INITIAL STUDY CHECKLIST

1. Project title/Project number:  
"CALLE CATALINA"  
CITY FILE NO. PL21-0508
2. Lead agency name and address:  
City of Escondido  
201 North Broadway  
Escondido, CA 92025
3. Contact person and phone number:  
Jay Paul, Senior Planner  
(760) 839-4537  
jpaul@escondido.org
4. Project location:  
Generally located south of Gamble Lane on the east and west sides of its intersection with Calle Catalina.  
Assessor's Parcel Number 238-071-23-00
5. Project Applicant/Sponsor's name and address:  
Galey Homes, Inc.  
171 Saxony Road, Suite 101  
Encinitas, California 92024
6. General/Community Plan designation:  
Estate II: 2 du/2, 4, 20 acres
7. Zoning:  
RE (Residential – Estate)
8. Project Description 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) This Initial Study provides a preliminary assessment of the environmental impacts of the proposed Tentative Parcel Map, grading (pad development) and street construction (emergency access extension of Calle Catalina and Gamble Lane improvements) for three separate single-family residential lots (Parcel 1, Parcel 2, and Parcel 3). The 2.6-acre project site is located on the south side of Gamble Lane, generally north of Continental Lane and west of Eucalyptus Avenue. Right-of-Way for Calle Catalina traverses the general site area, with Parcel 1 located to the west and Lots 2 and 3 to the east. See Figure 1, *Project Location Map*. The project site fronts onto Gamble Lane and also the future extension of Calle Catalina through the project. Primary access to the three lots would be provided from Calle Catalina.

The *Tentative Parcel Map* is shown in Figure 2. Each of the proposed parcels are further described below.

**Parcel 1** would be located to the west of Calle Catalina. Access would be provided from the existing panhandle portion of the parcel via a long driveway off Calle Catalina. Parcel 1 would have a gross area of 38,077 square feet and a net building area of 37,355 square feet. Manufactured slopes would be located along the northeast and western perimeters to create a level pad, and along the panhandle

section of the parcel to facilitate the driveway. A bioretention basin would be located in the southeastern portion of the parcel.

**Parcel 2** would be located immediately south of Gamble Lane and east of Calle Catalina. Parcel 2 would have a gross area of 38,530 square feet, with a net building area of 31,492 square feet. Parcel 2 would be accessed via new driveway off Calle Catalina and would feature manufactured slopes along the northern and eastern perimeter to create a level building pad. Minor manufactured slopes would also occur in the southwestern edge of the parcel. A bioretention basin would be located along the eastern portion of the parcel.

**Parcel 3** would be located immediately south of Parcel 2 and east of Calle Catalina. Parcel 3 would have a gross area of 32,361 square feet, with a net building area of 29,157 square feet. Parcel 3 would be accessed via new driveway off Calle Catalina and would feature manufactured slopes along the western and eastern perimeter to create a level building pad. Minor manufactured slopes would also occur along the southern edge of the parcel.

Calle Catalina would be improved from north to south through the project site. However, public through access would be restricted along this section of Calle Catalina with the installation of gates at both ends. Calle Catalina would function as access to Parcel 2 and 3, and used for emergency access. Parking along Calle Catalina would be restricted. Public access at the terminus of Gamble Lane also would continue to be restricted and used for emergency and utility access.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

North: PZ-R-E zoning (City of Escondido Prezone-Residential Estates) is located on the north, developed as single-family homes. The property located immediately to the north is located with the County of San Diego's jurisdiction.

South: RE-20 zoning (Residential Estates) is located on the south, developed as single-family homes.

East: RE-20 zoning (Residential Estates) is located on the east, developed as single-family homes.

West: RE-20 zoning (Residential Estates) is located on the west, developed as single-family homes.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): Rincon Del Diablo MWD, Regional Board.

11. Tribal Consultation. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? Pursuant to Assembly Bill 52, the City sent letters on February 23, 2022, to the San Luis Rey Band of Mission Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Mesa Grande Band of Mission Indians and San Pasqual Band of Mission Indians. These tribes have requested formal notification of projects within the City.



## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation 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. A “No Impact” answer is adequately supported if the referenced information sources 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) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
  - 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
  - 4) “Negative Declaration: 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 “Earlier Analysis”, as described in (5) below, may be cross-referenced).
  - 5) 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 (mitigated) 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 they are available for review.
    - b. Impact Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
    - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation measures Incorporated”, described the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
  - 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (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 substantial.
  - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
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- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I) AESTHETICS. Would the project:				
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 degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
II) AGRICULTURAL AND FOREST RESOURCES. 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Boards. Would the project:				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Program of the California Resources Agency, to non-agricultural use?				
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 1220(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"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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III) AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determination.

Would the project:

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"/>
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 protection)?	<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"/>



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV) BIOLOGICAL RESOURCES. Would the project:

- |  |                          |                                     |                          |                                     |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Have substantial adverse effects, 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 Services? | <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 community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?  | <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"/> |

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 provision 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"/>
V) CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of an historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VI) ENERGY. Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VII) GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, and death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake				

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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.</p>				
<p>ii) Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>iii) Seismic-related ground failure, including liquefaction?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>iv) Landslides?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils capable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resources or site or unique feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VIII) 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 greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in the use of excessive energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect energy supplies that would serve the project, including peak demand?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX) HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or environment through	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 a safety hazard for people residing or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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"/>
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"/>
X) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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)?</p>				
<p>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 erosion or siltation on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
additional sources of polluted runoff?				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI) LAND USE AND PLANNING. Would the project:				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII) MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region of 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"/>
XIII) NOISE. Would the project:				
a) Generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standard of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 area to excessive noise levels?	<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 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"/>
XIV) POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?</p>				
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>XV) PUBLIC SERVICES. Would the project:</p>				
<p>a) Result in substantial adverse physical impacts associated with the provisions 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 rations, response times, or other performance objectives for any of the public services:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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i) Fire Protection?				
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XVI) RECREATION.				
a) Would the project 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project 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 checked="" type="checkbox"/>	<input type="checkbox"/>
XVII) TRANSPORTATION/TRAFFIC. Would the project:				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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<p>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?</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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 checked="" type="checkbox"/>	<input type="checkbox"/>
XVIII) TRIBAL CULTURAL RESOURCES. Would the project:				
a) <i>Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) <i>Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) <i>A resource determined by the lead agency, in its discretion and supported by</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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*substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

XIX) UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XX. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as road, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XXI) 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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?

a) 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.)

b) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?

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

bHA, Inc. September 24, 2021. Drainage Study.

Brian F. Smith and Associates, Inc. January 3, 2022. Phase I Cultural Resource Survey.

California Department of Toxic Substances. 2022. EnviroStor Database.

Cadre Environmental. February 1, 2022. Biological Resources Technical Report.

Christian Wheeler Engineering. March 14, 2022. Report of Updated Geotechnical Investigation and Infiltration Feasibility Study.

Escondido, City of. 2012a. Escondido General Plan Update.

2012b. Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Environmental Impact Report, Volume I – Final Environmental Impact Report

2020. Climate Action Plan Initial Study.

2021. Climate Action Plan.

2022. Escondido Zoning Code and Land Use Maps.

Federal Emergency Management Agency. 2022. FIRM maps (Flood Insurance Rate Maps)

Linscott Law and Greenspan. December 12, 2021. Scoping Agreement for Transportation Studies.

## Comments/Response to Comments

PL21-0508 - Calle Catalina

### 1. Mel Hildebrandt

**From:** Mel Hildebrandt <[mhildebrandt@earthlink.net](mailto:mhildebrandt@earthlink.net)>

**Sent:** Monday, June 27, 2022 3:01 PM

**To:** Jay Paul <[jpaul@escondido.org](mailto:jpaul@escondido.org)>

**Subject:** [EXT] Calle Catalina Tentative Parcel Map PL21-0508

Jay,

I have some questions about the proposed development next to our home on the south of the project:

**Q:** The proposed driveway for parcel #1 runs along an existing concrete brow ditch. Our home is below the grade of this ditch and we rely on it to divert storm water around our parcel. The new catch basin for parcel #1 ties into this ditch, which is old. What will be done to ensure that the ditch is in suitable condition to handle the run-off?

**A:** The brow ditch was constructed as part of the development of Escondido Tract 682(A). The brow ditch would remain on proposed Parcel 1 and would be maintained by the future property owner. Any damage to the existing drainage feature during construction/grading would be required to be repaired by the developer.

**Q:** The driveway for parcel #3 appears to be directly opposite of the driveway for parcel #1 and the proposed emergency access gate is adjacent to these driveways. Where will the trash bins be placed on pick-up days? It looks like they will end up in front of our house.

**A:** The trash bins for Parcels 1 and 3 would be placed within the Calle Catalina right-of-way along the available frontage for Parcels 1 and 3 on the southern side of the proposed emergency access gates.

**Q:** Will the driveway for parcel #2 be accessed from Gamble Lane?

**A:** The driveway access for Parcel 2 would be located along a section of Calle Catalina (via Gamble Lane) on the northern side of the proposed emergency access gate as noted on the plans.

**Q:** Does the northern portion of parcel #1 have the possibility of an ADU, or is it restricted to storm water run-off?

**A:** Parcel 1 would have the ability to develop an Accessory Dwelling Unit (ADU) in accordance with State law and the City of Escondido's Density Bonus Ordinance (Article 70). Separate permits would be required for the development of an ADU on the Parcel.

**Q:** If we want to make comments during the review and comment period, where should they be addressed?

**A:** Written comments would need to be addressed to the project planner, Jay Paul, Senior Planner, at the City of Escondido and refer to Case No. PL21-0508 as noted in the Notice of Intent to Adopt a Mitigated Negative Declaration, dated June 22, 2022. The public review period ends at 5 p.m. on July 25, 2022.

I appreciate your time and look forward to your answers to my questions.

Regards,

Mel Hildebrandt

## 2. **Kristie Hildebrandt**

**From:** Kristie Hildebrandt <[mel-kristie@earthlink.net](mailto:mel-kristie@earthlink.net)>

**Sent:** Friday, July 22, 2022 2:17 PM

**To:** Adam Finestone <[afinestone@escondido.org](mailto:afinestone@escondido.org)>

**Subject:** [EXT] Fwd: PL21-0508

Hello Mr. Firestone,

I'm writing this brief e-mail in regards to City File No. PL21-0508 and the notice of intent my husband and I received in regards to a project subdivision right next to our home. In it the notice gives the "public" a review and comment period from 6/24 to 7/25 at 5:00 pm and referenced documents and plans at a link for calle-catalina (our street) which we've read and reviewed.

Of course I had comments and concerns living right next to it and what is being proposed by the builder.

I tried calling Mr. Paul on Monday the 11th slightly after 9 and left a message asking him to return my call so we could talk about it. When I didn't hear from him that week (I assumed due to the 4th and his vacation he was probably swamped) I then sent a detailed e-mail on the 14th (then on the 15th when I realized I had made a typo in his address), please see below. I'm sure he had it Monday the 18th and, as of today, the 22nd, I haven't heard a word back. I sent him a follow-up e-mail last evening, the 21st, and I followed that up with a phone call this morning at 10am, the 22nd. As of right now I have not heard back from anyone.

All I want is confirmation that my e-mail has been received and my concerns are being read and that someone will eventually respond.

Since you signed the notice I am now sending it to you to make sure it is on record.

Thank you for your time,

Kristie Hildebrandt

619-895-9545

**Q:** All I want is confirmation that my e-mail has been received and my concerns are being read and that someone will eventually respond.

**A: Written comments to the above email**

**Q:** Why is Parcel 1 entry not off Gamble Lane? Gamble Lane will still be a mess to the top of the hill with potholes and nefarious goings-on. I had heard over the years we've been here there was a plan to widen and improve the entire road to the top of the hill by whoever purchased that vacant land. Access from Gamble Lane makes more sense as it would not interfere with the outdoor living of all properties that surround this parcel, backyards would align better with everyone's goal to have a peaceful and quiet environment without the intrusion of noise, especially vehicles (isn't that the law here in California?). As we get older we look to take more care with our health and welfare which means reducing stress. Of course, we would have issues with this scenario due to the "arm" and the possibility of it becoming a dump, a junkyard or an illegal point of access.

**A:** Comments noted. Parcels in and around the project site, throughout the immediate neighborhood and along Gamble Lane are either located within the jurisdiction of the City of Escondido or County of San Diego. Therefore, police services are provided by the City of Escondido Police Department and County of San Diego Sheriff's Department depending on the Parcel's jurisdiction. Proposed Parcel 1 fronts onto both Gamble Lane and Calle Catalina, which are public streets. The subject property currently has legal access from both Gamble Lane and Calle Catalina. The applicant/developer has chosen to design the subdivision to provide primary access to Parcel 1 from Calle Catalina using the existing panhandle section of the property for the main driveway to the future home. The property also could take additional access from Gamble Lane for any future development of the

site or permitted activities in accordance with the Escondido Municipal Code and Zoning Code. An improved turn around will be constructed by the developer at the western terminus of Gamble Lane on Parcel 1 (as noted on updated Tentative Parcel Map). This is to facilitate proper vehicle movements at this dead-end section of Gamble Lane and to eliminate vehicles utilizing the driveway of the Berryman's property (addressed as 1655 Gamble Lane).

**Q:** I had heard over the years we've been here there was a plan to widen and improve the entire road to the top of the hill by whoever purchased that vacant land.

**A:** The developer will be required to improve Gamble Lane across their street frontage within the existing public right-of-way (along the northern sections of Gamble Lane) across Parcel 1 and Parcel 2. Gamble Lane will continue to function as residential street and also as a future frontage road for Citracado Parkway if and when it is ever improved to its ultimate roadway width/standard. Gamble Lane will continue to be gated at its terminus to restrict through public vehicular access and to allow for utility and emergency access.

**Q:** Have you or anyone from your department paid a physical visit to the site to look at the tentative paper plan versus the actual premises? Has a city engineer physically visited the site?

**A:** Comment noted. This comment does not address the adequacy or accuracy of the draft IS/MND. No further response is required.

**Q:** It appears entry for Parcel 1 is planned to run along the entire north side of our property. Parcel 3's entry is across the street from us behind our neighbor to the east and a barrier is proposed at the end of the south side of the Berryman's fence to the east side to prevent through traffic, and, finally, Parcel 2 will enter from Gamble onto Calle Catalina with another barrier right after a proposed driveway for that home. I know this is in the document, I'm summarizing it for my benefit to reference back to for my questions. (As an aside I thought there was some type of deed that mentioned long ago there would be no access to homes off Calle Catalina?).

**A:** Comment noted. The City is aware of certain easement restrictions on a small section of Calle Catalina Lane that limits public access. The remaining section of Calle Catalina is owned by the developer and will be dedicated to the City of Escondido as a public street. Calle Catalina is designed to be 24 feet in width (paved width) to allow for appropriate emergency and utility access (from Gamble Lane on the north to the existing Calle Catalina Lane on the south). It will be gated on both sides to prevent through public vehicle access, but will allow for pedestrian access as part of the concept gate design. The proposed driveway for Parcel 2 will take access from Calle Catalina via Gamble Lane. This access to Parcel 2 will not affect the existing easement restrictions along Calle Catalina.

**Q:** I see no room at the proposed barrier on our side for a turnaround of any decent size. What is the plan? Every vehicle simply backs up to the corner? More likely they would back into our driveway and turn around. b) The turn radius right after our home's driveway, to enter the proposed driveway to Parcel 1, does not appear to have a wide enough radius for large emergency vehicles or moving vans.

**A:** Due to the access/easement limitations on a small section of Calle Catalina, there isn't sufficient access rights and available width to allow for through public vehicular access along Calle Catalina to Gamble Lane. Therefore, through public vehicular access will be restricted and gated on both sides. There also isn't sufficient room to provide a standard cul-de-sac turnaround. The two proposed driveways (Parcels 1 and 3) will function as a modified hammerhead type turn around for any vehicles that need to turn around in this area. Emergency and utility vehicles will have access through the gates. Any delivery vehicles will continue to have access to existing public streets and also the driveway access to both Parcels 1 and 3.

**Q:** Where exactly are the driveways to be placed for Parcel 1 and Parcel 3 and where exactly is this 10' on either side of these Parcels entries for trash cans and trash trucks (3 trucks service us)? I don't want our north curb littered with trash cans (we sometimes have 5) because it's poorly delineated and I want to be able to back out of my driveway without having to move trash cans that aren't ours.

**A:** Comment noted. The proposed driveways for Parcels 1 and 3 are clearly delineated on the Tentative Parcel Map. The final location/design of driveways typically are determined with the post entitlement plans that are more detailed than the Tentative Maps. This includes rough and precise grading plans, construction level landscape plans, roadway and utility improvements plans, etc.

**Q:** How far will Parcel 1's driveway be from our property line? From the swales edge or a few feet from that? And how far north from the head of our driveway?

**A:** The proposed paved driveway section (approximately 16 feet in width per Engineering Design Standards) for Parcel 1 will be located approximately 10 feet north of the southern property line, as depicted on the Tentative Parcel Map. The concrete drainage swale was constructed on the applicant's property (along the southern boundary of proposed Parcel 1) as part of the development of Escondido Tract 682-A.

**Q:** Is that extension of the driveway to the left indicated on Parcel 1 on the tentative map in back of our neighbors (to the west) near the catch basin a part of the driveway and there to afford the new owners the ability to back out of their garage and back into this area in order to turn vehicles around? What about turnarounds for Parcel 3? Do they just back out of the driveway? Will they have the ability to turn around before coming out of the driveway? Delivery trucks will go up or down these driveways. Since COVID there are many deliveries around here. If they haven't anywhere to turn around they will simply back-up.

**A:** The design of the future homes on Parcels 1, 2 and 3 has not been submitted. The lots are a minimum of 20,000 SF+ that will allow for sufficient on-site turn around or backup space (typically a hammerhead type driveway turnaround) on site. This is to eliminate the need to back out of long or steeper driveways. Parcel 1 already has a hammerhead driveway designed, as shown on the Tentative Subdivision Map plans.

**Q:** The run of this proposed driveway for Parcel 1 appears to be about as long as our current street. Delivery vehicles, along with other imaginable vehicles (both residential and commercial), will go back and forth on this very long driveway (road) within approx. 25' feet of the entire side of our physical structure where we do most of our living and where we've glass windows and doors.

**A:** Comment Noted. The proposed driveway access to Parcel 1 would be from the existing panhandle section via Calle Catalina. This comment does not address the adequacy or accuracy of the draft IS/MND. No further response is required.

**Q:** You need to know that what appears to be a wall is a 5' wood frame covered in tar paper, chicken wire and stucco along this entire north side of our home. It's a fence. Rodents live inside it because it's hollow. It is thin, it is old (30 years) and some of the stucco is coming off in places. If it rained more it would be worse. It is not sound proof.

**A:** Comment noted. This comment does not address the adequacy or accuracy of the draft IS/MND. No further response is required.

**Q:** Because of its height we can see about 4' of the Berryman's fence from our backyard which means we'll be able to see the tops of any vehicles passing by. We are outside a lot. The bushes I planted are semi-deciduous and do not completely visually shield us, especially in the colder months.

**A:** Comment noted. This comment does not address the adequacy or accuracy of the draft IS/MND. No further response is required.

**Q:** This north side is where we do most of our outdoor living. Our family room, our kitchen, my private zen garden, our outdoor bbq and fireplace and furniture are all close to this north side. We already have one street running the length of our home on the Continental (south) side and the raised embankment and distance they placed the house on the lot affords us some relief, and, of course, we have the street in front of us which will have more traffic. We have an outdoor sitting area on the Continental side and we can hear everything. We can even hear people's conversations as they walk by in the morning or evening. This south side is a wood fence.



**A:** Comment noted. This comment does not address the adequacy or accuracy of the draft IS/MND. No further response is required.

**Q:** So my point is, we need a 6' solid wall built on the north side of our house to better protect us from the noise, exhaust and general disturbances of new daily "traffic". I do think this is a valid and realistic request.

**A:** Comment noted. The project developer, future property owner or existing property owners adjacent to the subject site are permitted to construct a solid fence/wall up to six feet in height along the subject property boundary, but this is not required per the Escondido Municipal Code or Zoning Code as a condition of subdivision or construction of a future residence on the subject property. This comment does not address the adequacy or accuracy of the draft IS/MND. No further response is required.

**Q:** What is meant by "restricted" parking? Where? And in reality can it really be enforced?

**A:** Calle Catalina will be gated on both ends to restrict through public vehicular access. In order to allow for on-street parking, a street would need to provide a paved width of 28 feet (with parking limited to one side). Calle Catalina would be developed with 24 feet of paved width that would not allow for on-street parking. The street will be signed appropriately to restrict parking on select sections based on the final improvement plans for the project, as determined by the Engineering Services Division. Street parking restrictions is enforced by the Escondido Police Department.

**Q:** Street light placement? Lighting placement for that long driveway?

**A:** Any on-site lighting (not within the public right-of-way) would be provided/installed by the property owner. Lighting is regulated by the City's Zoning Code Article 35. Street lighting and location within the public right-of-way would be determined with the final improvement plans in accordance with the City's Design Standards and Standard Drawings.

**Q:** I see discussion in the document about noise levels for house construction, time of day use and how to reduce noise levels. What about the laying down of the very long driveway right next to our home? The building of retaining walls and our fence replacement? What would be the approximate duration of this part of the project? Recall we are home a lot.

**A:** Construction noise is regulated by the City Municipal Code (Chapter 17, Article 12). Construction noise, although typically nuisance type noise during the various construction phases of a project, is temporary and will cease when construction is completed. The tentative map includes a concept grading design and proposed location of any retaining walls. The parcel map does not include a proposed fencing plan. Fencing (if any is proposed) typically is shown on the post entitlement landscape/irrigation plans. The project applicant has not presented a timeline for project construction, grading or development of future structures on the site.

**Q:** I noticed there appears to be vacant land on the Gamble Lane side of Parcel 1. I know the land isn't large enough for two homes given the RE20 requirement. It appears to show a manufactured slope between this open land and the proposed new home. I know there's the possibility of an ADU. This seems to be the new bait for attracting buyers. Have you thought about this and have you thought about what that does to complicate traffic down the driveway and onto our street if it occurs somewhere in the future?

**A:** No proposed development/building plans have been submitted with the Tentative Parcel Map request. State Law provides the ability for homeowners to develop Accessory Dwelling Units (ADU) as well as a Junior Accessory Dwelling Unit (JADU) on applicable residential zoned lots. The developer of this project would be able to develop an ADU and JADU with the development of the main residence in accordance with State law and the City's Accessory Dwelling Unit Ordinance (Zoning Code Article 70). Future homeowners also have the ability to develop an ADU and JADU in accordance with State law. California Senate Bill 9, also allows for additional units on the subject parcel or future parcels. The development of additional units in accordance with State statutes and the City of Escondido Ordinances related to Accessory Dwelling Units and SB9 units would be a ministerial act and exempt from the California Environmental Quality Act (CEQA).

**Q:** I saw one sentence in the document about construction access coming in off Gamble. I saw nothing else mentioned about it or the location for staging of supplies, equipment or parking for workers. I do hope there will be no access from this side of our street and that it is kept cordoned off until near completion. Galey's last project resulted in many contractors coming through the dirt road and some workers parking on our street. As a result of this, and after the project was completed, we continued to get through-traffic of all sorts and I had to lock the gate on this side.

**A:** Construction access is anticipated to be taken from Gamble Lane due to its direct access to local circulation element streets and Interstate 15 to the east. Project conditions would require the developer to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested materials placement within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

**Q:** How is it the properties are planned to be marketed? When the owner built the two homes in the cul-de-sac at the bottom of Continental there was a very large sign indicating home(s) for sale on Via Rancho. The amount of traffic that came through here on weekends was quite a nuisance; parking on our street, turning in our driveway, actually a few parked in our driveway! and many strangers walked the streets.

**A:** Comment noted. Comment regarding marketing and previous development within the neighborhood does not address the adequacy or accuracy of the draft IS/MND. A proposed signage is subject to the City's Sign Ordinance (Article 66). No further response is required.

**Q:** How is it proposed we maintain our hedge line that grows and requires maintenance along that north side on the other side? I know that the law says owners who experience overgrowth from another property can cut it back. During these times of pest and disease I prefer to not have anyone touch our plant material. Fungus and other plant disease get transferred through dirty tools or lack of knowledge. That's how our neighbor's front palms to the west of us became infected with a deadly virus. Many of these landscapers for hire know little.

**A:** Comment noted. Any private landscape would need to be maintained by the property owner of the subject parcel. Comment does not address the adequacy or accuracy of the draft IS/MND. No further response is required.

**Q:** A final item. Will the city require us to cut down any of our landscaping because of this project?

**A:** Comment noted. There are no plans to require off-site homeowners to remove any landscape materials as part of this proposed residential project. Comment does not address the adequacy or accuracy of the draft IS/MND. No further response is required.

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### **3. Linda & Don Karanewsky**

**From:** Kristie Hildebrandt <[mel-kristie@earthlink.net](mailto:mel-kristie@earthlink.net)>

**Sent:** Friday, July 22, 2022 2:17 PM

**To:** Adam Finestone <[afinestone@escondido.org](mailto:afinestone@escondido.org)>

**Subject:** [EXT] Fwd: PL21-0508

Jay Paul, Senior Planner:

We are responding to the "Notice of Intent to Adopt a Mitigated Negative Declaration for "Calle Catalina" Tentative Parcel Map" (City File No. PL21-0508) which was received last week. Our home (for the past 28 years) is directly adjacent to Lot 1 of the proposed project, on the southern border. Our home faces Continental Lane.

We are looking forward to the development of this property. For the past 28 years we have dealt with people using this vacant land for many purposes, none of them with the permission of the property owner. Several years

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ago we experienced an attempted robbery by someone who accessed our home by way of this undeveloped property. We've also had to endure "nosey" people who look over our fence, into our yard, from this property, as well as the illegal, unauthorized parking of recreational vehicles. It will be a comfort to no longer need to deal with such issues.

Our only concerns/requests about the project, and in particular Lot 1, are as follows:

**Q:** We would request that the home being constructed on Lot 1 be a one-story structure. The lot is already several feet higher than our property, and a two-story structure would loom over our home, severely affecting our privacy.

**A:** Comment noted. There are no development plans submitted as part of the Tentative Subdivision Map. Appropriate building permits will be required for development of future homes on the subject parcels and would be subject to the development standards detailed in Zoning Code Article 6 (Residential Zones). The City of Escondido does not require design review for the development of homes within subdivision less than five lots. Comment does not address the adequacy or accuracy of the draft IS/MND. No further response is required.

**Q:** Care should be taken not to damage the brow ditch that runs along the southern border of Lot. This brow ditch was part of our home's construction, has been maintained by us, and serves a very important purpose.

**A:** Comment noted. The brow ditch would remain on proposed Lot 1 and would be maintained by the future property owner. Any damage to the feature during construction/grading would be required to be repaired by the developer. Comment does not address the adequacy or accuracy of the draft IS/MND. No further response is required.

**Q** Adjacent residents should be provided with the name of a contact person for the project, a "Construction Relations Officer" as mentioned in the IS/MND. There will undoubtedly be issues that arise and it would be nice to be able to reach out to someone other than the City of Escondido.

**A:** Comment noted. A standard Engineering Services condition for development project requires that all public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the Developer to the satisfaction of the City Engineer. A standard condition for all development project is to provide a "Disturbance Coordinator" that would also be a requirement for this project. The standard condition language is included below:

***Disturbance Coordinator.*** *The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.*

**Q:** As a side note, we were hoping that when these lots were developed Calle Catalina would be completed as a through street. It now appears that it will be gated at both ends, with private access. We've been evacuated a couple times due to wildfires, with Hamilton Lane being the sole escape route for the homes west of Eucalyptus. Many of the residents feel it would be nice to have a second route out of this neighborhood.

**A:** Calle Catalina would be developed with gates on both side (north and south) to restrict through public vehicular access. However, the street would be designed to allow for emergency access and to accommodate public utilities. The gates can be opened to allow for a secondary evacuation route.

Thank you for keeping us informed about this project which will be happening in our own back yard...literally!

Linda & Don Karanewsky

1797 Continental Lane, Escondido 92029

#### 4. Jessie A. Berryman

**From:** jessie and bill berryman <[jabt83@gmail.com](mailto:jabt83@gmail.com)>

**Sent:** Tuesday, July 12, 2022 3:07 PM

**To:** Jay Paul <[jpaul@escondido.org](mailto:jpaul@escondido.org)>

**Subject:** [EXT] Case No. PL21-0508

Dear Mr. Paul

Hope you had a nice vacation last week.

After receiving the "Notice of Intent, etc regarding above Case number. These are my comments in regards to the above case.

**Q:** I am sure you still have a copy of an email from my attorney at the time, David Boss, sent you on July 17, 2020 and a copy of the Emergency Access and Public Utilities Easement Document No. T-682-1. I just wanted to send this friendly reminder of the legal Easement document. Which as you know states CANNOT BE USED AT ANYTIME AS A PRIVATE ACCESS ROAD. I can send you another copy if you need it again.

**A:** Comment noted. The City is aware of the easement and limitation on its use. Comment does not address the adequacy or accuracy of the draft IS/MND. No further response is required.

**Q:** I notice on Page 56 of the Initial Study Checklist, it states Calle Catalina would function as access to Parcel 2 and 3, and used for emergency access. What does this mean? Remember the Easement document clearly states, "and shall not be used at anytime as a private access road."

**A:** The City is aware of the subject easement and its limitations on its use. Access to proposed Parcel 1 and 3 would come from existing Calle Catalina on the south. Calle Catalina would be improved to provide for through access to Gamble Lane for emergency access and would be gated to limit through public vehicular access. Public utilities also would be provided in Calle Catalina. Parcel 2 would have a driveway that takes access from the improved section of Calle Catalina.

**Q:** I am wondering why Gamble Lane road is not being taken care of by the city. We pay our taxes and the city never takes care of this street. Also, years ago when Homi Nandari was there the plan for Gamble Lane was, from what I understood, was to make any builder lower the road because of the blind hill. As of now, cars race up the hill thinking it is a fast, quick way of getting from I 15 to Valley Parkway/Del Dios Hgwy. They either break thru the chain and break it or they turn around by backing up into my driveway breaking up my blacktop. Then they race down street. When I pull out of my driveway, I do it very carefully because of the blind hill which has never been addressed.

**A:** Comments noted. Gamble Lane is a public road with certain sections within the jurisdiction of the County of San Diego and other areas within the jurisdiction of the City of Escondido. Maintenance and maintenance schedules of the City's sections of this roadway is determined by the City's Public Works Department. Gamble Lane is a residential street and would function as a frontage type road for the future extension/improvement of Citracado Parkway on the north. Lowering the roadway in the area of the project would not be required as a requirement of this project. The developer would be required to improve Gamble Lane across the project frontage (across Lots 1 and 2) as a project condition and as shown on the project plans. See response below regarding improvements to Gamble Lane to include a paved turn around towards the western terminus on proposed Parcel 1.

**Q:** Why is the city not making the builder put a circle at the end of Gamble Lane so cars that come up the hill will just circle around there like they do on the other side of the chain.

**A:** The project will be required to construct a modified cul-de-sac type turnaround on Parcel 1 per the updated plans.

**Q:** Why isn't the house on Parcel 1 entering from Gamble Lane? Also, why is the city not making the builder widen the part of Gamble Lane in front of Parcel 1?

**A:** The project site has legal access from both Gamble Lane on the north and Calle Catalina on the south. The developer has chosen to design the project with primary access to Parcel 1 from Calle Catalina. Parcel also has legal access to Gamble Lane on the north that could provide for additional access to the proposed parcel. See answers above regarding proposed improvement to Gamble Lane across Parcel 1 street frontage.

I have called your office a couple times and left my phone number, but I will herein state it for a return call so we can discuss my concerns. Thank you so much. Hope the city is enjoying the gigantic baseball scoreboards my husband and I bought and donated to the City at Kit Carson Park. We enjoyed being honored by the Mayor and Council Members on August 10, 2021. Escondido is a great city to live in and appreciate that the city watches out for its residents and their property.

Sincerely  
Jessie A. Berryman  
1655 Gamble Lane  
Escondido, Ca.  
858-442-8005

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**5. Clifford Reader**

**From:** Clifford Reader cliff@reader.com  
**Subject:** CASE NO.: PL21-0508 – Calle Catalina  
**Date:** July 24, 2022 at 12:21  
**To:** jpaul@escondido.com

Hi. Jay

Thank you for meeting me and providing comprehensive information on the subject development. I am providing the comments below in response to:

*DRAFT  
MITIGATED NEGATIVE DECLARATION  
FOR THE CALLE CATALINA TENTATIVE PAREL MAP  
(City PL21-0508)*

XVI. Recreation

**Q:** The draft is correct in regard to city "recreation activities" when that phrase is interpreted to mean city-maintained facilities such as parks. But, the statement: "... because the site is not used for recreational activities ..." could be misunderstood by ordinary citizens. I suggest to add another paragraph as follows:

**Notwithstanding the absence of city-maintained recreational facilities, the development site and neighboring streets (Gamble Lane and Calle Catalina) are used extensively on a daily basis by local community residents for walking and bicycling, See Section XVII Transportation/Traffic.**

**A:** Comments Noted. Although the project will include gates on the north a south ends of Calle Catalina within the boundaries of the project to restrict through public vehicular access, the design of the gates (as indicated on the plans) will include features to allow for through pedestrian/bicycle access as the majority of Gamble Lane (except as limited by private easement document(s)) will be dedicated as a public street with a paved width of 24 feet. No further response is required or modification to the Recreation section is necessary. See Section XVII Transportation/Traffic for clarification of this issue.

## XVII Transportation/Traffic

As we discussed and as reflected in the current draft of the “Tentative Parcel Map”, pedestrian access through the developed parcel will be provided between Calle Catalina and Gamble Lane. It is very important that this access for the local community be provided in the final approved development. The draft includes two passages that could be misleading to ordinary citizens:

*“A future extension of Calle Catalina bisects the project site from north to south. Calle Catalina is not a Mobility Element classified street. As part of the project, Calle Catalina would be constructed to City standards for emergency access only, and would be gated to restrict public access.”*

I suggest the following amendments:

A future extension of Calle Catalina bisects the project site from north to south. Calle Catalina is not a Mobility Element classified street. As part of the project, Calle Catalina would be constructed to City standards for emergency access only, and would be gated to restrict public **vehicular** access. **Public pedestrian access will be provided between Calle Catalina and Gamble Lane.**

Gamble Lane does not contain any bicycle facilities, nor are any required per the City’s Mobility and Infrastructure Element. It is noted however, that daily use is made of Gamble Lane by bicyclists. There are no North County Transit District Bus/Rail Routes along Gamble Lane in the project vicinity. No sidewalks or off-street paths are located along Gamble Lane in the project vicinity or are currently planned, however, the plans provide for future provision of a sidewalk along Gamble Lane. The site is currently used extensively for pedestrian access between Calle Catalina and Gamble Lane, and the Tentative Parcel Map maintains this public access through Calle Catalina and Gamble Lane gates. Therefore, provided the current public access for bicyclists and pedestrians is maintained, the proposed project would not decrease the performance or safety of any alternative transportation facility, impacts would be less than significant.

**A:** Comments noted. Calle Catalina where it terminates on the north at the subject property current is gated with a chain-link fence and posted private property. The property is also gated at the proposed northern end of the future Calle Catalina road extension where it intersects Gamble Lane. Currently, public access through the site has not been offered for dedication to the City, but would be as part of this Tentative Parcel Map. The surrounding developments to the west, east and south do not contain sidewalks. Gamble Lane along the project frontage and to the east to Bernardo Avenue also does not contain sidewalks. The project does not propose to install and would not be required to install sidewalk along its Calle Catalina or Gamble frontage due to the lack of existing or planned sidewalks throughout the surrounding neighborhood. However, the project, as designed, would not preclude the future installation of sidewalks, if required. The updated Tentative Map plans included with the Final IS/MND note the current proposed design for the gates that include pedestrian/bicycle access. The Transportation/Traffic Section has been modified as described below:

### **XVII. Transportation/Traffic**

*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 (or conflict with applicable traffic thresholds specified in City of Escondido Zoning Code Article 47)?*

**Less Than Significant Impact.** The project site fronts onto Gamble Lane, which is an unclassified residential street in the vicinity of the project. Full width street improvements have not been installed along the project’s frontage. Gamble Lane has one lane traveling east and one lane traveling west. Parking is restricted on both sides of the roadway and bicycle facilities are not present **or planned per the Bicycle Facilities Master Plan**. Gamble Lane does not contain sidewalks on either side. The project would **not** be required to improve Gamble Lane across the project frontage.

A future extension of Calle Catalina bisects the project site from north to south. Calle Catalina is not a Mobility Element classified street. As part of the project, Calle Catalina would be constructed to City standards for emergency access only, and would be gated to restrict public access. **Although vehicular public access would be restricted along Calle Catalina through the project site, the gates would be designed to allow for public pedestrian and bicycle 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 Impact.** There are no existing alternative transportation facilities on the project site. Bicycle and pedestrian facilities are not provided. The proposed project would not include improvements along Gamble Lane **that would affect public transportation, bicycle or pedestrian facilities**, due to the size and scope of the project. However, this lack of provision does not preclude such improvements at a future date should they become warranted. Additionally, implementation of the proposed project would not result in a significant impact to existing alternative transportation infrastructure in the surrounding community. Therefore, impacts would be less than significant.

I understand these comments will be made a part of the environmental study

Best regards, Cliff Reader

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