

# **FINAL**

## **INITIAL STUDY / NEGATIVE DECLARATION California Environmental Quality Act (CEQA)**

### **SPECIFIC PLAN FOR SOUTH CENTRE CITY**

Project Case # PHG15-0003 / ENV17-0005

Prepared for/by:

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

December 2017



Environmental Checklist Form (Initial Study Part II)

- 1. Project title and case file number: South Centre City Specific Plan; PHG15-0003 / ENV17-0005
2. Lead agency name and address: City of Escondido, 201 N. Broadway, Escondido, CA 92025
3. Lead agency contact person name, title, phone number and email: Mike Strong, Assistant Planning Director, (760) 839-4556, mstrong@escondido.org
4. Project location: The approximate 420-acre Specific Plan area is located in the southerly part of the City of Escondido, generally located between 3rd Avenue to the north, and Citricado Parkway to the south, along Spruce Street, Redwood Street, Centre City Parkway, and Escondido Boulevard.
5. Project applicant's name, address, phone number and email: City of Escondido, 201 N. Broadway, Escondido, CA 92025
6. Existing General Plan designation: There are various land use designations within the project area, including: Urban I (5.5 dwelling units per acre), Urban II (12 dwelling units per acre), Urban III (18 dwelling units per acre), Urban IV (24 dwelling units per acre), Urban V (30 dwelling units per acre), Planned Commercial, and Industrial Office
7. Proposed General Plan designation: Specific Plan
8. Existing Zoning: There are various zoning districts within the project area, including: R-1 (single-family residential), R-2 (light-multiple residential), R-3 (medium-multiple residential), R-4 (high-multiple residential), R-5 (very high-multiple residential), General Commercial, Planned Development Mixed-Use, Planned Development Commercial, Planned Development Residential, M-1 industrial, M-2 industrial, and mixed-use overlay
9. Proposed Zoning: South Centre City Specific Plan
10. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
The proposed project is the South Centre City Specific Plan. The Specific Plan includes some minor land use modifications, urban design guidance, economic development strategies, and mobility policies that help preserve the character of established residential neighborhoods along South Centre City Parkway and adjacent streets, while encouraging positive changes and revitalization. See further discussion that follows in the "Background and Introduction" or "Project Description" sections.
11. Surrounding land uses and setting (briefly describe the project's surroundings):
The area surrounding the project site is generally developed with low- and mid-range density multi-family, low-intensity general retail, suburban shopping retail, office, restaurants, small scale industrial and manufacturing services.

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).  
None
-

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# 1.0 INTRODUCTION

## Background

An Initial Study/Negative Declaration (IS/ND, ND) was prepared by the City of Escondido (the City) to disclose potential environmental effects of the proposed South Centre City Specific Plan (Project). The IS/ND includes a description of the proposed project and an assessment of its potential environmental effects at the site that were identified in the IS/MND. The 20-day public review period for the IS/MND began November 20, 2017 and ended December 11, 2017. During this time frame, the document was reviewed by various state agencies, as well as by interested individuals. No written comments were received from any state agencies or individuals regarding the IS/MND.

## Document Purpose and Scope

This Initial Study/ Negative Declaration (IS/ND, ND) addresses potential impacts associated with the proposed South Centre City Specific Plan (Project). Further description of the Project is presented at Section 2.0, "Project Description."

The California Environmental Quality Act (CEQA) is encoded in Sections 21000 et seq. of the Public Resources Code with Guidelines for implementation codified in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 et seq. This IS/ND was prepared pursuant to Section 15063 of the *CEQA Guidelines*. All analysis, conclusions, findings and determinations presented in the Initial Study fully represent the independent judgment and position of the City of Escondido, acting as Lead Agency under CEQA. In accordance with the provisions of CEQA, and the State and local CEQA Guidelines, as the Lead Agency, the City is solely responsible for approval of the proposed Project. As part of the decision-making process, the City is required to review and consider the potential environmental effects that could result from the Project.

Article 6 of the *CEQA Guidelines* discusses the Negative Declaration Process, which is applicable to the Project. Article 6 states in pertinent part:

*"A public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:*

- (a) The initial study shows that there is no 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 identified 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."*

The Initial Study focuses on whether the proposed project may cause significant effects on the environment. In particular, consistent with Section 21083.3 of the Public Resources Code, this Initial Study is intended to assess any effects on the environment that are peculiar to the proposed Project or to the parcels on which the Project would be located that were not addressed or analyzed as significant effects in the 2012 City of Escondido General Plan EIR, or which substantial new

information shows will be more significant than described in the General Plan EIR. Implementation of any mitigation measures identified in the General Plan EIR that apply to the proposed project will be required as part of the project.

As supported by the Initial Study presented herein, the City has determined that the Project will not result in or cause potentially significant effects. No new housing, commercial, or industrial sites, beyond those already identified in the current General Plan, are proposed as part of this Project. The Project does not include any changes to land use designations, zoning, intensities, or residential densities. Compliance with existing policies, plans and regulations, and applicable revisions to the Project, together with design features incorporated in the proposal would avoid any effects on the environment. The City has consequently determined that a Negative Declaration (ND) should be prepared for the proposed Project. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The City has the authority to review and approve the proposed Project. This IS/ND is intended to be an informational document, providing the City's decision-makers, other public agencies, and the public with an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project. The decision-making body shall adopt the proposed 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 reflects the lead agency's independent judgment and analysis.

### **Preparation of Document**

A Negative Declaration or a Mitigated Negative Declaration should be prepared for a project when there is no substantial evidence that the project or any of its aspects could result in significant adverse impacts (Section 15063 of the *California Environmental Quality Act (CEQA) Guidelines*).

A Negative Declaration or Mitigated Negative Declaration is a short document that describes the proposed project, presents findings related to environmental conditions, includes a copy of the Initial Study which documents the reasons to support the findings, and includes mitigation measures, if any, included in the project to avoid potentially significant effects (Mitigated Negative Declaration). For this Project, a Negative Declaration was prepared. After reviewing the Negative Declaration and any comments received through agency consultation and during the State and public comment period, an informed decision to approve or disapprove the project should be made.

### **Disposition of Document**

This Negative Declaration and supporting Initial Study will be circulated by the City of Escondido for 20 days, to allow for public and agency review. Comments received on the IS/ND will be considered by the City in their review of the proposed Project. The general public is encouraged to contact the City for responses to specific questions regarding the CEQA process and its administration for the proposed Project.

## 2.0 PROJECT DESCRIPTION

The Project site is located within areas of the City that are described by the General Plan as future growth areas (also called Target Area). The South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area are identified in the 2012 City of Escondido General Plan (Figures 11-19, Target Areas C, D, E, and F). These interconnected Target Areas comprise approximately 420 acres of Escondido's more established and older sectors of the city and extends 2.25 miles along Centre City Parkway and Escondido Boulevard. The current South Escondido Boulevard Neighborhood Plan was adopted in July 1996 and requires extensive updating to include recently adopted General Plan policies promoting sustainability, smart growth principles, healthy lifestyles, and economic prosperity.

While there has been significant growth in the South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area over the course of the last twenty (20) years, the general patterns of development in the Project area have not changed substantially. Through the Target Area designation, the General Plan identifies these geographic areas for concentrated revitalization and potential urban growth. Land use changes are anticipated to implement the core themes of opportunities to live, work, and play; protect, preserve, and revitalize neighborhoods; conserve and sustain resources. General Plan guiding principles for these Target Areas include:

- 1) Incorporate smart growth principles, promote increased density and intensity near transit, encourage façade improvements, property revitalization and integrate public/private recreational space.
- 2) Consider opportunities and incentives for increasing employment densities and attracting businesses with salaries that raise the city's median income and improving the jobs/housing balance.
- 3) Provide adequate infrastructure and include strategies for the development of neighborhood parks.
- 4) Create standards to facilitate the establishment of child care homes and centers.
- 5) Establish development standards and design guidelines to ensure quality architecture and landscaping, adequate off-street parking, on-site open space and recreational areas.
- 6) Develop criteria for exclusively residential development along South Escondido Boulevard.

It is important to note that the proposed location and extent of this vision was contemplated by the voters of Escondido in the 2012 General Election. A ballot measure proposition was submitted to the voters of Escondido to contemplate land use changes to the planning area. Proposition "N" comprised of ten (10) land use areas designated for employment land or higher residential density. The approved Target Areas will help the City improve and support infill development, protect and conserve natural resources, and encourage more efficient development patterns. This is the basis for the Applicant's preparation of a Specific Plan. The Project Applicant, the City of Escondido, is seeking approval of a Specific Plan, along with all necessary actions to make its adoption internally consistent with the City's General Plan, Zoning Code, and other section of the Municipal Code. Discretionary actions to be considered by the decision-making body also include the following:

- Amend the land use map with a new potential land use designation of Specific Plan. The existing land use categories of the planning area include: Urban I (5.5 dwelling units per acre), Urban II (12 dwelling units per acre), Urban III (18 dwelling units per acre), Urban IV (24 dwelling units per acre), Urban V (30 dwelling units per acre), Planned Commercial, and Industrial Office;
- Amend the Land Use Element portion of the General Plan to include the Specific Plan and clarify the extent of the mixed-use overlay; and
- Amend the citywide zoning map to provide for implementation of the new specific plan. The existing zone categories of the planning area include: R-1 (single-family residential), R-2 (light-multiple residential), R-3 (medium-multiple residential), R-4 (high-multiple residential), R-5 (very high-multiple residential), General Commercial, Planned Development Mixed-Use, Planned Development Commercial, Planned Development Residential, M-1 industrial, M-2 industrial, and mixed-use overlay. Including self-referential zoning ordinances and design criteria in the Specific Plan would shape the planning area over time as individual development projects are designed for consistency with the plan.

- The South Escondido Boulevard Area Plan needs to be repealed since it covers a portion of the specific plan area. Future discretionary actions must also reconcile the alignment of the Old Escondido Neighborhood and Mercado Area Plan.

If approved, the new specific plan would effectively establish a link between implementing policies of the General Plan and the future, individual development proposals within the defined specific planning area. With a focus on the neighborhoods surrounding Quince Street, South Escondido Boulevard, and Centre City Parkway in southwest Escondido, the South Centre City Specific Plan would include strategies for improving community health, safety, sustainability, and economic prosperity, while respecting the unique character of South Centre City and southern gateway character.

The Draft South Centre City Specific Plan is a comprehensive statement by the City of Escondido of its broad and specific commitments to facilitate the development of residential, commercial, and industrial properties under its scope in three (3) different ways: 1) by providing statements of planning policy that implement the General Plan policies applicable to a defined area, 2) by directly regulating land use, or 3) by bringing together detailed regulations into a focused development scheme. Section 65451 of the Government Code mandates that a specific plan be structured as follows:

*“(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:*

*(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.*

*(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.*

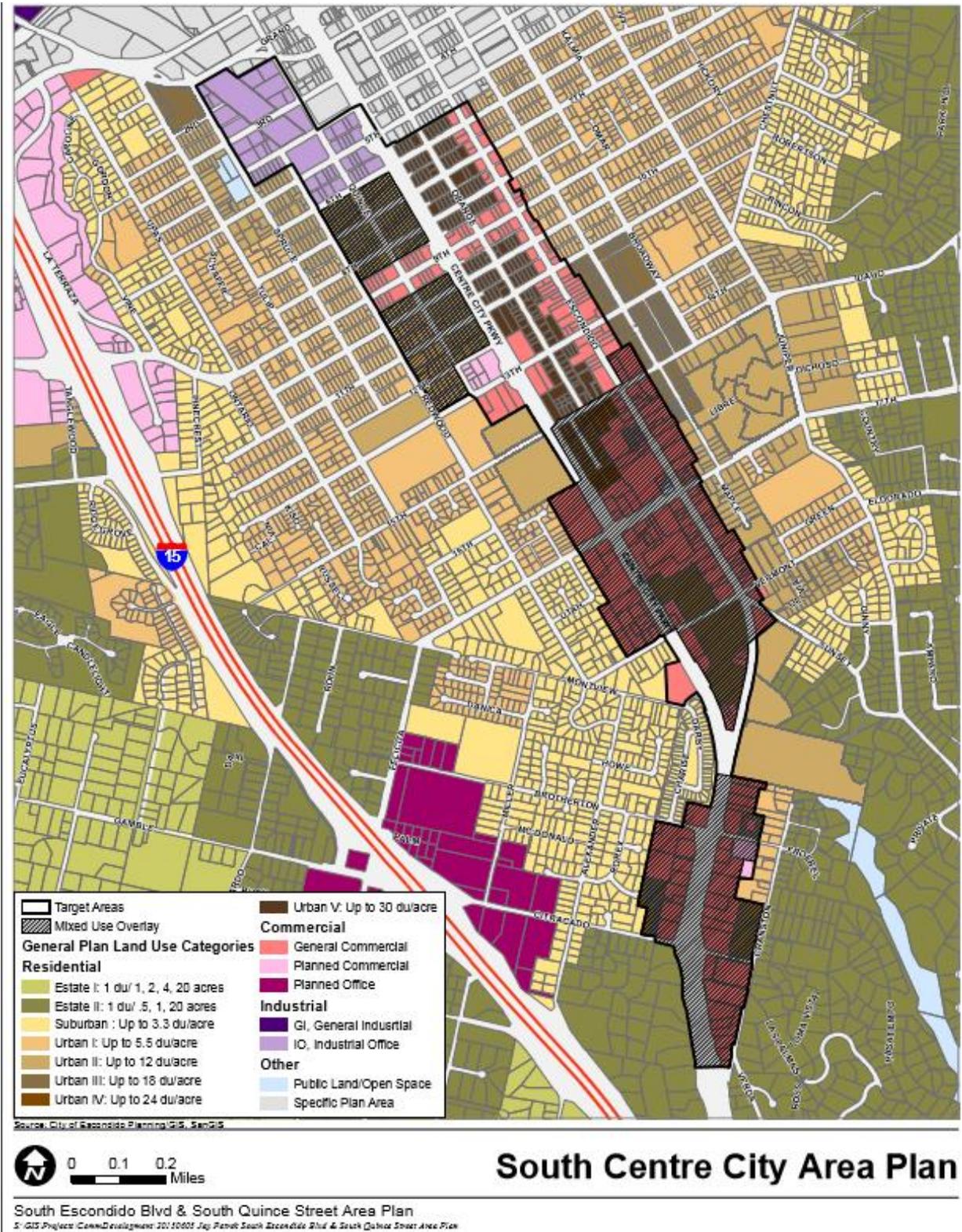
*(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*

*(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).*

*(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan. (The entire specific plan statute is included in Appendix B of this report for reference.)”*

The Draft Specific Plan has been prepared to meet the minimum requirements of the statute listed above. The Draft Centre City Parkway Specific Plan includes an introduction, land use and development regulations, design standards, architectural standards, circulation system plan, infrastructure plan, community services and facilities plan, an implementation program, and other items to make the plan statutorily complete. The Specific Plan, once adopted, would serve as both a planning and regulatory function and implements the General Plan for this defined area, which will promote more functional and livable community, and which will offer the sense of place commonly envisioned in the 2012 update of the City of Escondido General Plan. The potential environmental impacts of developing these Target Areas with uses identified in the General Plan, were evaluated in a prior Environmental Impact Report (EIR), SCH #2010071064, which assumed a typical growth rate scenario to a build-out year.

**Figure 1: Existing General Plan Land Use Map Excerpt**



**Figure 2: Proposed Land Use District Map (Extracted from Chapters 3 and 4 of the Draft SCC Plan)**



### 3.0 ENVIRONMENTAL EVALUATION

CEQA suggests format and content for environmental analyses, including topical checklists to assist in evaluation of a project's potential environmental effects. The Checklist presented in this Section follows the Checklist format and presentation of information identified in the *CEQA Guidelines*, Appendix G. This Section (3.0) presents the Initial Study Environmental Checklist and responses to topical environmental questions posed within the Checklist. Answers provided for items in the Checklist are substantiated qualitatively in all instances, and quantitatively where feasible and appropriate. Additionally, for environmental considerations identified as "potentially significant unless mitigation incorporated," the checklist discussion identifies potential environmental impacts of the Project, proposes mitigation measures that reduce potentially adverse environmental effects, and indicates levels of significance subsequent to the application of proposed mitigation measures.

The potential environmental impacts of developing the Target Areas of the 2012 City of Escondido General Plan, including the planning area of the Project, with uses identified in the General Plan, were evaluated in a prior Environmental Impact Report (EIR). The 2012 City of Escondido General Plan (SCH #2010071064) examined potential impacts of developing the Target Areas to its ultimate build-out capacity, which assumed maximum capacity of housing sites, as well as commercial/industrial intensity yields. The range of potential uses allowed under the new proposed zoning districts would increase the opportunity for additional commercial uses and activities, which may result in an increase related impacts as analyzed herein this IS/ND. However, there is substantial overlap of commercial uses allowed in these districts, and subsequent business development will be substantially the same as existing since the existing zoning and proposed zoning in these areas have substantial similar permitted uses. In terms of residential development, as identified in Figure 2 of this IS/ND, the proposed Project involves 1) preserving pre-established mixed-use residential areas in locations already authorized by the 2012 General Plan; and 2) introduces mixed-use residential allowances in two districts: 9<sup>th</sup> Street Commercial District and a portion of the Escondido Boulevard District. The 9<sup>th</sup> Street Commercial District comprises of 43 lots and 8.96 acres. The portion of the Escondido Boulevard District that introduces residential mixed-use includes 33 lots and 10.20 acres. Residential uses proposed by the Project are not consistent with the General Plan and Zoning designation on these sites. To eliminate this inconsistency, the project includes a GPA and zone change to modify the site's land use and zoning to allow for the residential use at the densities enumerated as proposed in the Draft Specific Plan. This action would, under the proposed Draft Specific Plan, would permit residential densities up to 24 dwelling units per acre in the 9<sup>th</sup> Street Commercial District; and would permit residential densities up to 30 dwelling units per acre in the Escondido Boulevard District. The goal of the new land use category is to promote "place making" and through Project implementation, a mixture of land uses would be built in the future within close proximity to other land uses. From a CEQA perspective, the resulting internal capture rate of trips, decrease in short trips made by automobile, and increase in walking and bicycling, benefits reduced traffic congestion, noise, air quality, greenhouse gas emissions, and energy consumption from transportation. Since the proposed mixed-use residential zoning districts represents a reduction in intensity compared to the currently allowable use (commercial only) in the 9<sup>th</sup> Street Commercial District and Escondido Boulevard District, the intensity of development considered for these areas is consistent with previous traffic, noise, air quality, greenhouse gas emissions, and energy-related studies; and eliminates any potential conflict with Proposition "S."

This Initial Study has been prepared using the "tiering" provisions of CEQA as identified in CEQA Guidelines Section 15152, wherein lead agencies are encouraged to use the analysis contained in EIRs for broader projects (i.e., a general plan EIR) as part of the analysis for subsequent specific projects. Section 15152(e) notes that tiering must be limited to situations where a project is consistent with the general plan and zoning, which, given the fact that the proposed project is consistent, enables application of tiering provisions. Where prudent and applicable, analyses contained in the prior EIR is referenced in this Initial Study as a basis to avoid redundancy and streamline the analysis process for the proposed project.

This Initial Study also makes reference to Section 15183 of the CEQA Guidelines, which addresses projects that are consistent with a community plan or zoning. CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. As aforementioned, the proposed Project is generally

consistent with the development intensity for residential, commercial, and industrial uses within the Target Area as identified in the General Plan. Further, the 2012 General Plan EIR addressed impacts from implementing the General Plan. Therefore, where appropriate, discussion of impacts of the proposed project in this Initial Study has been limited as mandated in CEQA Guidelines Section 15183. Section 15183 is particularly relevant for assessment of the incremental cumulative impacts of the proposed project, especially where cumulative impacts were found to be significant and unavoidable in the prior GP EIR and for which the City approved Statements of Overriding Consideration.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Mike Strong, Assistant Planning Director  
Printed Name and Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
City of Escondido

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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

**ISSUES:**

I. <b><u>AESTHETICS.</u></b> Would the project:	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than-significant impact</i>	<i>No impact</i>
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in significant impacts to scenic vistas, scenic resources, or visual character, and will not create sources of substantial light or glare that adversely affect views. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. Potential aesthetic-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

- a) The Escondido General Plan emphasizes the protection of viewsheds that serve as a scenic amenity and contribute to the quality of life for City residents. The City does not specifically designate scenic vistas. The primary objective of viewshed policies is to preserve and protect existing internal and external view corridors, with particular emphasis on ridelines, peaks and highpoints, and unique landforms that contributes to the community’s sense of identity. Although not officially designated with a scenic visual corridor overlay designation, major roads in the City include I-15, Del Dios Highway, Centre City Parkway, Bear Valley Parkway, North Broadway, El Norte Parkway, and Valley Parkway and major public open space areas including Lake Hodges Reservoir, Lake Wohlford, Lake Dixon, and Kit Carson Park. A number of housing, commercial, and industrial sites in the planning area are located along Centre City Parkway. Due to required compliance with new specific plan standards, design guidelines, and landscaping requirements, new development would be appropriately scaled and visually pleasing. Development on housing, commercial, and industrial sites would be required to be more context sensitive, or to be designed to fit into the project setting, which includes requirements that address visual character and visual compatibility with the surrounding community context. These requirements would ensure that future development on housing, commercial, or industrial sites would not conflict with any visual compatibility goals or policies set by the City.
- b) The proposed Project is not within designated scenic highway corridor. There are no officially designated or eligible highways within the City. The closest State Scenic Highway is State Route 78 (SR-78) through the Anza-Borrego Desert State Park, approximately 35 miles east of the City.
- c) The proposed Project offers a new set of standards and design guidelines to promote design and context sensitive development applications, which would facilitate aesthetic quality. The intent of the proposed Project is to develop a plan to help future development respond to neighborhood character, be compatible with community specific settings, and promote basic best practices in urban design. The proposed specific plan standards would achieve this goal by regulating site density, percent building coverage allowance, required usable open space, and building setbacks, height, articulation, and transparency. In the commercial corridors and residential infill areas, it is anticipated that sidewalks would reach the full width to the curb, and planter cut-outs at regular intervals would accommodate street trees. Not only would street trees and new infrastructure projects add beauty to a street, but they would also provide

shade to street users on hot days, reduce ambient temperatures, create a sense of street enclosure at maturity, and help emphasize sustainable tree canopies in the long term.

- d) Implementation of the proposed specific plan standards and design guidelines in addition to the City of Escondido Municipal Code Development Standards would ensure lighting is properly integrated into proposed structures and shielded to direct light downward and away from streets or adjoining properties. The design guidelines require street lighting to be pedestrian scaled and to minimize light pollution. With implementation of these lighting standards in the planning area, adverse impacts to community character from lighting would be less than significant.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant aesthetic impacts, either directly, indirectly, or cumulatively.

<b>II. <u>AGRICULTURAL RESOURCES.</u></b>	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than- significant impact</i>	<i>No impact</i>
<p>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.</p> <p>Would the project:</p>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in significant impacts to farmland, forestland, Williamson Act contracts, timberland, or timberland-zoned Timberland Production. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. However, the planning area is located within an urbanized area, which is identified as urban/built out land and therefore does not support agricultural resources or operations.

- a) The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b) No Williamson Act contracts are in place for any site within the planning area.
- c) No forest land is located within the planning area.

- d) No forest land is located within the planning area.
- e) There is no farmland or any type of agricultural use in or adjacent to the Project limits.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant agricultural resource impacts, either directly, indirectly, or cumulatively.

<b>III. <u>AIR QUALITY.</u></b> 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.	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than-significant impact</i>	<i>No impact</i>
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan (or applicable air quality thresholds specified in City of Escondido Zoning Code Article 47)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in significant impacts to air quality plans, or ambient air quality in terms of compliance with State and Federal standards. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. Potential air quality-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

- a) 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. SDAPCD and SANDAG are responsible for developing and implementing the clean air plans for attainment and maintenance of the ambient air quality standards in the basin—specifically, the California State Implementation Plan (SIP) and Regional Air Quality Strategy (RAQS). The federal O3 maintenance plan, which is part of the SIP, was adopted in 2012 (SDAPCD 2012). This maintenance plan outlines SDAPCD’s approach to maintaining its attainment status. The SIP is the document that sets forth the state’s strategies for attaining the National Ambient Air Quality Standards (NAAQS). Since the SDAB is designated as in basic non-attainment of the NAAQS and in serious non-attainment of the more stringent California Ambient Air Quality Standards (CAAQS) for ozone, the SDAPCD’s 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 the California Air Resources Board (CARB) and SANDAG, including projected growth and 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 2012 General Plan Update EIR assessed whether development consistent with the General Plan Update would conflict with or obstruct implementation of the RAQS and SIP. The EIR determined that the growth accommodated by the General Plan would be consistent with the growth accounted for in the RAQS and SIP. In general, the proposed Project would not affect population, housing units, employment, or otherwise be inconsistent with the growth forecasts identified in any applicable air quality plan. As identified in Figure 2 of this IS/ND, the proposed Project involves 1) preserving pre-established mixed-use residential areas in locations already authorized by the 2012 General Plan; and 2) introduces mixed-use residential allowances in two districts: 9<sup>th</sup> Street Commercial District and a portion of the Escondido Boulevard District. The 9<sup>th</sup> Street Commercial District comprises of 43 lots and 8.96 acres. The portion of the Escondido Boulevard District that introduces residential mixed-use includes 33 lots and 10.20 acres. Residential uses proposed by the Project are not consistent with the General Plan and Zoning designation on these sites. To eliminate this inconsistency, the project includes a GPA and zone change to modify the site's land use and zoning to allow for the residential use at the densities enumerated as proposed in the Draft Specific Plan. Under the proposed Draft Specific Plan, the 9<sup>th</sup> Street Commercial District would permit residential densities up to 24 dwelling units per acre as part of a vertical or horizontal mixed-use project. The Escondido Boulevard District would permit residential densities up to 30 dwelling units per acre as part of a vertical or horizontal mixed-use project, or as a standalone residential development. The goal of the new land use category is to promote "place making" and through Project implementation, a mixture of land uses would be built in the future within close proximity to other land uses, which is consistent with the goals and policies of applicable air quality plans. From a CEQA perspective, the resulting internal capture rate of trips, decrease in short trips made by automobile, and increase in walking and bicycling, benefits reduced traffic congestion, noise, air quality, greenhouse gas emissions, and energy consumption from transportation. Since the proposed mixed-use residential zoning districts represents a reduction in intensity compared to the currently allowable use (commercial only) in the 9<sup>th</sup> Street Commercial District and Escondido Boulevard District, the intensity of development considered for these areas is consistent with the land use inputs that were provided to SDAPCD and SANDAG in developing the SIP and RAQS.

- b) Air quality varies as a direct function of the amount of pollutants emitted into the atmosphere, the size and topography of the air basin, and the prevailing meteorological conditions. Air quality problems arise when the rate of pollutant emissions exceeds the rate of dispersion. Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. People most likely to be affected by air pollution, as identified by CARB, include children, the elderly, athletes, and people with cardiovascular and chronic respiratory diseases; however, for the purposes of this analysis, residents are also considered sensitive receptors. As such, sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes.

The proposed specific plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. The proposed Project puts an emphasis on "place making" and promotes mixed-use, pedestrian-friendly communities that serve to reduce air pollutant emissions over time. The proposed Project also introduces new mix-use residential areas to the South Centre City planning area, which for the reasons stated in Section a), would not violate any air quality plan. In terms of air quality standard, the proposed Project is regulatory only in nature, involving a change in the site's zoning designation to mixed-use residential in these areas. No physical change to the natural or built environment is proposed. The South Centre City planning area is nearly fully urbanized, and although remodel of existing buildings or new construction could occur, these actions would be subject to a subsequent review process that would analyze impacts to air quality standards.

- c) The local air basin (San Diego Air Basin, hereinafter referred to as SDAB) is presently designated as a basic non-attainment area for the federal (NAAQS) ozone standard. The SDAB is also a non-attainment area for the state (CAAQS) standards for ozone, PM10 and PM2.5. This means that the SDAB has not met the federal and/or state standards for these air pollutants. Once the proposed Project is approved, there would be no new sources of air pollutant emissions, directly. The proposed specific plan is a policy document that is consistent with the General Plan. Because the proposed Project is generally consistent with the current General Plan, as assessed herein this IS/ND,

cumulative impacts related to criteria pollutants as a result of the project were previously evaluated as part of the cumulative analysis of the build out anticipated under the 2012 General Plan. As a result, the proposed Project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the 2012 General Plan EIR. The range of potential uses allowed under the new proposed zoning districts would increase the opportunity for additional commercial uses and activities, which may result in an increase related impacts as analyzed herein this IS/ND. However, there is substantial overlap of commercial uses allowed in these districts, and subsequent business development will be substantially the same as existing since the existing zoning and proposed zoning in these areas have substantial similar permitted uses. In terms of future residential development, as permitted in identified areas shown in Figure 2 of this IS/ND, the proposed Project involves 1) preserving pre-established residential only areas and mixed-use residential areas in locations already authorized by the 2012 General Plan; and 2) introduces mixed-use residential allowances in two districts: 9<sup>th</sup> Street Commercial District and a portion of the Escondido Boulevard District. The 9<sup>th</sup> Street Commercial District comprises of 43 lots and 8.96 acres. The portion of the Escondido Boulevard District that introduces residential mixed-use includes 33 lots and 10.20 acres. The goal of the new land use category is to promote “place making” and through Project implementation, a mixture of land uses would be built in the future within close proximity to other land uses, which is consistent with the goals and policies of applicable air quality plans. From a CEQA perspective, the resulting internal capture rate of trips, decrease in short trips made by automobile, and increase in walking and bicycling, benefits reduced traffic congestion, noise, air quality, greenhouse gas emissions, and energy consumption from transportation. Since the proposed mixed-use residential zoning districts represents a reduction in intensity compared to the currently allowable use (commercial only) in the 9<sup>th</sup> Street Commercial District and Escondido Boulevard District, the intensity of development considered for these areas would not result in a cumulatively considerable net increase of any criteria pollutant.

- d) The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving) and does not involve any use that would have any effect on pollutant discharge. The proposed Project does not involve any physical improvements as no new development is proposed. Implementation of the proposed specific plan standards and design guidelines, in addition to the City of Escondido Municipal Code Development Standards, would ensure that sensitive receptors are not exposed to pollutants.
- e) Allowable uses in the buildings and on-site activities would be subject to the uses allowed in the proposed specific plan, which do not include heavy industrial or agricultural uses that are typically associated with odor complaints. During construction, diesel equipment may generate some nuisance odors, but that would be investigated through planning-level review and approval prior to permit issuance.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant air quality impacts, either directly, indirectly, or cumulatively.

<b>IV. <u>BIOLOGICAL RESOURCES:</u></b> Would the project:	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than- significant impact</i>	<i>No impact</i>
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in significant impacts to biological resources. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. Potential biological-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

- a) The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving) and does not involve any use that would have any effect on water quality or be affected by water quality standards or waste discharge requirements. The proposed Project does not involve any physical improvements as no new development is proposed. The proposed specific plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.
- b) No riparian habitat or other native habitat exists within the planning area.
- c) In general, the proposed planning area does not contain, and is not adjacent to any areas that would qualify as jurisdictional waters or wetlands.
- d) The proposed Project site is not located within an established movement corridor. Additionally, the Project is not a known wildlife nursery site.

e,f) The proposed Project would not conflict with local goals, objectives, and policies regarding the protection of sensitive biological resources.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant impacts that would result in biological resource impacts, either directly, indirectly, or cumulatively.

<b>V. <u>CULTURAL RESOURCES.</u></b> Would the project:	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than-significant impact</i>	<i>No impact</i>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in significant impacts to cultural resources. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond what was known and accounted for in the preparation of the current General Plan. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. Potential cultural resource-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

a) According to California Environmental Quality Act (CEQA) Section 15064.5 the term "historic resource" applies to any such resource that is at least 50 years old and is either listed, or determined to be eligible for listing, in the California Register of Historical Resources. Some structures/sites within the planning area have to potential to be significant historic resources.

The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new development is proposed. The proposed specific plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.

b) No activities, such as new development involving grading/ground disturbance, are proposed that would create a potential for disturbance of archeological resources. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. All future work that would occur within previously disturbed ground surfaces and subsurface areas would not affect archeological or paleontological resources that might lie within undisturbed soil materials.

Undeveloped sites have the potential for the presence of unknown archaeological resources as the likelihood of encountering archaeological resources is greatest on sites that have been minimally excavated in the past (e.g., undeveloped parcels, vacant lots, and lots containing undeveloped areas). Previously excavated areas are generally considered to have a low potential for archaeological resources, since the soil containing the archaeological resources have been removed or previously disturbed. Pursuant to existing protocols, any evidence of cultural resources that might be unearthed in the process of construction becomes immediate grounds for halting all construction activities until the extent and significance of any find is properly catalogued and evaluated by archeological and cultural resource authorities.

- c) No dedicated cemetery or human remains are known to be present on-site. In the unlikely event that remains are located on-site, the project would be handled in accordance with procedures of the Public Resources Code Section 5097.98, the California Government Code Section 27491, and the Health and Safety Code Section 7050.5. These regulations detail specific procedures to follow in the event of a discovery of human remains.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant cultural resource impacts, either directly, indirectly, or cumulatively.

**VI. GEOLOGY AND SOILS. Would the project:**

	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than-significant impact</i>	<i>No impact</i>
a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

Soils, geology, and seismicity conditions are important aspects of all development projects in the San Diego region. The geologic history of the entire San Diego area is strongly influenced by tectonic movement along a series of faults. Earthquakes along these faults represent hazards that must be addressed. Uplift associated with these faults have created

a diverse topographic environment that has also brought with it hazards, such as landslides, mudslides, and hillside creep (gradual downhill soil movement). Although most projects have little or no effect on geology, any project involving construction will have some effect on soils and topography; and all may be affected by certain geologic events, such as earthquakes and are protected through existing building codes and regulations.

The proposed Specific Plan will not, in and of itself, result in significant impacts to geological or soil resources. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. Potential geological or soil resource-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

- a) The 420-acres affected by the proposed Project site are not underlain by active, potentially active, or inactive faults. Additionally, the site is not located within a State of California Earthquake Fault Zone. However, the Project site is located in a region known to be seismically active and strong seismic ground-shaking is anticipated during an earthquake. The nearest known active fault is the Elsinore Fault, located approximately 14 miles east of the planning area. Due to the distance of the nearest fault and magnitude of past seismic activity, the Project would not expose people or structures to potential substantial adverse effects associated with the rupture of a known earthquake fault.

Earthquake-related ground shaking may cause concrete slabs, building walls, and pavement to crack, potentially threatening the integrity of structures and the safety of the people present at the time of the earthquakes. Moreover, ground motions have the potential to initiate secondary events such as differential compaction, liquefaction, and seismically induced flooding and landslides, all of which could also threaten the integrity of the structures and safety of the people present. However, seismic-related risks may be reduced through the redevelopment of housing sites, on which existing improvements, especially older structures, do not meet current foundation or improvements standards. All new housing, commercial, and industrial development that might result from the Project's implementation would be required to be consistent with existing State and local building codes, which are designed to ensure that new construction does not expose people to significant geological impacts. Although the Project site is likely to be subjected to strong ground motion from seismic activity similar to that of the rest of the San Diego County and Southern California, compliance with the State and local building codes would reduce exposure of people or structures to potential substantial adverse effects from seismic ground shaking. The risk associated with ground rupture hazards, such as landslides, is very low due to the absence of active faults within the Project site. According to the City's 2012 General Plan, the Project site is not located in an area subject to a potential landslide or located on a site subject to liquefaction.

- b) The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new development is proposed. The 420-acres affected by the proposed Project are largely developed and located in an urbanized area, where no activities, such as new development involving grading/ground disturbance, are proposed that would create a potential for substantial soil erosion or the loss of topsoil. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions. As part of the future development permitting process for sites within the planning area, adherence to the grading, erosion, and sediment control ordinances; State and local building codes; and the National Pollutant Discharge Elimination System (NPDES) General Construction Permit would be required. Conformance with these requirements would ensure that future grading and construction operations would avoid significant soil erosion impacts. In accordance with these permits, a storm water pollution prevention plan is required to be filed to consider the full range of erosion control best management practices, including any additional site-specific and seasonal conditions. Project compliance with NPDES requirements would reduce the potential for substantial erosion or topsoil loss to occur in association with future site development.
- c,d) The proposed Project site and vicinity properties are not characterized by expansive soils. The potential for encountering previously unidentified expansive soils is considerably unlikely.

The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new

development is proposed. The proposed specific plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.

- e) Given the availability of sewer service in the area, future site development would connect with the existing City wastewater / sewer system and would not use septic tanks or an alternative wastewater disposal system.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant geology and soils impacts, either directly, indirectly, or cumulatively.

<b>VII. <u>GREENHOUSE GAS EMISSIONS.</u></b> Would the project:	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than-significant impact</i>	<i>No impact</i>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment (or conflict with applicable greenhouse gas emissions thresholds specified in City of Escondido Zoning Code Article 47)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Substantiation:**

It is widely recognized that emissions of greenhouse gases are contributing to changes in the global climate, and that such changes could have adverse effects on the environment, the economy, and public health. Under CEQA, an analysis of the physical and environmental consequences of climate change and the contributions of individual development projects to this cumulative effect is therefore required. General guidelines for preparing CEQA climate change analyses were released by the California Office of Planning and Research (OPR). The GHG analysis can also use approaches prepared by a number of professional associations and agencies that have published suggested approaches and strategies for complying with CEQA’s environmental disclosure requirements. Such organizations include the California Attorney General’s Office (AGO), the California Air Pollution Control Officers Association (CAPCOA), the United Nations and World Meteorological Organization’s Intergovernmental Panel on Climate Change (IPCC), and the Association of Environmental Professionals (AEP).

- a) Global climate change is a cumulative issue by definition, and its analysis constitutes cumulative review. Even if all site development in Escondido must comply with the State and local building codes, including energy conservation standards and CALGreen, to reduce GHG emissions in new construction, a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of GHG emissions. Pursuant to CEQA Guidelines Sections 15064(h)(3) and 15130(d), a lead agency may determine that a project’s incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program under specified circumstances.

The proposed specific plan does not propose the construction of new housing or other development; rather, it provides capacity for future development consistent with the 2012 General Plan, which was previously evaluated for environmental impacts in the 2012 General Plan EIR. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.

GHG emissions would be associated with the future construction and operation of each housing, commercial, or industrial site. The amount of GHG emissions is proportional to the size of proposed development. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. Potential aesthetic-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is

known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

The 2012 General Plan policies, 2012 Climate Action Plan reduction measures, and other required site development regulations would reduce direct and cumulative impacts related to General Plan build-out. The actions that the City has taken, show a commitment to reducing GHG emissions through green design, energy efficiency, and transit-oriented development. Implementation of the proposed Project would follow applicable City policies and programs, which support the implementation of AB 32. The proposed specific plan will not, in and of itself, generate greenhouse gas emissions or conflict with any plan, policy, or regulation that aims to reduce the emissions of greenhouse gases. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measure specific to impact.

- b) The second part of this analysis evaluates the Project for compliance with regulatory programs designed to reduce greenhouse gas emissions. This second analysis is based on CEQA Guidelines section 15064.4(b)(3), which states a lead agency should also consider “[t]he extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.” Under this evaluation the analysis looks to substantiate compliance with AB 32, the Climate Action Plan, and SANDAG’s San Diego Forward, which is the Regional Transportation Plan and Sustainable Communities Strategy.

The analysis that follows is based on the whether the proposed Project and subsequent development would conflict with applicable policies, plans, or regulations at the local, regional, or state level. Thus, the question is not whether the GHG emissions from future development would be controlled by regulations to the extent they are not considered significant, but rather would the specific plan result in a conflict with a policy, plans, or regulations that would result in the policy, plan, or regulation not be implemented or creating a situation the goals of the plan, policy, or regulation could not be achieved.

#### AB 32, SB 32, and CARB’s Scoping Plan

The Legislature enacted Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, which requires California to reduce its GHG emissions to 1990 levels by 2020. Under AB 32, the California Air Resources Board (CARB) is responsible for carrying out and developing the programs and requirements necessary to achieve the GHG emissions reduction mandate of AB 32. Under AB 32, CARB must adopt regulations requiring the reporting and verification of statewide GHG emissions from specified sources. CARB also is required to adopt rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. In 2007, CARB approved a limit on the statewide GHG emissions level for year 2020 consistent with the determined 1990 baseline (427 million metric tons (MMT) CO<sub>2</sub>E). Further, in 2008, CARB adopted the Climate Change Scoping Plan: A Framework for Change (Scoping Plan). The Scoping Plan establishes an overall framework for the measures that will be adopted to reduce California’s GHG emissions for various emission sources/sectors to 1990 levels by 2020. The Scoping Plan evaluates opportunities for sector-specific reductions, integrates all CARB and Climate Action Team early actions and additional GHG reduction features by both entities, identifies additional measures to be pursued as regulations, and outlines the role of a cap-and-trade program. In the Scoping Plan, CARB determined that achieving the 1990 emissions level in 2020 would require a reduction in GHG emissions of approximately 28.5 percent from the otherwise projected 2020 emissions level; i.e., those emissions that would occur in 2020, absent GHG-reducing laws and regulations (referred to as “business-as-usual”). For purposes of calculating this reduction, CARB assumed that all new electricity generation would be supplied by natural gas plants, no further regulatory action would impact vehicle fuel efficiency, and building energy efficiency codes would be held at 2005 standards.

Subsequent to the adoption of AB 32 and the development of the Scoping Plan, several levels of government have implemented regulatory programs to reduce GHG emissions. Several State agencies, including CARB, CEC, California Public Utilities Commission (CPUC), CalRecycle, Caltrans, CalFire, the Department of Water Resources, the

Department of Food and Agriculture, and the Department of Goods and Services have developed regulatory and incentive programs to reduce GHG emissions.

In 2014, CARB adopted the First Update to the Climate Change Scoping Plan: Building on the Framework (First Update). The stated purpose of the First Update is to “highlight California’s success to date in reducing its GHG emissions and lay the foundation for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050.” The First Update found that California is on track to meet the 2020 emissions reduction mandate established by AB 32, and noted that California could reduce emissions further by 2030 to levels squarely in line with those needed to stay on track to reduce emissions to 80 percent below 1990 levels by 2050 if the state realizes the expected benefits of existing policy goals. It is anticipated that significant GHG reductions will accrue due to regulatory programs being implemented by the State as part of the implementation of California AB 32. These programs include the Pavley fuel standards and the Low Carbon Fuel Standards. These programs are designed to increase the fuel efficiency of the California vehicle fleet and to reduce the carbon content of vehicle fuels, respectively. The programs will be a substantial source of reductions because they address the primary source of GHG emissions in the state – transportation. In conjunction with the First Update, CARB identified “six key focus areas comprising major components of the state’s economy to evaluate and describe the larger transformative actions that will be needed to meet the state’s more expansive emission reduction needs by 2050.” Based on CARB’s research efforts presented in the First Update, CARB has a “strong sense of the mix of technologies needed to reduce emissions through 2050.” Those technologies include energy demand reduction through efficiency and activity changes; large-scale electrification of on-road vehicles, buildings, and industrial machinery; decarbonizing electricity and fuel supplies; and the rapid market penetration of efficient and clean energy technologies.

Senate Bill (SB) 32 is a companion bill that set a new statewide GHG reduction targets, make changes to CARB’s membership and increase legislative oversight of CARB’s climate change-based activities, and expand dissemination of GHG and other air quality-related emissions data to enhance transparency and accountability. Enacted in 2016, SB 32 codified the 2030 emissions reduction goal of 40 percent reductions of GHG emissions below 1990 levels by 2030.

The provisions of AB 32, SB 32, and other state-level reduction plans do not apply specifically to small-scale, local level projects. As noted previously, the Scoping Plan provides a framework for actions to reduce California’s GHG emissions and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. As such, the Scoping Plan is not directly applicable to specific projects. Relatedly, in the Final Statement of Reasons for the Amendments to the CEQA Guidelines, the California Natural Resources Agency observed that “[t]he [Scoping Plan] may not be appropriate for use in determining the significance of individual projects because it is conceptual at this stage and relies on the future development of regulations to implement the strategies identified in the Scoping Plan” (CNRA 2009). Under the Scoping Plan, however, there are several State regulatory measures aimed at the identification and reduction of GHG emissions. CARB and other state agencies have adopted many of the measures identified in the Scoping Plan. Most of these measures focus on area source emissions (e.g., energy usage, high-GWP GHGs in consumer products) and changes to the vehicle fleet (i.e., hybrid, electric, and more fuel-efficient vehicles) and associated fuels (e.g., Low Carbon Fuel Standard), among others.

In order to determine whether or not the proposed Project would conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of GHGs, the Project was analyzed to determine if it conflicted with regulations developed to reduce GHG and included in the State Scoping Plan. Since the Project would not conflict with the various Scoping Plan programs, nor block its implementation, the Project would comply with all applicable regulations adopted in furtherance of the Scoping Plan to the extent required by law.

#### City of Escondido Climate Action Plan

The City of Escondido Climate Action Plan was adopted in 2013 and establishes a target of reducing GHG emissions within the City by 15 percent below existing emissions levels by 2020. Accordingly, the Climate Action Plan is intended to reduce 26,807 MT CO<sub>2</sub>E per year from new development by 2020 within the City as compared with the 2020 unmitigated conditions. Reductions of GHG emissions within the Climate Action Plan are designed to achieve the state’s adopted AB 32 GHG reduction target.

Under the Climate Action Plan, new projects within the City are first screened to determine whether Climate Action Plan reduction measures are required. The E-CAP established guidance requiring a 2,500 MT CO<sub>2</sub>E screening threshold

for all small commercial, residential, and light industrial projects. Projects that do not exceed the 2,500 MT CO<sub>2</sub>E screening threshold would be considered to have a “less than significant GHG emissions impact” under the Climate Action Plan. Projects that are anticipated to generate more than 2,500 MT CO<sub>2</sub>E are required to use the screening tables to demonstrate compliance with the Climate Action Plan. The screening tables provide guidance in measuring the reduction of GHG emissions attributed to certain design and construction measures incorporated into development projects. The screening tables assign points for each option incorporated into a project as mitigation measure or a project design feature. Point values correspond with the minimum emissions reduction that is expected from each feature. If a project achieves a minimum of 100 points, it would be considered consistent with the reduction quantities anticipated in the Climate Action Plan. Projects that exceed 100 points do not require project-specific emissions to be quantified.

The proposed specific plan is a policy document consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for potential GHG-related impacts in the 2012 General Plan EIR. The GHG inventories analyzed in the 2012 EIR and Climate Action Plan are community-wide inventories and include all operational sources of emissions related to land uses within the City’s boundaries. In general, no new housing, commercial, or industrial sites beyond those already identified in the General Plan EIR are proposed as part of this Project, excepting the 9<sup>th</sup> Street Commercial District and a portion of the Escondido Boulevard District. As permitted in identified areas shown in Figure 2 of this IS/ND, the proposed Project involves 1) preserving pre-established residential only areas and mixed-use residential areas in locations already authorized by the 2012 General Plan; and 2) introduces mixed-use residential allowances in two districts: 9<sup>th</sup> Street Commercial District and a portion of the Escondido Boulevard District. The 9<sup>th</sup> Street Commercial District comprises of 43 lots and 8.96 acres. The portion of the Escondido Boulevard District that introduces residential mixed-use includes 33 lots and 10.20 acres. Residential uses proposed by the Project are not consistent with the General Plan and Zoning designation on these sites. To eliminate this inconsistency, the project includes a GPA and zone change to modify the site’s land use and zoning to allow for the residential use at the densities enumerated as proposed in the Draft Specific Plan. Under the proposed Draft Specific Plan, the 9<sup>th</sup> Street Commercial District would permit residential densities up to 24 dwelling units per acre as part of a vertical or horizontal mixed-use project. The Escondido Boulevard District would permit residential densities up to 30 dwelling units per acre as part of a vertical or horizontal mixed-use project, or as a standalone residential development. The goal of the new land use category is to promote “place making” and through Project implementation, a mixture of land uses would be built in the future within close proximity to other land uses, which is consistent with the goals and policies of applicable climate change-related plans and documents. From a CEQA perspective, the resulting internal capture rate of trips, decrease in short trips made by automobile, and increase in walking and bicycling, benefits reduced traffic congestion, noise, air quality, greenhouse gas emissions, and energy consumption from transportation. Since the proposed mixed-use residential zoning districts represents a reduction in intensity compared to the currently allowable use (commercial only) in the 9<sup>th</sup> Street Commercial District and Escondido Boulevard District, the intensity of development considered for these areas is consistent with the land use inputs that were utilized in developing business-as-usual growth projections and local climate action planning efforts. Therefore, the proposed Project is consistent with all relevant land use input and business-as-usual projections utilized for previous climate action planning efforts. It should be noted that the Climate Action Plan is not a certified GHG reduction plan beyond 2020. The Climate Action Plan acknowledges that 2020 is only a milestone in the City’s GHG emissions reduction planning and that additional planning for post-2020 is required. The Climate Action Plan indicates that the post-2020 Climate Action Plan would include a specific target for GHG reductions for 2035 and beyond to be consistent with broader state and federal reduction targets. The City of Escondido is currently in the process of updating the Climate Action Plan, with a scheduled completion date of summer 2018, at which point the City would incorporate updated land-use and demographic inputs based on changes within the City since the plan was originally prepared. However, no land use input intensities, beyond those already identified in the Climate Action Plan, or its business-as-usual projections, are proposed as part of this Project. Since the Project would not conflict with the Climate Action Plan, nor block its implementation, the Project would comply with all applicable regulations adopted in furtherance of the Climate Action Plan to the extent required by law.

San Diego Forward: The Regional Plan and Sustainable Communities Strategy

The SANDAG Board of Directors adopted the Regional Plan and Sustainable Communities Strategy in 2015. The goals of the Regional Plan are to provide innovative mobility choices and planning to support a sustainable and healthy region, a vibrant economy, and an outstanding quality of life for all. These goals are outlined in policy objectives in the Regional Plan that include habitat and open space preservation, regional economic prosperity, environmental stewardship, mobility choices, partnerships/collaborations, and healthy and complete communities. The Regional Plan coordinates the Regional Housing Needs Assessment planning process, regional infrastructure to meet current and future demands, and documents regional efforts to attain the reduction targets of GHG emissions from passenger vehicles by the year by 2035. Many of the transportation related reduction measures included in the City's Climate Action Plan coordinate with SANDAG's regional efforts.

Regarding consistency with SANDAG's Regional Plan, the proposed Project would include site design elements and project design features developed to support the policy objectives of the Regional Transportation Plan. Furthermore, projects that propose development that is consistent with (or less dense than) the growth anticipated by local general plans would be consistent with the Regional Transportation Plan and Sustainable Communities Strategy. If a project proposes development that is greater than that anticipated in the 2012 General Plan and SANDAG's growth projections, the project would be in conflict with the Regional Plan and Sustainable Communities Strategy, and may have a potentially significant impact on cumulative GHG. This situation would warrant further analysis to determine if that project and the surrounding projects exceed the growth projections used for specific subregional area. The proposed Project is not proposing to increase the land use input intensities (i.e. total volume), beyond those already identified in the SANDAG growth projections. Therefore, the Project is consistent with the Regional Plan and Sustainable Communities Strategy.

The proposed Project incorporates smart growth and sustainable principals in its programmed development plan. The Project facilitates more livable neighborhoods so that people are more integrated into the community. The Project includes detailed zoning standards and design guidelines that work together to facilitate the creation of new neighborhood centers; sustainable population densities; mixed-use and varied socio-economic mix; pedestrian-friendly design; etc. Finally, because this proposed Project facilitates infill site development, specific plan implementation would have inherently less VMT than a projects located at the outskirts of the City because of the proximity of goods and services. The proposed Project is also emphasizing mixed-use, pedestrian-friendly communities that serve to reduce GHG emissions over time. In summary, the Project's mix of land uses, including residential in conjunction with the retail, commercial, and recreation, would combine with an integrated active transportation and transit-oriented experience for the Project's residents and visitors and facilitate non-vehicular travel, consistent with AB 32 / SB 32, the City's Climate Action Plan, and SANDAG's Regional Plan and Sustainable Communities Strategy.

Based on the above discussion, the Project is not expected to result in new or increased greenhouse gas emissions or be inconsistent with any plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses, directly, indirectly, or cumulatively.

<b>VIII. <u>HAZARDS AND HAZARDOUS MATERIALS.</u></b>	<b>Would the project:</b>	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than- significant impact</i>	<i>No impact</i>
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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"/>            |

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in an increase to hazards and hazardous materials, or emit hazardous emissions that may create a significant hazard to the public or environment. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. Potential hazard-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

a-c) This proposed Project does not involve the transport, use, or disposal of any hazardous material because the Project does not involve any physical improvements as no new development is proposed. The proposed specific plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions. Planning-level review of future projects will continue to be carried out to ensure that site development does not result in potentially significant hazards or expose people to potential health hazards; and for consistency with local, State, and federal requirements and guidelines. Compliance with existing regulations will reduce the potential risk for accidental release of hazardous substances during accidents or material transport.

Buildout of the housing, commercial, and industrial sites may result in the transport of hazardous materials during construction (e.g., ACMs, LBPs, and/or contaminated soils); however, this transport would be limited in duration and not considered routine. Additionally, handling measures are required by the City, County (DEH), and the San Diego Air Pollution Control District (SDAPCD) during both construction and operational phases of future projects. These measures include standards and regulations regarding the storage, handling, and use of hazardous materials. Future site development would not involve the ongoing or routine use of substantial quantities of hazardous materials during operations. Only small quantities of hazardous materials would be anticipated to occur in conjunction with residential and mixed/commercial uses. Hazardous materials use may include cleaning solvents, fertilizers, pesticides, and other materials used in the regular maintenance and upkeep of the proposed land uses. In addition, Hazardous Materials Business Plans (HMBP) are required of businesses that handle hazardous substances in amounts greater than or equal to specified thresholds. The purpose of an HMBP is to minimize hazards to human health and the environment from unplanned, accidental releases of hazardous substances into the air, soil, or surface water. An HMBP must include an emergency response program that serves to manage emergencies at the given facility and prepare response personnel for a variety of conditions.

In the unlikely event of upset or accidental release, mandated protocols for reporting the release, notifying the public, and remediating the event (if determined necessary by regulatory agencies) are intended to reduce public risks. Specifically, the risks associated with the accidental release of hazardous materials would be managed through the implementation of local standards, California Hazardous Waste Control Law, California H&SC, California Fire Code, and RCRA regulations.

- d) The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new development is proposed. The proposed specific plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.

The Department of Toxic Substances Control (DTSC) regulates hazardous waste primarily under the authority of the Federal RCRA and Title 22 of the California Public Health and Safety Code. The DTSC regulates hazardous waste, maintains a public database (EnviroStor) of potentially contaminated properties (through its List and Hazardous Materials Division [HMD] database), cleans up existing contamination, and researches ways to reduce the hazardous waste produced in California. The DTSC also maintains the Cortese List pursuant to Government Code Section 65962.5(a). Section 65962.5(a)(1) requires that DTSC “shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following: . . . (1) [a]ll hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code (“HSC”).” The hazardous waste facilities identified in HSC Section 25187.5 are those where DTSC has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC Section 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment. This is a very small and specific subgroup of facilities.

A records search was compiled pursuant to Government Code Section 65962.5 (Cortese List) to see if hazardous materials were present on any of the potential development sites. Of the 420-acres affected by the proposed Project, according to the DTSC website at: [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public), there are three (3) known sites under evaluation (Carson Cleaners at 224 West 13<sup>th</sup> Avenue, a vacant lot at 1401 South Escondido Blvd., and Brotherton Plaza at 2250 S. Escondido Blvd.) Existing regulations require that future projects proposed on listed hazardous materials sites complete site assessments for hazardous materials. If hazardous materials or contamination are identified, further evaluation or remediation may be necessary, depending upon the substances present, their concentration, and their location. For sites with recorded hazardous material concerns, project applicants must obtain confirmation from the Department of Environmental Health (DEH) that the site has been remediated to the extent that it is required for the proposed use. Future development projects on listed hazardous materials sites are exceptions to any applicable exemptions under CEQA, pursuant to CEQA Guidelines Section 15300.2, which states that “a categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.” Therefore, future development projects on known hazardous materials sites would be subject to future environmental review pursuant to CEQA and would be required to identify and assess the impacts of hazardous materials during the land use permitting process. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.

- e,f) The planning area is not located within any airstrip or otherwise located within an area designated by an adopted Airport Land Use Plan. Therefore, the Project is not subject to land use regulations within any such plan.
- g) The proposed Project would not interfere with or impair the implementation of an adopted emergency response or emergency evacuation plan. The proposed Project does not result in physical alterations to the area and as such does not propose any changes in the City’s existing circulation network. No land uses are proposed that would impair implementation of or physically interfere with the City’s emergency tsunami or wildfire evacuation plans; or that would conflict with any specific hazard mitigation goals, objectives, and related potential actions. Furthermore, applications for all future projects on housing, commercial, or industrial sites would be reviewed and approved by the City Fire Department prior to issuance of building permit.
- h) The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new

development is proposed. The proposed specific plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions. All future projects and construction facilitated by this Project will be required to undergo planning-level review and approval prior to permit issuance. Applications for all future projects on housing, commercial, or industrial sites would be reviewed and approved by the City Fire Department prior to issuance of building permit.

Locating residential, commercial, or industrial uses adjacent to or within a high fire hazard area can result in increased fire related risk to people and structures. The majority of the 420-acre planning area is adjacent to urbanized areas that do not contain wildlands. However, the most southerly portion of the planning area is near areas that may possess fire hazard risks. The City of Escondido General Plan (City of Escondido 2012a) Figure VI-6 illustrates the wildfire risk within the City. As shown on that map, a portion of the planning area is identified as having a "high" wildland fire risk. To avoid the risk from wildland fire, future development projects on the development sites would be required to adhere to California Fire Code Title 19, Division 1 for brush clearance around structures for fire safety. Adherence to these regulations, and other City of Escondido Fire Department standards, which include specific plant palettes and landscape guidelines would reduce risks in conjunction with future development related to wildland fire.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant hazard impacts, either directly, indirectly, or cumulatively.

<b>IX. <u>HYDROLOGY AND WATER QUALITY.</u></b> Would the project:	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than-significant impact</i>	<i>No impact</i>
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i. | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. | Inundation by seiche, tsunami, or mudflow?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in an increase to hydrology and water quality, or violate any water quality standards. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. Potential hydrology and water-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

a-f) The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new development is proposed. The proposed specific plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.

Future development of the housing, commercial, or industrial sites would entail some grading and other earth-moving activities during construction. Exposed soils could be eroded and deposited into the surrounding water bodies, increasing the amount of sediment and turbidity in these water bodies. Additionally, chemicals or fuels could accidentally spill and be released into receiving waters, which could adversely alter water chemistry. In addition, new development would result in greater vehicular use of roadways, which could potentially increase contaminants that would be carried in runoff and discharged into receiving waters. Therefore, nonpoint source pollutants would be the primary contributors to potential water quality degradation as a result of specific plan buildout. Nonpoint source pollutants could be washed by rainwater from rooftops, landscaped areas, parking areas, and other impervious surfaces into the on-site drainage system. All future development, including that on housing sites located in proximity to impaired water bodies would be required to comply with the all pertinent requirements of the City's JRMP, stormwater manual and standards Manual, NPDES General Construction Permit, as well as all regulations related to water quality. The General Construction Permit requires preparation and implementation of a SWPPP, which must include erosion and sediment control BMPs that would meet or exceed measures required by the NPDES General Permit, as well as BMPs that control hydrocarbons, trash and debris, and other potential construction-related pollutants.

g-i) Flood hazards related to storm events are typically expressed as "100-year flood," which describes the largest flood event that may be expected within a 100-year period. FEMA maps indicate that the drainage areas along Escondido Creek and Reidy Creek are subject to flooding by the 100-year flood event. The planning area is not in a 100-year floodway and it is not within a 100-year floodplain.

Lakes Wohlford and Dixon are located in Escondido's northeastern planning area totaling approximately 266 surface acres of water. A catastrophic dam failure at either of these facilities would likely result in extensive downstream flooding along Escondido Creek (Figure VI-8 of the 2012 General Plan). A significant portion of the valley floor area, including some of the planning area, could be inundated. Although there are some areas that could, potentially, be reached by dam failure inundation, the City already has an established process for proposed construction and other development within these flood-related erosion-prone areas. The proposed Project carries forward the City's inundation, flood proofing requirements and requires review by the City for compliance with applicable components of the City's floodplain management regulations (Section 32.204 of the Escondido Municipal Code), specifically installing or causing to be installed all flood control and drainage improvements in conformance with the drainage policies of the General Plan, the Drainage Master Plan, the Engineering Division Policy for Drainage Studies, and City design

standards. Furthermore, in accordance with Section 6-474.6 of the Escondido Municipal Code, permit applications shall be reviewed to determine whether the proposed site improvements will be reasonably safe from flood-related erosion. If a proposed improvement is found to be in the path of flood-related erosion, such improvements shall be relocated or adequate protective measures shall be taken to avoid aggravating the hazards.

- j) With regard to tsunami risk, none of the development sites are within a tsunami hazard zone.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant hydrology and water quality impacts, either directly, indirectly, or cumulatively.

<b>X. <u>LAND USE PLANNING.</u></b> Would the project:	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than-significant impact</i>	<i>No impact</i>
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in any significant impacts to land use planning.

- a) The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new development is proposed. No separation of uses or disruption of access between uses would occur as a result of the Project. The Project does not preclude the development of surrounding parcels, or otherwise divide the physical arrangement of the surrounding established community.

The proposed Project offers a new set of standards and design guidelines to take into account all public streets, highways, and sidewalks which provide access its site. It shall be designed so as to sufficiently and adequately provide for the safe ingress and egress of all forms of traffic; and If possible, provide multiple pedestrian access point facilities so users can walk as directly as possible to various destinations. The proposed specific plan does not create any new land use barriers, rather, it focuses on creating unique places with a mix of commercial and residential uses and creating vital activity centers - where people choose to live, work, and play there because they are attractive and high quality options. Collectively, the new standards and design guidelines should promote an active, walkable neighborhood by providing pedestrian interest at the street level to help create positive experiences and in a cohesive neighborhood identity.

- b) The Project planning area is located within an areas of the City that is described by the General Plan as a future growth area (also called Target Area). The South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area are identified in the 2012 City of Escondido General Plan (Figures 11-19, Target Areas C, D, E, and F). These interconnected Target Areas comprise approximately 420 acres of Escondido's more established and older sectors and extends 2.25 miles along Centre City Parkway and Escondido Boulevard. The current South Escondido Boulevard Neighborhood Plan was adopted in July 1996 and requires extensive updating to

include recently adopted General Plan policies promoting sustainability, smart growth principles, healthy lifestyles, and economic prosperity. General Plan guiding principles for these Target Areas include:

- 1) Incorporate smart growth principles, promote increased density and intensity near transit, encourage façade improvements, property revitalization and integrate public/private recreational space.
- 2) Consider opportunities and incentives for increasing employment densities and attracting businesses with salaries that raise the city's median income and improving the jobs/housing balance.
- 3) Provide adequate infrastructure and include strategies for the development of neighborhood parks.
- 4) Create standards to facilitate the establishment of child care homes and centers.
- 5) Establish development standards and design guidelines to ensure quality architecture and landscaping, adequate off-street parking, on-site open space and recreational areas.
- 6) Develop criteria for exclusively residential development along South Escondido Boulevard.

The proposed Project contains broad and specific goals, policies, and objectives to facilitate the development of residential, commercial, and industrial properties in the planning area. The Project does not change the land use goals for the area and helps to systematically implement the attainment of the General Plan principles.

- c) The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new development is proposed. The proposed specific plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR, excepting the 9<sup>th</sup> Street Commercial District and a portion of the Escondido Boulevard District. As identified in Section III a) of this IS/ND, the goal of the new land use category is to promote "place making" and through Project implementation, a mixture of land uses would be built in the future within close proximity to other land uses. These new land use rights have no bearing on habitat conservation planning as the nature of said new land use rights is somewhat similar to existing zoning rights, which are conveyed in an urbanized area. No impacts that would conflict with an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or any other approved local, regional, or State HCP are anticipated as a result of implementation of the Project. Although vegetation communities are not expected to be present within the planning area, if needed, site specific surveys will be conducted for future project-level review to verify the presence of sensitive biological resources occurring on individual sites. As future projects would be required to address sensitive species and vegetation communities identified in the MHCP, development in accordance with the Specific Plan would not conflict with an adopted HCP, NCCP, or any other approved local, regional, or State HCP. The MHCP is intended to protect viable populations of native plant and animal species and their habitats. Avoidance of impacts to biologically sensitive resources, which include wetlands and other sensitive vegetation communities, is emphasized and proposed projects which would directly or indirectly impact sensitive resources are required to minimize or mitigate any impacts that cannot be avoided. Additionally, Policies 1.6, 1.7, and 1.8 of the Resource Conservation portion of the 2012 General Plan requires project design to be consistent with the preservation goals and requirements of the statewide NCCP act. As future projects are planned they must adhere to these policies and regulations.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant land use and planning impacts, either directly, indirectly, or cumulatively.

XI. <b><u>MINERAL RESOURCES.</u></b> Would the project:	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than-significant impact</i>	<i>No impact</i>
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in a loss to mineral resources. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. Potential mineral-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

- a) No known mineral resources of value to the region and the residents of the State have been identified in the Project area.
- b) No known locally important mineral resource recovery sites are delineated in the 2012 General Plan.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant impacts to mineral sources, either directly, indirectly, or cumulatively.

XII. <b><u>NOISE.</u></b> Would the project result in:	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than- significant impact</i>	<i>No impact</i>
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 (or conflict with applicable noise thresholds specified in City of Escondido Zoning Code Article 47)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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"/>
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"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in impacts to noise or generate noise levels in excess of standards established in the General Plan or noise ordinance. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond what was known and accounted for in the preparation of the current General Plan. The exception is associated with the 9<sup>th</sup> Street Commercial District and a portion of Escondido Boulevard District, whereby new mixed-use residential development may occur as a permitted use in the future. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. Potential noise-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

a-d) The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new development is proposed. Therefore, the proposed Project does not involve uses or activities that would increase ambient noise levels, result in any exposure of persons to noise, or generate excessive groundborne vibration. The proposed specific plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.

Stationary sources of noise include activities associated with a given land use. The noise sources associated with future development proposed under the Project would be those typical of any residential development (vehicles arriving and leaving, children at play and landscape maintenance machinery) and common commercial/industrial activities on non-residential or mixed-use sites. City policies in the General Plan and regulations in the Noise Abatement and Control Ordinance are in place to control noise and reduce on-site generated noise impacts between various land uses. None of the specific plan's noise sources are anticipated to violate the City's Municipal Code or result in a substantial permanent increase in existing noise levels.

Future buildout of the housing sites would increase traffic volumes on local roadways. Noise level increases would be greatest nearest the housing sites, which would represent the greatest concentration of project-related traffic. Traffic noise is primarily a function of volume, vehicle mix, speed and proximity. Thus, the primary factor affecting noise levels would be increased traffic volumes. There would be an increase in existing ambient noise levels with or without buildout of the planning area. This is due to the increase in regional growth that would occur with or without implementation of the Project. However, in general, the proposed Project will not generate additional population or employment growth, beyond what was previously evaluated for environmental impacts in the 2012 General Plan EIR. As noted previously in this section, the exception is associated with the 9<sup>th</sup> Street Commercial District and a portion of Escondido Boulevard District, whereby new mixed-use residential development may occur as a permitted use in the future. The goal of the new land use category is to promote “place making” and through Project implementation, a mixture of land uses would be built in the future within close proximity to other land uses. From a CEQA perspective, the resulting internal capture rate of trips, decrease in short trips made by automobile, and increase in walking and bicycling, benefits reduced traffic congestion, noise, air quality, greenhouse gas emissions, and energy consumption from transportation. Since the proposed mixed-use residential zoning districts represents a reduction in intensity compared to the currently allowable use (commercial only) in the 9<sup>th</sup> Street Commercial District and Escondido Boulevard District, the intensity of development considered for these areas is consistent with previous traffic studies that modeled future noise contour lines.

The Project is located within the City of Escondido and is regulated by the 2012 General Plan Noise Element noise limitations. As such, the Project will comply with the standards established within the applicable General Plan.

e,f) The Project site lies well outside the noise contours for any airports in the region and would not expose people to excessive noise levels.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant noise impacts, either directly, indirectly, or cumulatively.

<b>XIII. <u>PALEONTOLOGICAL RESOURCES.</u></b>	Would the project:	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than- significant impact</i>	<i>No impact</i>
a.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in impacts to paleontological resources. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. The proposed specific plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.

All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. Potential paleontological-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigated measures specific to the impact.

Based on the above discussion, the Project is not expected to result in new or more significant paleontological impacts, either directly, indirectly, or cumulatively.

**XIV. POPULATION AND HOUSING.** Would the project:

	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than- significant impact</i>	<i>No impact</i>
a. Induce substantial population growth in the area, either directly or indirectly (e.g. by proposing new homes and businesses) or indirectly (e.g. through the extension of roads or other infrastructure?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in significant changes to population and housing.

a) The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new development is proposed. The planning area is within the City's Target Areas. In general, no new housing sites are proposed as part of this specific plan, excepting the areas defined as 9<sup>th</sup> Street Commercial District and a small portion of the Escondido Boulevard District. These areas will introduce mixed-use residential to approximately 43 lots in the 9<sup>th</sup> Street Commercial District (comprising 8.96 acres) and 33 lots in the Escondido Boulevard District (comprising 10.20 acres). The 9<sup>th</sup> District would permit residential densities up to 24 dwelling units per acre as part of a vertical or horizontal mixed-use project. The Escondido Boulevard District would permit residential densities up to 30 dwelling units per acre as part of a vertical or horizontal mixed-use project, or as a standalone residential development. This could result in as many as 521 new homes, or as calculated at a more realistic capacity of 405 homes; however, the time, place, and manner in which new residential could be added would be determined by the property owner. Some properties may not redevelop at all, or may redevelop as commercial only, which continues to be a permitted use of the zoning districts. The proposed Project is regulatory only in nature, involving a change in the site's zoning designation to mixed-use residential in these areas. No physical change to the natural or built environment is proposed. The project area is nearly fully urbanized, and although remodel of existing buildings or new construction could occur, these actions would be subject to a subsequent review process. Still, the proposed Project could add residential growth to these areas. As a result, the Project would indirectly induce population growth in the area; however, the Project is identifying potential residential growth in a location adjacent to areas already developed with residential uses. The introduction of mixed-use residential would serve existing and future housing needs within the City. Utility infrastructure and serving roadways are already in place or would otherwise connect to existing facilities and be sized to serve future development projects that implement the proposed Specific Plan. Furthermore, population growth in and of itself is not an environmental impact. Physical impacts associated with population growth resulting from the proposed Project are addressed throughout this document. Therefore, while the Project would directly induce population growth in the area, this growth would not be considered substantial. Impacts would be less than significant.

b,c) The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new development is proposed. No persons would be displaced.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant population and housing impacts, either directly, indirectly, or cumulatively.

**XV. PUBLIC SERVICES.** Would the project:

<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than- significant impact</i>	<i>No impact</i>
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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 (or conflict with applicable fire and emergency response time thresholds specified in City of Escondido Zoning Code Article 47):

- |                             |                          |                          |                          |                                     |
|-----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i. Fire protection?         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Police protection?      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii. Schools?               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv. Parks?                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v. Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in impacts to noise or generate noise levels in excess of standards established in the General Plan or noise ordinance. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. The proposed Specific Plan is a policy document that is generally consistent with the General Plan, except for those areas designated as future, potential mixed-use residential sites as specified in the 9<sup>th</sup> Street Commercial District and a portion of Escondido Boulevard, and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. As noted elsewhere in this IS/ND, additional population growth may occur as a result of the Draft Specific Plan's implementation. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions as service-related impacts are based on the location and size of future projects, that may or may not be implemented over time. The proposed Project is regulatory only in nature, involving a change in the site's zoning designation to mixed-use residential in these areas. No physical change to the natural or built environment is proposed. The project area is nearly fully urbanized, and although remodel of existing buildings or new construction could occur, these actions would be subject to a subsequent review process.

The City has financing mechanisms in place to ensure that an adequate and proportionate level of development fees are collected to continue service provisions.

- The Project would have no effect on the demand for or provision of fire or police services.
- School-related impacts depend upon the location and intensity of a project, by students generated per household, and the capacity of facilities in a given attendance area. Legislative requirements for school development fees ensure that new development will provide necessary facilities to meet projected needs, should housing projects be approved. However, State law does not require developers to provide for school sites within their developments. The City will continue to work with the Escondido Unified School District to assure that school impact fees are paid to provide the necessary school facilities. Any development project will be subject to applicable school impact fees in effect at the time of building permit issuance.
- Additionally, park-related impacts also depend upon the location and intensity of a project. The purpose of City's Park Acquisition and Improvement fee is to fund the design and construction of parks and park improvements required to mitigate the impact of new development. Any future residential development will be subject to applicable City's Park Acquisition and Improvement fees in effect at the time of building permit issuance.

- There would be some increase in demand for water and some wastewater generated by the Project. However, this increase in demand has been accounted for in the General Plan and would not result in the need for new or altered facilities. The amount of growth contemplated by this proposed Project does not significantly change the anticipated level of withdrawals in future years. Water connection fees and wastewater connection fees would be paid to offset any potential impacts to these services upon issuance of a building permit. The project would be in conformance with Article 18B of Chapter 6 of the Escondido Municipal Code, which establishes the public facility fees for the City of Escondido. Public facilities fees paid at the time of building permit issuance would contribute to and offset any increase in demand for public services or facilities.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant public service impacts, either directly, indirectly, or cumulatively.

**XVI. RECREATION.** Would the project:

	<i>Potential y significan t impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less- than- significan t impact</i>	<i>No impact</i>
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in impacts to existing regional parks or require the construction or expansion of existing recreational facilities. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. The proposed Specific Plan is a policy document that is generally consistent with the General Plan, except for those areas designated as future, potential mixed-use residential sites as specified in the 9<sup>th</sup> Street Commercial District and a portion of Escondido Boulevard, and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. As noted elsewhere in this IS/ND, additional population growth may occur as a result of the Draft Specific Plan's implementation. However, overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.

- a) The proposed Project offers a new set of standards and design guidelines to increase open space and promote active, walkable streetscapes by providing pedestrian interest at the street level. Designing with active transportation in mind reinforces the outdoor lifestyle and the use of more active modes of travel such as walking, bicycling and public transit.

Park-related impacts depend upon the location and intensity of a project. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions. The purpose of City's Park Acquisition and Improvement fee is to fund the design and construction of parks and park improvements required to mitigate the impact of new development. Any future residential development will be subject to applicable City's Park Acquisition and Improvement fees in effect at the time of building permit issuance.

- b) The proposed specific plan does not result in increased density of land use beyond what is currently allowed such that additional recreational amenities are required to service new populations.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant recreation impacts, either directly, indirectly, or cumulatively.

**XVII. TRANSPORTATION/TRAFFIC.** Would the project:

	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than- significant impact</i>	<i>No impact</i>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in significant impacts to transportation/traffic. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. The proposed Specific Plan is a policy document that is generally consistent with the General Plan, except for those areas designated as future, potential mixed-use residential sites as specified in the 9<sup>th</sup> Street Commercial District and a portion of Escondido Boulevard, and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. As noted elsewhere in this IS/ND, additional population growth may occur as a result of the Draft Specific Plan's implementation. However, overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.

a,b) The South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area are identified in the 2012 City of Escondido General Plan (Figures 11-19, Target Areas C, D, E, and F). These interconnected Target Areas comprise approximately 420 acres of Escondido's more established and older sectors of the city and extends 2.25 miles along Centre City Parkway and Escondido Boulevard. Neighborhoods around these Target Areas are served by a network of local streets, with regional access south via Centre City Parkway; or east via 9<sup>th</sup> Avenue and Felicita Avenue. The local street network is nearly, fully developed and will not require extensions of infrastructure as a result the Project. Future development anticipated under the proposed specific plan shall comply with all regional and local transportation plans, policies, and ordinances.

The number of trips generated by a future development that would be authorized by new use categories permitted by the Draft Specific Plan would be analyzed by use trip generation estimates in developing traffic projections for transportation improvements, creating long range transportation plans, and other things, like air quality monitoring and reporting or traffic-related noise contouring. For that reason, the number of trips using the public street system and the number of trips to and from a specific development site during a given time is important when considering whether to

approve proposed development projects. For the most part, the proposed Project carries forward the same land use designations for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. However, as noted previously herein this IS/ND, new mixed-use residential development may occur as a permitted use in the future within the 9<sup>th</sup> Street Commercial District and a portion of Escondido Boulevard District. The goal of the new land use category is to promote “place making” and through Project implementation, a mixture of land uses would be built in the future within close proximity to other land uses. From a CEQA perspective, the resulting internal capture rate of trips, decrease in short trips made by automobile, and increase in walking and bicycling, benefits reduced traffic congestion, noise, air quality, greenhouse gas emissions, and energy consumption from transportation. Since the proposed mixed-use residential zoning districts represents a reduction in intensity compared to the currently allowable use (commercial only) in the 9<sup>th</sup> Street Commercial District and Escondido Boulevard District, the intensity of development considered for these areas is consistent with previous traffic studies that modeled to measure of effectiveness for the performance of the circulation system.

- c) The planning area is not located within any airstrip or otherwise located within an area designated by an adopted Airport Land Use Plan. Therefore, the Project is not subject to land use regulations within any such plan.
- d) The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements or roadway improvements as no new development is proposed. The 420-acres affected by the proposed Project are largely developed and located in an urbanized area, where no activities, such as new development involving new roadway or infrastructure improvements, are proposed that would create a potential for substantial hazards. The Project does not include any curvilinear roadways with sharp curves.

The proposed Project offers a new set of standards and design guidelines to promote active transportation in support of existing policies, plans, or programs regarding land use and transportation compatibility. Site access and connectivity will be important considerations when designing multifamily residential, commercial, or industrial projects. While automobile access is very important, the primary intent is to promote land use access and transportation mobility, including walking and biking, as much as possible. Designing with active transportation in mind supports the goals and values of the community at-large and reinforces 2012 General Plan policies, supporting the same. Some new specific plan design objectives include, but are not limited to, the following:

- 1) Locate vehicular access where conflicts with pedestrian circulation will be minimized.
  - 2) Enhance connectivity within a project and to adjacent properties.
  - 3) Provide convenient access from a development to nearby trails and bicycle routes.
- e) The proposed Project would not interfere with or impair emergency response or access. The proposed Project does not result in physical alterations to the area and as such does not propose any changes in the City’s existing circulation network. No land uses are proposed that would impair implementation of or physically interfere with the City’s emergency access to or from the local or regional road network; or that would conflict with the ability to respond on-site. Furthermore, applications for all future projects on housing, commercial, or industrial sites would be reviewed and approved by the City Fire Department prior to issuance of building permit.
  - f) The project would not adversely affect any public transit, bicycle, or pedestrian facilities. The project would retain the existing sidewalks and bicycle facilities designations as proposed in the City of Escondido Bicycle Facilities Master Plan. The proposed Project offers a new set of standards and design guidelines to promote active transportation in support of existing policies, plans, or programs regarding land use and transportation compatibility. Site access and connectivity will be important considerations when designing multifamily residential, commercial, or industrial projects. While automobile access is very important, the primary intent is to promote land use access and transportation mobility, including walking and biking, as much as possible. Designing with active transportation in mind supports the goals and values of the community at-large and reinforces 2012 General Plan policies, supporting the same. Some new specific plan design objectives include those listed in subsection d) above, as well other ways to promote an active, walkable neighborhood by providing pedestrian interest at the street level. Future planning-level review of new projects would ensure that the site design considers the needs of the end-user so that people can live and work in accessible, safe, well-designed and thoughtful structures. This means that new development will encourage and facilitate a safe walking

experience, factoring in the needs and abilities of all ages, which systematically implements adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant transportation impacts, either directly, indirectly, or cumulatively.

**XVIII. TRIBAL CULTURAL RESOURCES.** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code §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:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. 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 §5020.1(k)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Substantiation:**

Assembly Bill (AB) 52 establishes a formal consultation process for California Native American tribes as part of the California Environmental Quality Act (CEQA) and equates significant impacts on tribal cultural resources with significant environmental impacts (California Public Resources Code, Section 21084.2). Senate Bill 18 (SB 18) requires local governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places (“cultural places”) through local land use planning. The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places. SB 18 requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of both general plans (defined in Government Code Section 65300 et seq.) and specific plans (defined in Government Code Section 65450 et seq.).

The City initiated consultation with the Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and Government Code Section 65450 et. seq. Tribes who are traditionally and culturally affiliated with the geographic area of the project were sent letters dated May 22, 2017 inviting them to consult regarding potential impacts to tribal cultural resources. Mesa Grande Band of Mission Indians, Rincon Band of Luino Indians, Viejas Band of Kumeyaay Indians, and San Luis Rey Band of Mission Indians responded to the tribal consultation letter indicating the project site is within the historic territories and specific areas of cultural interest.

The planning area is located within an urbanized area, which is identified as urban/built out land. The potential for intact, unknown, subsurface prehistoric archaeological materials to be present in the Project site is considered very low due to the developed nature of properties within the planning area. Previously excavated areas are generally considered to have a low potential for archaeological resources, since the soil containing the archaeological resources have been removed or previously disturbed. It is important to note that the proposed specific plan states that archaeological monitoring is required during any ground disturbance that extends beyond previously disturbed depths, in order to protect any previously unknown subsurface cultural deposits. However, any evidence of cultural resources that might be unearthed in the process of construction becomes immediate grounds for halting all construction activities until the extent and significance of any find is properly catalogued and evaluated by archeological and cultural resource authorities.

The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving) and does not involve any use that would have any effect on tribal cultural resources. The proposed Project does not involve any physical improvements as no new development is proposed. The proposed specific

plan is a policy document that is generally consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.

All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. Potential tribal cultural resource-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Based on the above discussion, the Project is not expected to result in new or more significant impacts to tribal cultural resources, either directly, indirectly, or cumulatively.

<b>XIX. UTILITIES AND SERVICE SYSTEMS.</b>	<b>Would the project:</b>			
	<i>Potentially significant impact</i>	<i>Potentially significant unless mitigation incorporated</i>	<i>Less-than- significant impact</i>	<i>No impact</i>
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

The proposed Specific Plan will not, in and of itself, result in impacts to utilities and service systems. The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. The proposed Specific Plan is a policy document that is generally consistent with the General Plan, except for those areas designated as future, potential mixed-use residential sites as specified in the 9<sup>th</sup> Street Commercial District and a portion of Escondido Boulevard, and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. As noted elsewhere in this IS/ND, additional population growth may occur as a result of the Draft Specific Plan's implementation. However, the intensity of development considered for these areas is consistent with previous utilities and service system studies that modeled future use to measure the effectiveness of these systems. Overall, there would be no inherent differences in impacts between the proposed Project and the existing zoning conditions.

a-e) The City of Escondido is a retail water district, which supplies potable water to approximately 26,000 residential, commercial, industrial, and agricultural customers over a 20,000-acre service area. The water supply to the City originates from two sources: local and imported water. Local water from the San Luis Rey River watershed is stored on a seasonal basis in Lake Henshaw and Lake Wohlford reservoirs. This water is delivered to the City via the Escondido Canal and associated pipelines. Imported water is brought into San Diego County by the San Diego County Water Authority (SDCWA) aqueducts. Imported water via SDCWA supplies approximately 82 percent of the City's average water demand. The principal water storage and conveyance facilities serving the City include the Warner Basin aquifer, Lake Henshaw, the Warner Ranch Well Field, the Escondido Canal, Lake Wohlford, Dixon Lake, Bear Valley Pipeline, and Escondido/Vista Water Treatment Plant. A portion of the San Luis Rey River is also used for conveyance. In addition to Escondido's urban water management planning (i.e. 2015 UWMP), the City also maintains a Water Distribution Master Plan (updated in 2012), which provides historic and projected water demands, evaluates water supply sources, establishes design criteria for fire flow, pipelines, storage reservoirs and pumping facilities, and makes recommendations for system improvements.

Wastewater services for the Project area are provided by the City of Escondido. Escondido maintains approximately 440 miles of pipelines, 14 pumping stations, and 14 miles of sewer outfall line serve as the sanitary collection and disposal system for the City's domestic and industrial wastewater. Several existing sewer mains traverse the planning area. The City owns and operates a wastewater treatment and disposal facility, HARRF. The City's HARRF is an 18 mgd capacity secondary-treatment wastewater treatment facility, located in the southwest section of the City, and includes conventional treatment facilities and associated operations and maintenance buildings. The HARRF treats influent from the entire City of Escondido and the City of San Diego's Rancho Bernardo Community. The City manages wastewater collection and treatment through a network of lift stations and sanitary sewer mains. The HARRF currently produces 9 mgd of tertiary treated recycled water for landscape and industrial use. In the future, the City will continue to produce recycled water and utilize much of that water for distribution within the City's service area, which will help offset the need for additional potable water supplies. Additional treated recycled water produced at the HARRF is sold to other agencies and provides a source of revenue to the City. Water that is treated at the HARRF, but is not beneficially reused, is disposed of through the Escondido Land Outfall. The land outfall is approximately 14 miles long, and connects to the San Elijo Ocean Outfall, which is shared with the San Elijo Joint Powers Authority, and then to the Pacific Ocean. The 2015 UWMP provides the volumes of wastewater treated (11,388 acre-feet), discharged (10,858 acre-feet), and recycled (576 acre-feet) within the City's service area in 2015. The City intends to expand the HARRF to a capacity of 27 mgd for secondary wastewater treatment and 20 mgd for tertiary treatment.

In order to be able to estimate the City's future water demands and water use characteristics, it is important to have reasonable estimates of future population totals and future regional trends. Based on the UWMP, the population growth will increase to 160,388 people in 2040. Projected water demand associated with that population growth was based primarily on land use projection data from regional growth forecasts. The data provided from SANDAG included projections of the anticipated acreage for a variety of land uses within the City's water service area from 2010–2040. In developing subregional forecasts, SANDAG works with each jurisdiction to collect and verify detailed land use inputs, down to the parcel level. Regional water planning documents use zoning and land use designations to determine water demand and to ultimately determine the entitlements needed to provide adequate wastewater treatment or water supply. The planning area is within the City's Target Areas. Development of the Target Areas is a component of the City's planned long-term growth as identified in the 2012 General Plan. The proposed Project would not significantly affect population, housing units, employment, or otherwise be inconsistent with the growth forecasts identified in any applicable wastewater or water management plans because the intensity of use is less than the existing; and, thus, the anticipated wastewater demand and water use has been appropriately considered in all wastewater treatment and water supply planning documents.

The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new development is proposed. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. There would be some increase in demand for water and some wastewater generated by implementing the Project, over time and under typical growth rate scenarios. However, this increase in demand has been accounted for in the General Plan and would not result in the need for new or altered facilities. Water connection fees and wastewater connection fees would be paid to set off any potential impacts to these services upon issuance of a building permit. Water demand

from landscaping would comply with the City of Escondido's Water Efficient Landscape Regulations (Chapter 33, Article 62 of Municipal Code), which would ensure landscape water efficiency is maximized and low water use plants are used. All storm water design would comply with the City of Escondido Municipal Code Development Standards to ensure the reduction of pollutants in stormwater, best management practice implementation, adherence to specified on-site run-off performance criteria, etc.

f-g) 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 proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new development is proposed. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation in order to determine whether any potential impacts are significant. No impacts would occur because implementation of the proposed Project would comply with all regulations related to solid waste such as the California Integrated Waste Management Act and City recycling programs.

Redevelopment of any of the housing, commercial, or industrial sites may occur with or without implementation of the proposed Project. The proposed specific plan will not result in additional density of land use and will not change, generally, the location of permitted land uses compared with the existing zoning map. Based on the above discussion, the Project is not expected to result in new or more significant utilities impacts, either directly, indirectly, or cumulatively.

**XX. MANDATORY FINDINGS OF SIGNIFICANCE**

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. Where deficiencies exist relative to the City's General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations (City of Escondido Zoning Code Article 47 Section 33-924(a))?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Substantiation:**

- a) Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this report, and it was determined that this Project proposal would have no impact. Additionally, potentially impacts to cultural, archeological, and paleontological resources related to major periods of California and the City of Escondido's history or prehistory were discussed in the Cultural Resources and Tribal Cultural Resources Sections of this report, and it was determined that this Project would have no impact. The proposed Project will not directly or indirectly result in physical alterations to the planning areas (i.e. grading, ground disturbance, structure, or paving). The proposed Project does not involve any physical improvements as no new development is proposed. All future development that may result from implementation of the new policies and programs will require project-specific environmental evaluation

in order to determine whether any potential impacts are significant. Potential paleontological-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

- b) The Project does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that was known and accounted for in the preparation of the current General Plan. The proposed specific plan is a policy document that is generally consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. The area of change relates to the 9<sup>th</sup> Street Commercial District and a portion of Escondido Boulevard District, whereby new mixed-use residential would be permitted as a use category. The goal of the new land use category is to promote “place making” and through Project implementation, a mixture of land uses would be built in the future within close proximity to other land uses. From a CEQA perspective, the resulting internal capture rate of trips, decrease in short trips made by automobile, and increase in walking and bicycling, benefits reduced traffic congestion, noise, air quality, greenhouse gas emissions, and energy consumption from transportation. Impacts related to land use, population, and housing have been adequately analyzed herein this IS/ND. Because this Project proposes uses that are less intense in terms these criterion, and because future projects would be studied through a separate cover, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed Project beyond those previous considered in the 2012 General Plan EIR are less than significant.
- c) As supported by the preceding environmental evaluation, the Project will not cause substantial adverse effects on human beings. In general, the proposed Project carries forward the land use designations and intent of the 2012 General Plan. Implementation of the Project will not result a substantial increase in environmental effects that will cause adverse effects on human beings, either directly, indirectly, or cumulatively. Under each environmental consideration addressed herein, the proposed Project is considered to have either no impact, or be less than significant.
- d) All Project impacts would be less than significant without mitigation and no deficiencies related to the City’s General Plan Quality of Life Standards would occur.

## Material Used in Preparation of This Analysis

### Sources of Information

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- 2012 City of Escondido General Plan. May 23.
- 2012 Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan, Environmental Impact Report, Volume I Final Environmental Impact Report, April 23.
- 2012 City of Escondido Bicycle Facilities Master Plan. Case File No. PHG 12-0018. October 2012.
- 2013 Traffic Impact Analysis Guideline. October 10.
- 2013 City of Escondido Adopted Climate Action Plan. December 4.
- 2016 Escondido Storm Water Design Manual (BMP Design Manual).
- 2016 Escondido 2015 Urban Water Management Plan. June.

#### San Diego Association of Governments (SANDAG)

- 2002 SANDAG (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002.
- 2003 Final MHCP Plan for the Cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista. Prepared for the Multiple Habitat Conservation Program. March.
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- 2015 San Diego Forward: The Regional Plan. October 2015. Accessed November 2016 from [http://www.sdfoward.com/pdfs/RP\\_final/The%20Plan%20-%20combined.pdf](http://www.sdfoward.com/pdfs/RP_final/The%20Plan%20-%20combined.pdf).
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- 2017 The 2017 Climate Change Scoping Plan Update: The Proposed Strategy for Achieving California's 2030 Greenhouse Gas Target. January. Accessed April 2017 from [https://www.arb.ca.gov/cc/scopingplan/2030sp\\_pp\\_final.pdf](https://www.arb.ca.gov/cc/scopingplan/2030sp_pp_final.pdf).
- 2017 Important Farmland Finder. Accessed June 2017 from <http://www.conservation.ca.gov/dlrp/fmmp/Pages/CIFF.aspx>.
- 2017 Department of Toxic Substance Control: Inventory website. Accessed July 2017 from [www.environmental.ca.gov/public](http://www.environmental.ca.gov/public)

