ENVIRONMENTAL CHECKLIST

VIA HONDITA SUBDIVISION DEVELOPMENT

PREPARED FOR:

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July 2019

Case# ENV17-0006

DRAFT
MITIGATED NEGATIVE DECLARATION
FOR VIA HONDITA, ESCONDIDO 92027
BUILDING PERMIT AND SFR DEVELOPMENT
(City File ENV17-0006)

ENVIRONMENTAL CHECKLIST
SUPPLEMENTAL COMMENTS

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

INTRODUCTION

This Mitigated Negative Declaration assesses the environmental effects of the proposed building permit and subdivision of three existing parcels for the future development of six (6) single-family residential lots, improvements to Via Hondita and Ranridos Court, and the construction of new infrastructure such as electrical lines, waterlines, gas lines, and other utilities.

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may comment on the project during the public review period starting on **XX 2019** and ending on **XX 2019.** Written comments on the Draft Mitigated Negative Declaration should be submitted to the following address by 5:00 p.m., XX 2019**.** Following the close of the public comment review period, the City of Escondido will consider this Mitigated Negative Declaration and any received comments in determining the approval of this project.

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

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

PROJECT DESCRIPTION

The proposed project involves a Tentative Subdivision Map (SUB 17-0030) for 6 single-family residential lots on approximately 3.39 acres of land within the City of Escondido, generally located on the northern side of El Norte Parkway at Lincoln Avenue, east of La Honda Drive at the end of Via Hondita (APNs 225-042- 26, -27, &-28). Proposed lot sizes range from approximately 20,108 SF to 20,757 SF. Single family homes range in size from 3,000 square feet (sq. ft.) to 3,044 sq. ft. The site is currently vacant. Project development includes grading and construction of single-family homes, along with improvements to Via Hondita and Ranridos Court, and the construction of new infrastructure such as electrical lines, waterlines, gas lines, and other utilities, including a sewer lateral connection from the project site to the adjacent offsite property (northwest section of the site). Cut and fill estimates are expected to be 6,500 cubic yards (cy) of cut and 5,600 cy of fill with 900 cy of export material. The project is not subject to a grading exemption since the maximum cut slope would be 20 feet. All the cut and fill slopes would be 2:1.

This environmental review is necessary because the parcels contain nonnative grasslands and southern willow scrub habitat totaling 1.00-acre that would be cleared for site development and to provide appropriate fire clearance areas. The entire project site is subject to the City's fuel modification requirements. Mitigation measures are necessary to offset the removal of the 1.00-acre of habitat at a 1:1 ratio.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The City of Escondido (City) is located at the northeastern portion of San Diego County, adjacent to the cities of Vista and San Marcos on the west, unincorporated communities of Valley Center to the north and Ramona to the east; and San Diego to the south (Figure 1). Citywide land uses include residential, commercial/retail, public/semi-public, and industrial. The existing vacant parcels show evidence of past grading, site terracing, OHV activity, and citrus production. The subject parcel is a short distance east of La Honda Drive at the end of Via Hondita, an existing, unmaintained road which would be

improved as a part of the Project. Ranridos Court, which is essentially a driveway, would be moved east to the western edge of proposed lot 6, providing access off Via Hondita to each of six proposed new lots.

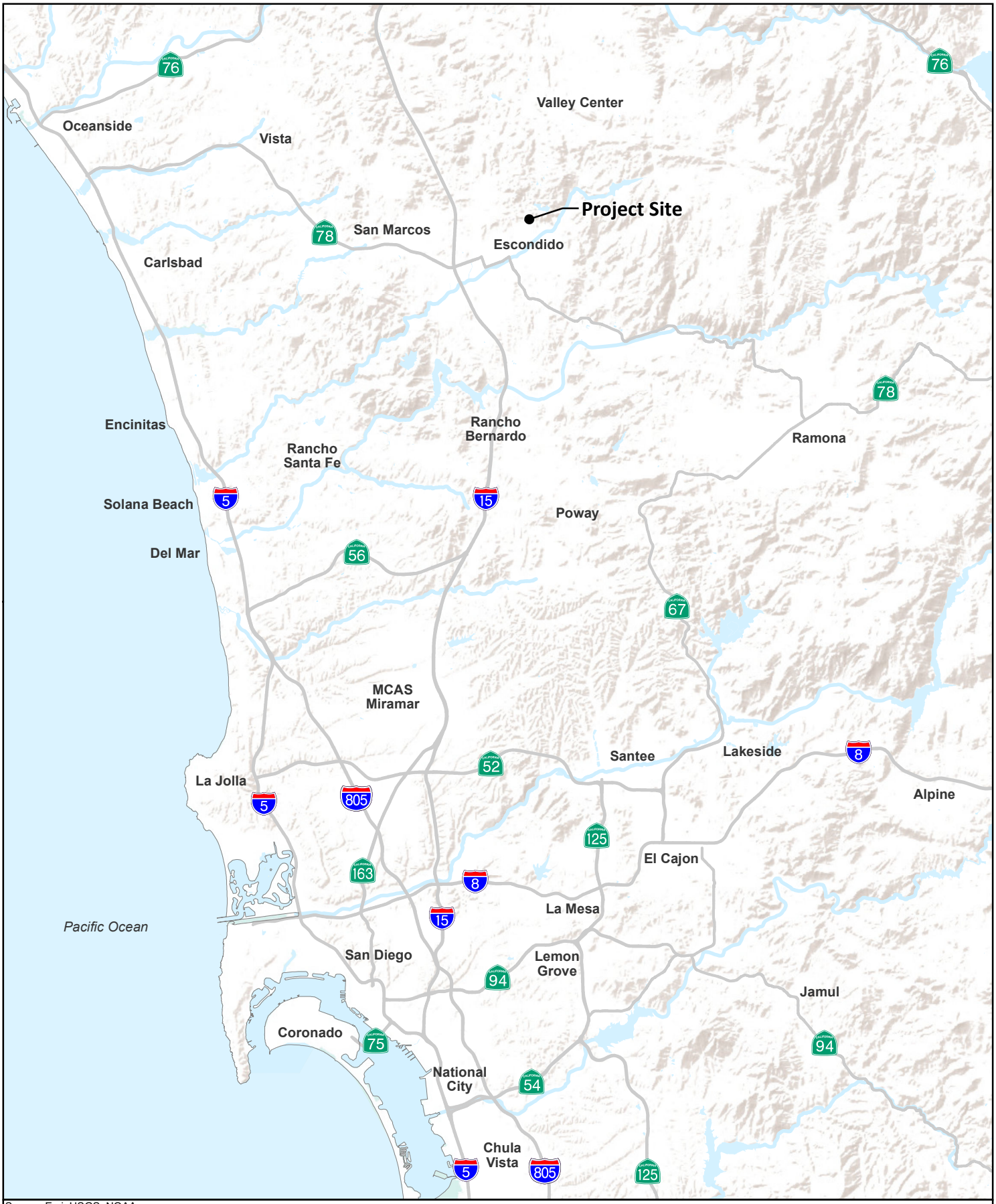
In general, the surrounding area is characterized as single-family residential, citrus orchards and other agricultural land uses. Single-family residential homes are located to the north, west and agricultural uses to the east and south. Dixon Reservoir and associated vegetated slopes are located further northeast (Figure 2). The proposed site plan is shown in Figure 3. The General Plan land-use designation for the subject site is Suburban (up to 3.3 d.u. per acre) with an underlying zoning designation of RE-20 (Residential Estate) (Figure 4). The topography of the site ranges from approximately 806 feet MSL at the northwest corner and 370 feet MSL at the intersection of Via Hondita and La Honda Road. The soil-types found onsite are mapped as Visalia Sandy Loam (VaA) and Vista Course Sandy Loam (VsD) on slopes between 0 and 15 percent (Figure 5).

Responsible Agency Permit Approvals

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

Anticipated Public Hearings

There are no discretionary permits associated with this project, and no public hearings are required. Public noticing is required for the Notice of Intent to Adopt the Draft Mitigated Negative Declaration. The proposed project is tentatively scheduled for City Council consideration and adoption on XX 2019, for the certification of the Mitigated Negative Declaration and the purchase of mitigation credits from the Daley Ranch Mitigation Bank.



Source: Esri, USGS, NOAA

Figure 1

VIA HONDITA SUBDIVISION

Regional Location Map

TTG ENVIRONMENTAL

0 5 Miles

Source: SanGIS, SANDAG; Google

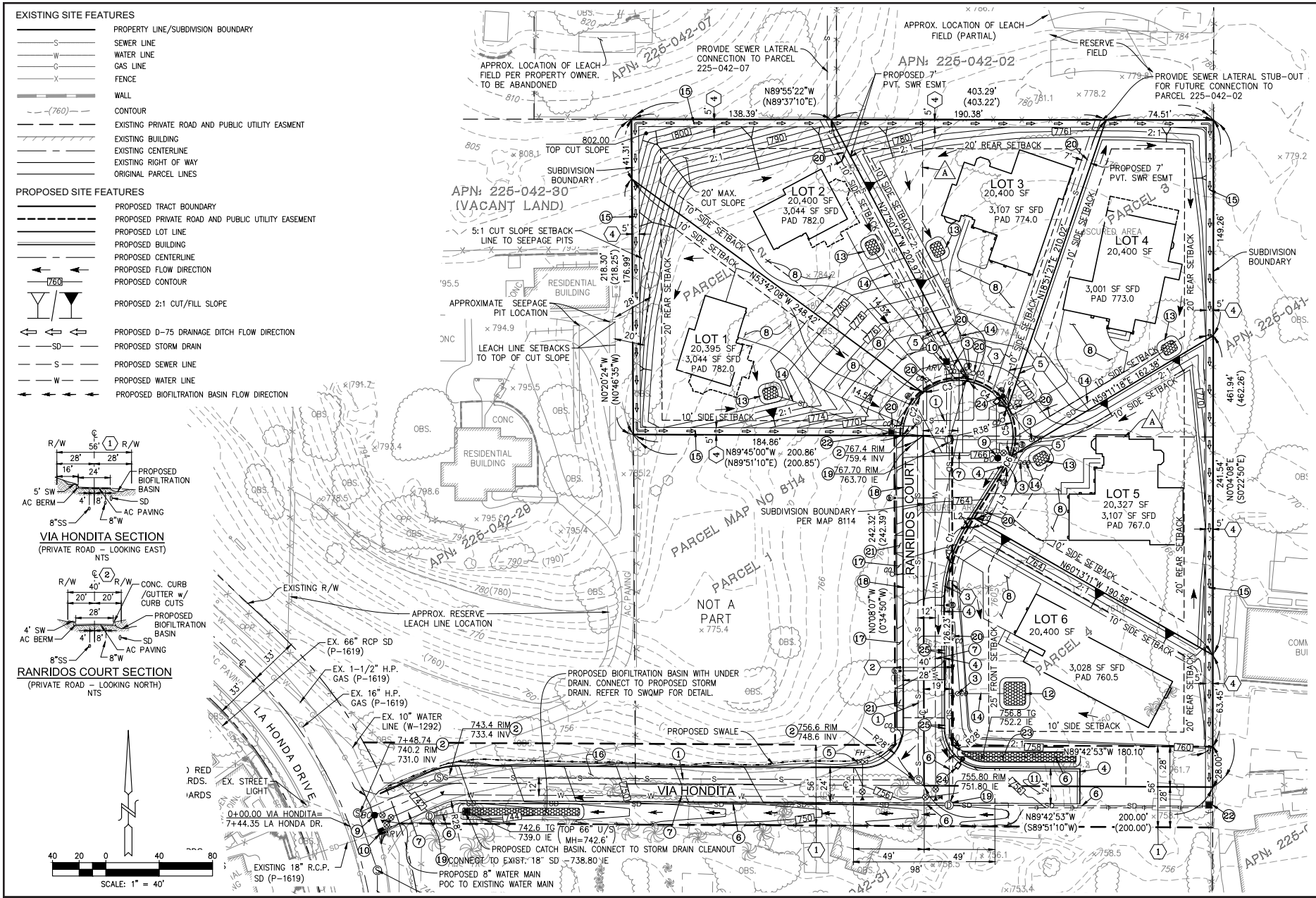
Figure 2

VIA HONDITA SUBDIVSION

TTG ENVIRONMENTAL

0 2,000 Feet

Project Location Map



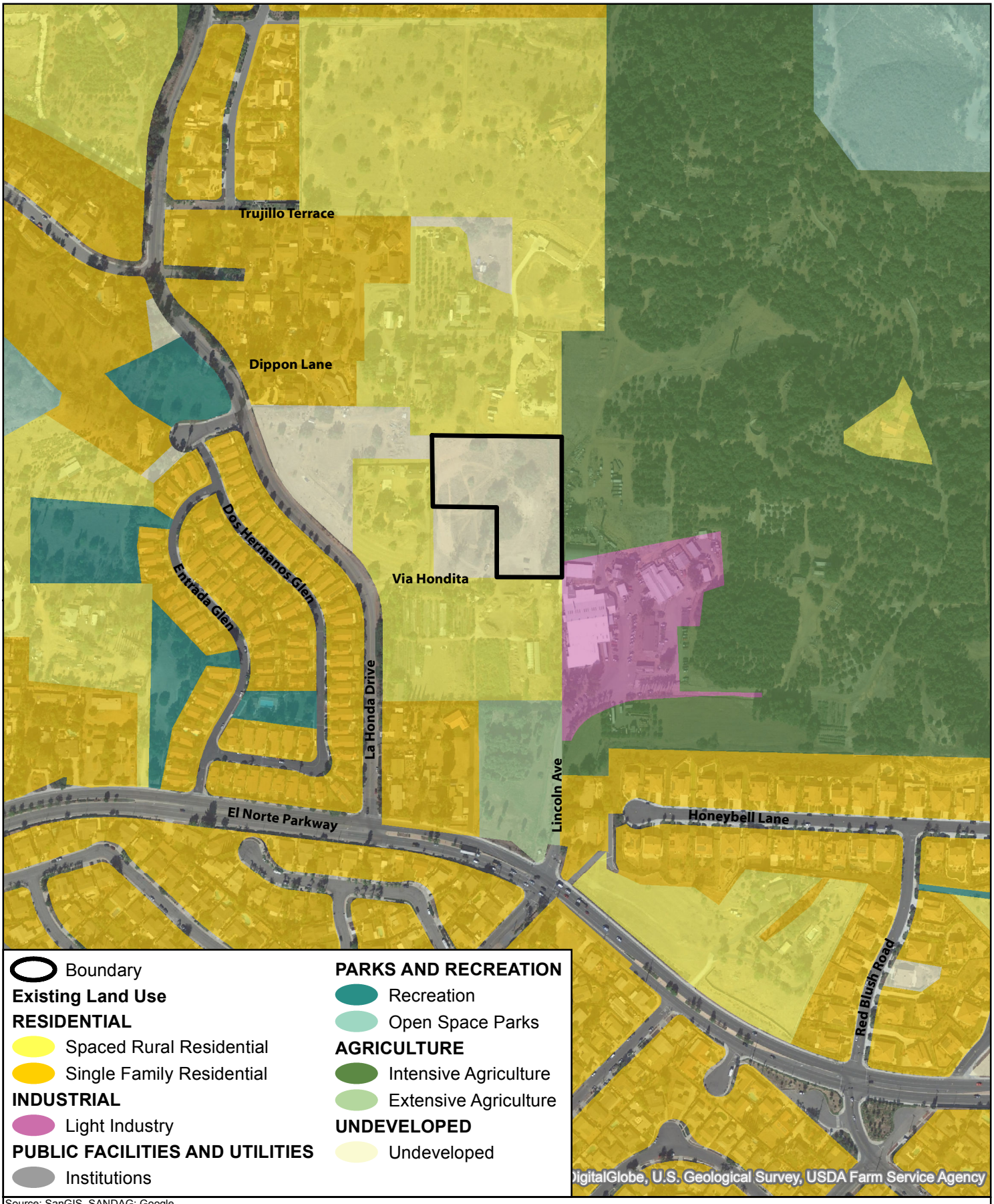
Source: ATC Design Group (June 2019)

Figure 3

VIA HONDITA SUBDIVISION

Site Plan

TTG ENVIRONMENTAL



Source: SanGIS, SANDAG; Google

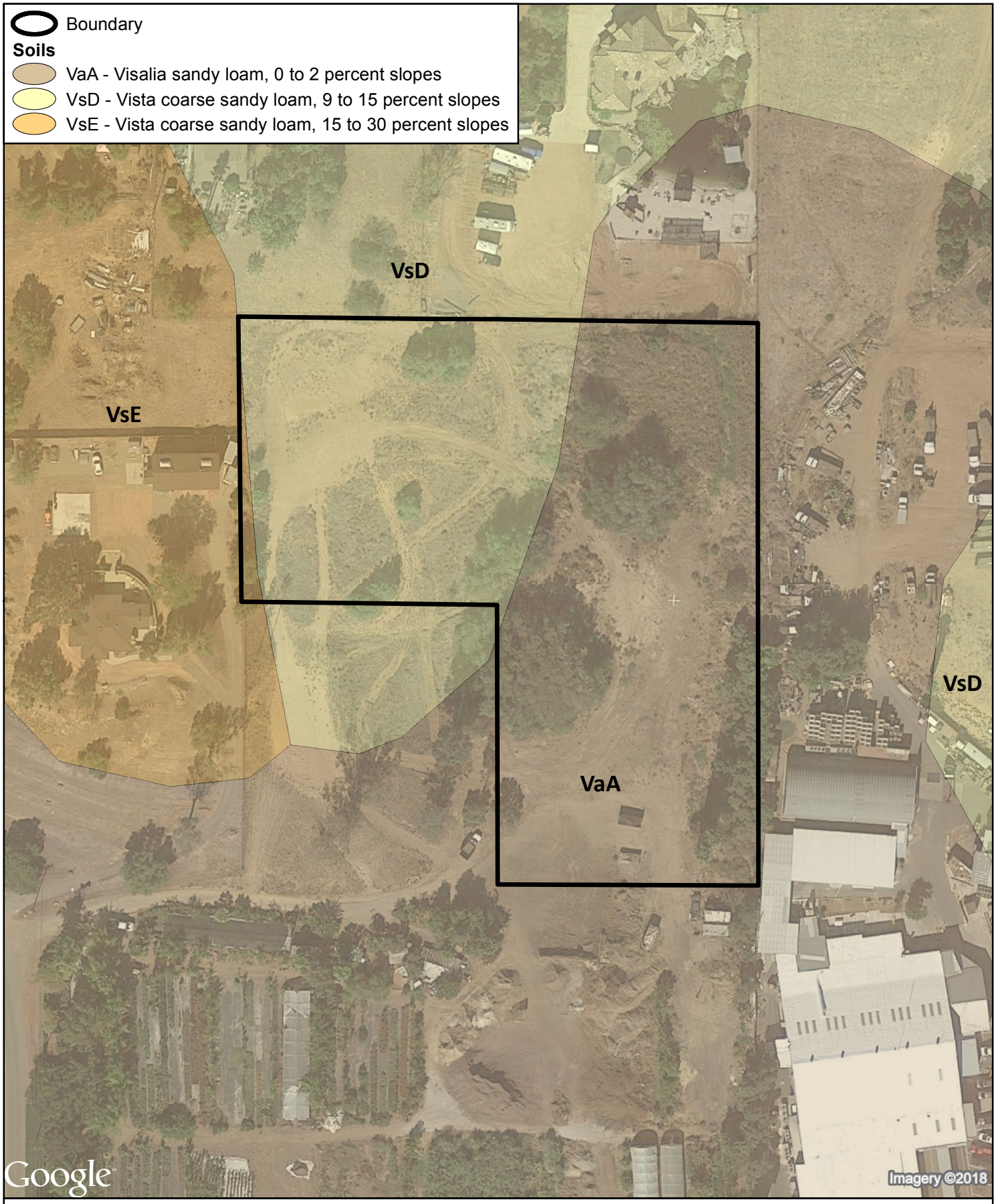
TTG ENVIRONMENTAL

0 400 Feet

Figure 4

VIA HONDITA SUBDIVISION

Land Use Plan



TTG ENVIRONMENTAL

0 100 Feet

FIGURE 5

VIA HONDITA SUBDIVISION

Soils

I. AESTHETICS

a. *Have a substantial adverse effect on a scenic vista?*
b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway*?
c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*
d. *Create a new source of substantial light or glare that would adversely affect day or nighttime views?*

a-c) **No Impact**. For purposes of CEQA, a scenic vista is generally defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The Escondido General Plan Resource Conservation Element and Land Use and Community Element related to visual resources apply to the proposed project as follows:

Resource Conservation Element Goal 3
"Preservation of significant visual resources such as ridgeline, hillsides, and viewsheds serve as a scenic amenity and contribute to the quality of life for residents."

Visual Resource Policy 3.5
Regulate development on intermediate ridges, hilltops, and hillsides to preserve the natural appearance and landform, and minimize impacts on terrain with a slope greater than 15 percent subject to the following requirements:

Slopes Greater than 15 Percent

a) Locate development to avoid potentially hazardous areas and environmentally sensitive areas, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic feature.

b) Design development to minimize grading requirements by incorporating terracing, padding, and cut-and-fill grading that conforms to the natural contours of the site and protects the visual continuity of the hillside.

c) Cluster the overall development pattern in accordance with General Plan provisions to preserve the maximum amount of open spaces and natural setting and to reduce grading, erosion, and runoff potential.

d) *Landscape the site with existing trees and other natural vegetation, as much as possible, to stabilize the slopes, reduce erosion, and enhance the visual appearance of the development.*

e) *Minimize the visual impact of development on adjoining residential areas to the extent feasible.*

The project vicinity consists of single family homes on large lots to the north and west and agricultural uses to the east and south. Scenic resources in the surrounding area consist of vegetated slopes and natural open space. Vegetated slopes and natural open space associated with Dixon Lake Reservoir are visible at a distance to the northeast. The project site, however, is not located within a designated scenic resource or highway and would therefore, not result in an adverse effect on a scenic vista.

The project would be consistent with the existing Escondido General Plan (City of Escondido 2012). The project site is located on a graded, previously disturbed parcel of land visible from the surrounding homes and local roadway. Because the project would be situated on a flat parcel of land, with single-family residential development and citrus production uses surrounding the project site, the project area offers limited opportunity for expansive views of important visual resources recognized by the City as scenic corridors, geographically extensive scenic viewsheds, ridgelines, unique landforms, or visual gateways. The project site is flat to gently sloping on the northern half. The site is largely covered with weedy, ruderal and naturalized horticultural species. There are no state scenic highways located near the project area. The site is not identified as a significant visual resource or ridgeline identified in the General Plan Resource Conservation Element. The proposed single-family residences were designed to be compatible in bulk and scale with the surrounding area, and at an appropriate pedestrian scale. Each building pad would include landscaping and the design would be compatible with the surrounding single family residential uses along La Honda Drive. Therefore, the project would not degrade the existing visual character or quality of the site.

The subject parcel does not contain any significant rock outcroppings. The subject parcel does contain southern willow scrub habitat which supports willow trees in the central portion of the site. More prominent ridgelines/hillside areas generally are located further northeast of the site towards the City's northern boundaries. Required landscaping would include planting new street trees and ornamental landscaping on the new graded building pads. Due to distance from designated scenic resources and the relatively small scale of the project, the grading design and future residences would not adversely block views of the

surrounding views through the site to distant ridgelines to the east, or other scenic vistas from public views through the project site.

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

d) **Less Than Significant Impact**. Existing lighting sources on the site and surrounding area generally consist of any streetlights; home lighting, and vehicle headlights. The proposed project includes light standard heights, intensities, locations, and light reduction strategies to eliminate light spilling onto adjacent properties. The proposed lighting required for the residential uses would be consistent with lighting for the surrounding uses including the adjacent single-family homes to the north and west. All lighting fixtures would be shielded from neighboring properties. Lighting for the new development would be consistent with the City's lighting standards and would not create a substantially new source of light or glare. All new lighting would be required to be in compliance with the City's Outdoor Lighting Ordinance, which would ensure that potential impacts associated with glare or light will be minimized to below a level of significance.

II. AGRICULTURE RESOURCES

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

e. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

a-e) **No Impact.** The subject site appears to have been used for agricultural purposes (orchards) from at least 1946 through 1980; but is no longer an active agricultural land use. The project site is not listed as Farmland of Local Importance or Prime Agricultural Lands pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, and as identified in the City General Plan Final Environmental Impact Report (Figure 4.2-1; 2012). The project site is designated as "Other Land" and is not under a Williamson Act contract. Therefore, development of the site would not have significant impacts on existing or potential agricultural activity in Escondido or North San Diego County.

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

III. AIR QUALITY

Significance Criteria and Impact Analysis

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

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

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

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

a-c) **Less Than Significant Impact**. To determine consistency between the project and these air quality plans, the project must comply with all applicable SDAPCD rules and regulations, all proposed or adopted control measures of the RAQS, and be consistent with the growth forecasts utilized in preparation of the RAQS and SIP, which are based on regional population, housing, and employment projections prepared by SANDAG. The SDAPCD air quality management plans were developed based on growth assumptions prepared by SANDAG. Because the proposed project does not include growth-generating components, the project would not conflict with growth projections contained in the City's General Plan and thus, would be consistent with SANDAG forecasts. Based on these considerations and pursuant to SDAPCD guidelines, project-related emissions would be accounted for and the project would be consistent with the SDAPCD air quality management plans and the SIP. For these reasons, the proposed project would not produce local or regional growth.

The proposed project would not significantly increase traffic volumes on local streets and intersections as the result of six new single-family homes that would be constructed on existing lots. The proposed project does not propose any land use changes, nor would it result in a land use that would create any significant additional operational emissions. The project site also is not located near any congested intersection that could result in localized concentrations of Carbon Monoxide (CO). Therefore, the proposed project is consistent with the City's

General Plan, which would make it consistent with the Air Quality Management Plan (AQMP) and no significant impact would occur. Any individual impacts attributed to the proposed project are relatively small on a regional scale and will not cause ambient air-quality standards to be exceeded, nor contribute to any adverse cumulative impacts. The project site is not located within 500 feet of Interstate 15, which is the screening distance for potential impacts related to freeways. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

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

d-e) **Less than Significant Impact.** The generation of pollutant emissions would occur during construction activities associated with the project. Construction emissions would be generated from the use of construction equipment at the site; construction-related traffic trips from workers, delivery trucks, and hauling trucks; demolition activities; and grading activities. Construction emissions would be temporary and short-term. The City's daily emission screening level criteria for fugitive dust impacts during construction is 100 pounds per day of PM_{10} (particulate matter 10 microns in diameter or less) (City of Escondido 2015). The South Coast Air Quality Management District's *CEQA Air Quality Handbook* (1993) estimates that site grading generates 26.4 pounds PM_{10} per graded acre. The total project disturbance area is approximately 3.39 acres. Based on the project disturbance area, roughly 89.5 pounds of PM_{10} would be generated by the project grading activities, which is below the daily 100 pounds PM_{10} screening threshold. Additionally, the project would provide daily watering at the site prior to/during grading activities as required by the City's Grading Ordinance, which would

reduce dust emissions by 50 percent. A second daily watering would reduce dust emissions by 75 percent. The project would implement Best Management Practices (BMPs) for construction activities, including daily watering at the site prior to/during construction activities, in accordance with the City's Grading Ordinance. With the required implementation of daily watering and City BMPs, the fugitive dust emissions would be well below the 100 pounds per day threshold. Construction emission impacts would be less than significant.

Due to the limited duration of the construction and the relatively small amount of construction equipment required to implement the project, nearby residents would not be exposed to substantial pollutant concentrations. The most localized impact would come from dust generated during construction. Dust control measures mandated by the City would maintain dust at levels that would not significantly impact nearby residents. Impacts would be less than significant.

The project has the potential to temporarily generate odors during the demolition and construction activities; however, these activities would be short-term in nature and would be limited to the immediate area of usage. The long-term operation of the project would not create objectionable odors affecting a substantial number of people. Impacts associated with odors would be less than significant.

IV. BIOLOGICAL RESOURCES

Significance Criteria and Impact Analysis

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

a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

a) **Less Than Significant Impact with Mitigation**. The analysis provided in this section is based on a Biological Assessment prepared for the proposed project by certified biologist, Vincent N. Scheidt (December 2018, Appendix A). Mr. Scheidt conducted a biological survey of the project site on June 20, 2017 involving a general biological survey, a species inventory, and a directed survey for sensitive plants and animals.

Based on the biology report, and as shown in the table below, the site contains five vegetation communities: ruderal, ornamental, non-native grassland, disturbed habitat and southern willow scrub habitat. All areas of the parcel except the cleared pad and those areas within roadways contain this vegetation community type. Examination of historic aerial images indicate that the existing construction pad on the site was created and the parcel cleared prior to 1980 and before there were regulations restricting clearing of CSS. In the ensuing years there was regrowth of native vegetation but never to the point where a fully functional pre-clearing plant community was re-established. Typical CSS plant species on the site include laurel sumac *Malosma laurina*, California sagebrush *Artemesia californica*, deerweed *Acmispon glaber*, black sage *Salvia mellifera*, and California buckwheat *Eriogonum fasciculatum* ssp. *Fasciculatum*. Most of these native plants are sparsely distributed and interspersed with non-native invasive weeds.

During the site survey a small variety of common bird species were observed. These included Anna's Hummingbird *Calypte anna*, Mourning Dove *Zenaida macroura*, Western Kingbird *Tyrannus verticalis*, and Nuttall's Woodpecker *Picoides nuttallii*.

Table 1
Habitat Impact/Mitigation Analysis
Via Hondita Subdivision

Biological Resource	Pre-development Resource	Resource Impacts (Post development)	Mitigation Required [1]
Non-native Vegetation - Ruderal (NNV-R)	1.13 acres	1.13 acres	none
Non-native Vegetation - Ornamental (NNV-O)	0.15 acre	0.15 acre	none
Non-native Grassland (NNG)	0.66 acre	0.66 acre	0.33 acre @ 0.5:1
Disturbed Habitat (DH)	1.11 acres	1.11 acres	none
Southern Willow Scrub (SWS)	0.34 acre	0.34 acre	0.34 acre @ 1:1
Totals	**3.39 acres**	**3.39 acres**	**0.67 acre offsite**

1. The purchase of Habitat Credits from the Daley Ranch Conservation Bank is adequate and appropriate mitigation per the City's draft Subarea MHCP Plan.
2. Source: Via Hondita Subdivision Project, Biology Report (Scheidt 2018).

Impacts

As proposed, the project will result in the loss of approximately .34-acre of Southern Willow Scrub (SWS) habitat and .66 acre of non-native grassland (NNG) habitat. Therefore, the following mitigation would be required.

Mitigation Measures

BIO.1: Prior to grading or any site clearing activities (including approval of the grading plan), the purchase of 0.67 acre of mitigation credits of SWS and NNG habitat is required at City of Escondido Daley Ranch Conservation Bank or other appropriate conservation bank). Southern Willow Scrub is a Water Dependent Habitat-type and such credits are reserved for City Capital Improvement Projects. Therefore, the use of Water Dependent Habitat credits to offset impacts to SWS will need to be approved by the City Council. If the use of Daley Ranch is not applicable for impacts to SWS, then mitigation should take place elsewhere offsite within the City's draft Focused Planning Area (FPA).

BIO.2: In order to protect and avoid impacts to potential wildlife nursery sites, standard seasonal restrictions on clearing and grading should be implemented. Therefore, site brushing, grading, and/or the removal of vegetation within 300 feet of any potential migratory songbird nesting location, including nesting locations for ground-nesting birds, will not be permitted during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. This is required in order to ensure compliance with the Sections 3503, 3503.5, 3511, and 3513 of the California Fish and Game Code and the federal Migratory Bird Treaty Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other site activities during the songbird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, City of Escondido Planning Department, for concurrence with the conclusions and recommendations.

b) **Less than Significant Impact.** No jurisdictional wetlands were identified onsite. The project would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP), which identifies all construction BMP requirements required by Section IV, in accordance with Order No. 99-08-DWQ of the *State General Permit for Stormwater Discharges Associated with Construction Activity* (State General Construction Permit). The City requires that both erosion and sediment control BMPs be installed and maintained for all applicable projects in addition to good housekeeping and site and materials management.

Implementation of standard BMPs identified in the project's SWPPP would serve to minimize potential indirect impacts to any offsite drainages. Potential impacts to offsite drainages would be less than significant.

c) **No Impact.** No federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) were identified onsite as part of the biological field survey (Scheidt 2017). Therefore, project development would result in no impacts to wetlands.

d) **Less than Significant Impact.** Areas that serve as wildlife movement corridors are considered biologically sensitive. Wildlife corridors can be defined in two categories: regional wildlife corridors and local corridors. Regional corridors link large sections of undeveloped land and serve to maintain genetic diversity among wide-ranging populations. Local corridors permit movement between smaller patches of habitat. Target species for wildlife corridor assessment typically include species such as bobcat, mountain lion, and mule deer.

High quality corridors connect extensive areas of native habitat, and are not degraded to the point where free movement of wildlife is significantly constrained. Typically, high quality corridors consist of an unbroken stretch of undisturbed native habitat. Since the project site is bordered on all sides by existing residential and agricultural development, it is not considered to be part of a wildlife corridor.

Large mammals, such as mule deer *Odocoileus hemionus* and mountain lion *Felis concolor* prefer large unfragmented natural areas that offer extensive adequate forage or hunting opportunities as well as the opportunity for movement across long distances. Because the project site is situated within a highly developed, essentially urbanized area, these opportunities are very limited. The project site is unsuitable for use by large mammal species because of its disturbed nature and surrounding land uses.

Native Wildlife Nursery Sites, which are considered sensitive resources that require protection, are defined as sites where wildlife concentrate for hatching and/or raising young, such as rookeries, spawning areas, and bat colonies. Features such as individual raptor or woodrat nests do not constitute places where wildlife *concentrate*, thus they do not meet this definition and are therefore not considered Native Wildlife Nursery Sites. No Native Wildlife Nursery Sites occur on or near the project site, and none will be impacted by project implementation.

e) **Less than Significant with Mitigation Incorporated.** As stated above, the site contains sensitive habitat associated with SWC and NNG. The loss of this sensitive habitat would result in a significant impact. With implementation of the mitigation measures listed above, this impact would be reduced to below a level of significance.

f) **No Impact**. The project is not located within a Habitat Conservation Plan (HCP) or within the vicinity of any Natural Community Conservation Plan (NCCP), local, regional, or state conservation plan. Therefore, no conflicts with provisions of an adopted HCP or NCCP, or other approved conservation plan, would occur with the proposed project.

V. CULTURAL RESOURCES

Significance Criteria and Impact Analysis

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

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

a-c) **Less than Significant Impact with Mitigation**. Topographically, the site contains a generally flat terrain with elevations on the property ranging between approximately 806 feet MSL at the northwest corner and 370 feet MSL at the intersection of Via Hondita and La Honda Road. The property is currently vacant, although recent uses have included OHV activity, citrus production for several decades in the past and clear evidence of past grading and site terracing. Nearly one hundred percent of the Project site currently supports disturbance-responsive vegetation including many weedy, ruderal and naturalized horticultural species. There are no structures located on the site.

A records search, field survey, and preparation of an archaeological letter report were prepared for the project (Negative Archaeological Inventory Report, August 30, 2018). The field survey was conducted on August 22, 2018 by Richard L. Carrico acting as the Principal Investigator and PJ Stoneburner of the Los Coyotes Indian Reservation under contract to Save Sacred Sites as the Native American Monitor. Results of the study were negative; no archaeological or historical resources were recorded at the South Coast Information Center or as a result of the field survey. Based on the records search, the nearest known resources are located well beyond the project site approximately 660 feet to the south east, near the terminus of Lincoln Avenue. The proposed project will not impact or adversely affect any recorded or known cultural resources, however, monitoring of initial grading is recommended to ensure that potentially unobserved, buried Native American resources are not impacted without some level of study. Implementation of the mitigation measures listed below would reduce impacts to cultural resources to a less than significant level.

VI. TRIBAL CULTURAL RESOURCES

Significance Criteria and Impact Analysis

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

a. *Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in §2107?*

a) **Less than Significant Impact with Mitigation**. In accordance with California State Assembly Bill AB 52, the City initiated government to government consultation with the two tribes that requested formal notification, Rincon Band of Luiseno Indians, and the San Luis Rey Band of Mission Indians, through written notification of the proposed project activities. As required under AB 52, letters were sent to the tribes on July 24, 2018. A response was received from the Rincon Band of Luiseno Indians and the San Luis Rey Band of Mission Indians requesting formal consultation. The Rincon Band indicated one Luisenio Traditional Cultural Place (TCP), *Hulvumay,* is located within a one mile radius of the project area. The Rincon Band expressed their agreement in having standard conditions for cultural resources, including archaeological and tribal monitoring during site grading activities to be included as mitigation measures for the project.

The San Luis Rey Band of Mission Indians provided a formal request for tribal consultation under the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)) for the mitigation of potential project impacts to tribal cultural resource for the proposed project. Implementation of following mitigation measures CUL-1 through CUl-10 will be required as mitigation to reduce to a less-than significant level potential impacts to any tribal cultural resources. All tribal correspondence is available for review in the Planning Division project file.

Mitigation Measures:

CUL-1: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between them. Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native

American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

CUL-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

CUL-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring**.**

CUL-5: In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL-6: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

CUL-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public

Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-9: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

VII. GEOLOGY AND SOILS

Significance Criteria and Impact Analysis

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

a. *Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:*
   i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or*

based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii. *Strong seismic ground shaking?*

iii. *Seismic-related ground failure, including liquefaction?*

iv. *Landslides?*

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

c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

d. *Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?*

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?*

The analysis provided in this section is based on the Escondido General Plan Update (2012) and the project Drainage Study prepared by the ATC Design Group (April 2019).

a-d) **Less than Significant Impact.** The Alquist-Priolo Earthquake Fault Zoning Act identifies no active faults within Escondido; consequently, the risk of surface rupture is low. Several earthquake faults exist in Escondido's vicinity, and the nearest is the Elsinore Fault, located approximately 20 miles northeast of the site. This fault is not considered a serious threat due to the distance and magnitude of past seismic activity. However, an earthquake large enough to result in moderate ground shaking is possible. Seismic risks are significantly higher in areas closer to the region's major faults, and a moderate or major earthquake could result in potentially damaging ground shaking (City of Escondido, 2012). Impacts to the project would be precluded through adherence to requirements specified in the Alquist-Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and all development regulations of the City. Compliance with these building standards would reduce impacts to below levels of significance associated with seismic hazards.

According to the Escondido General Plan EIR, the project site is located outside areas subject to liquefaction hazards or landslides (Escondido General Plan EIR, Figures 4.6-3 and 4.6-4). Soils onsite were classified as having "low to moderate" runoff potential. No groundwater was encountered at the site. Due to the dense underlying formational soils throughout the site and surrounding area, the potential for soil liquefaction occurring at the site is considered to be low. Erosion and sedimentation impacts would be addressed through conformance with the NPDES *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Construction General Permit,

State Water Resources Control Board [SWRCB]). Based on implementation of appropriate erosion and sediment control BMPs as part of, and in conformance with NPDES/City storm water requirements, potential erosion and sedimentation impacts from a proposed project would be avoided. Adherence to the City's grading and erosion control measures would ensure implementation of appropriate measures during grading and construction activities to reduce soil erosion impacts to below levels of significance.

e) **No Impact.** The project would not require the installation of a septic system. The project sewer lines would connect to the existing system along El Norte Parkway. Soils affected by the installation of a septic system will not be part of project development and therefore, no impact would occur.

VIII. GREENHOUSE GAS EMISSIONS

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

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

a,b) **Less Than Significant**.

The 2012 General Plan discusses the City's goals to meet the State's targets for reducing Greenhouse Gas ("GHG") emissions and includes implementation tools to reach those goals, including the Escondido Climate Action Plan (E-CAP). The EIR for the General Plan Update (GPU) determined that with the GHG-reducing GPU policies and E-CAP measures, the City's GHG emissions would be less than significant for projects consistent with the General Plan, as updated.

City Council approved the GHG Emissions Thresholds and Screening Tables as part of the E-CAP on December 4, 2013. The E-CAP provides established CEQA significance thresholds for GHG analyses. The City has determined that projects emitting less than 2,500 metric tons of CO2e will not result in a significant impact and presented a list of sample projects that generate less than 2,500 metric tons of CO2e; for example, a Single Family Residential project with 86 dwelling units is estimated to produce 2,500 metric tons of CO2e per year (CEQA Thresholds and Screening Tables, Appendix B, Page B-1). The proposed project is smaller and will produce GHG emissions that are less than significant.

The E-CAP states that "Mitigation of GHG emissions impacts through the Development Review Process ('DRP') provides one of the most substantial reduction strategies for reducing community-wide emissions associated with new development." To address the GHG from stationary sources, the E-CAP ensures that GHG emissions impacts are mitigated through the DRP.

For future projects, under the E-CAP guidelines each project subject to CEQA would follow one of three scenarios for the GHG analysis:

- If the project is below the set screening threshold for GHGs, then the project's GHG emissions are determined less than significant and no further GHG analysis would be required. OR

- If the project is above the set screening threshold, then the project would be able to tier from the GHG analysis associated with the E-CAP by accumulating 100 points from the E-CAP Screening Tables for New Development document. OR

- If the project is above the GHG screening threshold and the project has unusual characteristics that make the Screening Tables analysis inappropriate for the project, then the project would need to complete a separate, independent GHG analysis.

The proposed project is below the set screening threshold for GHGs, easily fits into the general project descriptions and features described in the Screening Tables provided in the E-CAP document; and therefore, a project-specific technical analysis is not necessary to quantify and mitigate GHG emissions (see first bullet above).

Accordingly, as the proposed project falls below the GHG emissions threshold requirements, the proposed project does not present new information of substantial importance concerning GHG impacts.

Projects that emit less than 2,500 MT CO2e annually during construction or operation would not result in a potentially significant impact. The proposed development would generate GHGs from a variety of sources. Construction of the project would result in temporary emissions of GHG from the operation of construction equipment and from worker and building supply vendor vehicles. Once fully operational, the residential development's operations would generate GHG emissions from both area sources and mobile sources. Indirect source emissions associated with the proposed residential use include electrical consumption, water and wastewater usage (transportation), and solid waste disposal. Mobile (direct) sources of air pollutants associated with the project would consist of motor vehicles trips to and from the site. Due to the short-term and phased nature and relatively low intensity of project construction, construction-related GHG emissions generated by this project are anticipated to be well below the screening level threshold of 2,500 MT CO2e established by the City of Escondido. Based on a review of Appendix B of the City of Escondido Greenhouse Gas Emissions Adopted CEQA Thresholds and Screening Tables document, staff concluded the GHG emissions generated by the development

and operation of six single-family residences would not exceed 2,500 MT CO2e per year. Thus, the GHG emissions attributable to the project would be less than significant.

Vehicle Emissions - Vehicular emissions are the greatest contributor to GHG emissions. Individual projects of this type and nature (residential) do not have direct control over the types of vehicles or emission/fuel standards that would result from the proposed development. However, GHG emissions related to the project would be reduced by up to 36 percent by the year 2020 through a combination of compliance/implementation of state-wide and federal programs/regulations on vehicle engine and fuel technologies. Efforts to reduce transportation emissions by reducing vehicle miles traveled (VMT) on a regional level are anticipated to come from polices related to changes in future land use patterns and community design, as well as through improvements in public transportation. By reducing miles vehicles travel, vehicle emissions would be reduced. Because of the limited number of vehicle trips (60 average daily trips; based on 10 trips/unit) that would be produced by the project on the area circulation network, the project is not anticipated to increase local vehicle trip lengths sufficient enough to increase the average regional trip length, as defined in the CARB Business-As-Usual (BAU) 2020 Forecast used to develop the regulations to reduce vehicle GHG emissions. Therefore, direct and indirect impacts on statewide, regional or area-wide vehicular GHGs would not be considered significant.

IX. HAZARDS AND HAZARDOUS MATERIALS

Significance Criteria and Impact Analysis

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

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

a–c) **Less than Significant**. Due to the nature of the proposed six-unit single-family residential development, the project would not result in any associated impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes. Use and/or storage of hazardous materials at the project site are expected to be minimal and typical of single-family homes, and therefore would not constitute a level that would be subject to regulation. Construction of the project would involve the use of common, but potentially hazardous materials, including vehicle fuels, paints, cleaning materials, and caustic construction compounds. The transport and handling of these materials would occur in accordance with California Occupational Safety and Health Administration (Cal OSHA) guidelines. Further, such materials would be disposed of in accordance with California Department of Toxic Substance Control (DTSC) and County Regulations. Compliance with applicable OSHA, Cal OSHA and DTSC regulations for the handling of hazardous materials and any spill cleanup procedures (in the event of any accidental spill) would prevent significant hazards to the public and the environment. Therefore, potential impacts would be considered less than significant.

d) **No Impact.** The site was evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database (DTSC 2015a) which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites, and the California State Waterboard's Geotracker (DTSC 2015b), which lists LUFT sites. A LUFT site is an undergoing cleanup due to an unauthorized release from an underground storage tank system. According to the EnviroStor and Geotracker database, there are no listings for the project site. Any development of the project site would be required to comply with all applicable Fire, Building, and Health and Safety Codes, which would eliminate any potential risk of upset. The site is not located within a 100-year floodplain (FEMA 2018). Therefore, the project will not create a significant risk of upset or hazard to human health and safety.

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

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

e,f) **No Impact**. The nearest airport to the project site is the McClellan Palomar Airport, in Carlsbad, California, which is more than 12 miles to the west. Therefore, the project site is not within an airport overlay zone and no safety

hazard impacts are associated with the proposed project. The project also is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area. Therefore, the project would not result in any associated impacts related to safety hazards for people residing or working in the project area.

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

g) **No Impact**. The project does not include activities or structures that would impair implementation of, or physically interfere with, an emergency response plan, or result in the closure or any roadways. The proposed development is not expected to result in the need for additional emergency and fire facilities. Any development of the site would be required to comply with all applicable Fire, Building, and Health and Safety Codes.

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?

h) **Less that Significant**. The subject site is located within a High Fire Hazard Zone as indicated on the Wildfire Risk Map for Escondido and Escondido General Plan Community Protection Element (Figure VI-6; City of Escondido 2012). However, the property is not located next to native habitat area or undeveloped wildland areas which may contain flammable vegetation such as chaparral, sage scrub and woodland areas. Appropriate enhanced construction for the building would be required, as determined by the Fire Department during review of the building plans. The proposed project would be consistent with Fire Protection Policies 2.14 – 2.17, which specifically pertain to wildland fire. These policies require site design, management practices, removal of overgrown vegetation and fire-resistant landscaping to prevent wildfire. Therefore, impacts would be less than significant.

X. HYDROLOGY AND WATER QUALITY

Significance Criteria and Impact Analysis

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

a. Violate any water quality standards or waste discharge requirements?
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a

lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)

c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?*
d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
e. *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*
f. *Otherwise substantially degrade water quality?*

a-f) **Less Than Significant Impact**. The project site generally consists of flat terrain ranging in slope between 0-15% and drains to the south to existing public/private storm drain facilities. All on-site runoff flows toward an existing 18" RCP inlet connected to a 60-inch storm drain within La Honda Dr. According to the drainage analysis conducted for the proposed project (ATC Design Group 2019), project development would result in 45% impervious and 55% pervious areas. Runoff from each lot will be directed to a bio-retention facility located on-lot. The bio-retention facility will include an impermeable liner to prevent infiltration. Each basin will include a flow control device to allow for a measured release to meet hydromodification requirements and to reduce increased runoff. The street improvements and cul-de-sac will also be directed towards individual bio-retention facilities. Runoff will be allowed to infiltrate, and additional runoff from large storms will be collected in a closed storm drain system and directed to join with the existing storm drain system on La Honda.

The proposed project would comply with the Escondido Grading and Erosion Control Ordinance (Article 55 of the Escondido Municipal Code) which establishes grading and erosion control regulations. Any potential project-related impacts from construction activities would be avoided or reduced below a level of significance through conformance with existing NPDES, City storm water standards and storm water design requirements (SUSMP). The site would be paved or landscaped so that exposed soils would not occur on the site. Post development design and permanent BMPs would ensure operational impacts (storm water and non-storm water runoff) from the project would have less than significant impacts to downstream receiving waters.

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

g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

j. Expose people or structures to a significant risk of loss, injury or death involving Inundation by seiche, tsunami, or mudflow?

g-h) **No Impact**. The project site is located outside the 100-year flood zone with no associated mapped 100-year floodplains occurring locally in the SanGIS database or on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Therefore, no structures would impede or redirect flood flows.

i-j) **No Impact**. With regard to risks due to dam or levee failure, the project is located outside the Lake Dixon Lake Dam Inundation Areas (Escondido General Plan EIR, Figure 4.9-2). Therefore, the project would not be exposed to flood hazards related to dam failure. With regard to tsunami risk, the City is not located within a mapped tsunami inundation area. Given the project site's inland location, seiche and tsunami risks would be negligible.

The project site is not located in an area considered to be susceptible to mudflows since the project area is located away from steep slopes and mountainous areas that are subject to mudflows during large amounts or precipitation, therefore no impacts associated with mudflows would occur.

XI. LAND USE AND PLANNING

Significance Criteria and Impact Analysis

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

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

a) **No Impact.** The proposed project is adjacent to similar single-family residential developments to the north and west; agricultural uses are located to the south and east. Existing access to the site is provided Via Hondita via La Honda drive and El Norte Parkway. The project would not result in the permanent closure of any streets or sidewalks or the separation of uses and/or disruption of access between land use types. The project's construction (on-site grading of existing lots and the development of six single family residential uses) would not create any new land use barriers nor preclude the development of surrounding parcels. Adequate public facilities are available including water.

b) **No Impact.** The project would not require an amendment to the General Plan to accommodate a change in land use and zoning. The project would introduce land uses that are compatible with the surrounding land uses, including uses directly adjacent to the west and north, which are single family residential uses. The project implements General Plan policies that require sound design standards while supporting the establishment of defined uses that are compatible with surrounding uses. Therefore, no significant land use compatibility impacts would occur with the project. Potential visual impacts are discussed in Section 1, Aesthetics, which were determined to be less than significant. The project does not lie within the planning area for any adopted or proposed habitat conservation or natural community plan, such as the City's MHCP Focused Planning area and the County's MSCP area. Therefore, no impact would occur with the project as it relates to a habitat conservation plan or natural community conservation plan. Therefore, no detrimental land-use policy impacts would result from the proposed project.

XII. MINERAL RESOURCES

Significance Criteria and Impact Analysis

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

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

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

XIII. NOISE

Significance Criteria and Impact Analysis

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

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

a–d) **Less Than Significant Impact.** Implementation of the project would have the potential to generate noise by increasing human activity throughout the project site. However, residential uses are not sources of substantial operational noise and the development of six single-family residential homes would not have the potential to generate noise levels in excess of established standards nor result in a permanent increase in noise levels that would occur as a result of increased traffic (12 average daily trips per residence) on roadways. The City of Escondido General Plan Community Protection Element (City of Escondido 2012) identifies transportation noise levels compatible with land uses. Exterior noise levels up to 60 dBA CNEL are considered Normally Acceptable at outdoor usable areas. The primary existing noise source near the project site is vehicular traffic traveling on El Norte Parkway to the south. According to the Escondido General Plan EIR, noise levels along the roadway are approximately 65 dBA for receptors located within 25 to 45 feet from the roadway centerline. Noise levels would be substantially lower at the project site given its distance from the roadway, which is located more than 1,000 feet from the roadway. Intervening topography and existing buildings also shield the site from the existing roadway.

The City of Escondido and the State of California require interior noise levels not to exceed 45 Community Noise Equivalent Level (CNEL) in residential habitable space. Contemporary exterior building construction is expected to achieve at least 15 dBA of exterior-to-interior noise attenuation with windows opened. The required interior noise levels are feasible and can be achieved with readily available building materials and construction methods. Given the project site's distance from a major roadway, intervening topography and buildings that serve to shield the site from excessive roadway noise levels, and the use of building materials and construction methods that serve to maintain interior noise levels at acceptable levels, the project is not expected to expose persons in excess of standards established in the local general plan and noise ordinance.

Given the nature of the proposed project, which is the development of single family residential uses that are compatible with its surrounding land uses, the project is not expected to result in a substantial permanent increase in ambient noise levels in the project vicinity.

<u>Construction Noise</u>

Construction of the proposed project would generate temporary increases in ambient noise levels. Noise impacts from construction are a function of the noise generated by the construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Sound levels from typical construction equipment range from 74 dBA to 85 dBA Leq at 50 feet from the source (FHWA 2008). Based on a worse-case assumption

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

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

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

e–f) **No Impact.** The closest public airports to the project site are the McClellan-Palomar Airport and the Ramona Airport. The McClellan-Palomar Airport is located in the City of Carlsbad, approximately 12 miles west of the City. The project site is not within the 60 dBA CNEL noise contour of the McClellan Palomar Airport (SDCRAA 2010). Ramona Airport is located in the unincorporated community of Ramona, approximately 12 miles southeast of the City. The project site is not located within the 60 dBA CNEL noise contour of the Ramona Airport (SDCRAA 2008). There would be no impact due to aircraft noise.

XIV. PALEONTOLOGICAL

Significance Criteria and Impact Analysis

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

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

a) **Less than Significant with Mitigation**. The Project site is underlain by old surficial deposits (Qoa) and Mesozoic formation (MzU) (Kennedy +Tan 2007), a geologic rock unit that has a moderate potential for the occurrence of sensitive paleontological resources. The potential for encountering paleontological resources is moderate to high if construction-related excavations, trenching, or other forms of ground disturbance exceed 10 feet below the surface. Therefore, ground-disturbing land development as a result of the proposed project would have the potential to significantly impact paleontological resources. However, compliance with existing regulations and implementation of the proposed General Plan Update policies would reduce these impacts to a level below significant.

XV. POPULATION AND HOUSING

Significance Criteria and Impact Analysis

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

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

a-c) **No Impact**. The project would introduce six single-family residential units. The project would be implemented within a vacant site that was previously used for agricultural uses. Therefore, the development would not alter the location, distribution or population density within the area, nor would it adversely impact the City's housing demand. The project also would not result in the removal of any existing housing units. The Project would build six single-family residences which would incrementally increase the population in the immediate area. These

units would support the City's Regional Share Housing Requirements and the General Plan Housing Policy 1.1 to expand the stock of all housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the City. While population growth is anticipated, it is consistent with City planning/housing efforts. The project would not be considered growth inducing because the homes would be situated on an existing vacant lot and adequate public facilities are available within the area to serve the project.

XVI. PUBLIC SERVICES

Significance Criteria and Impact Analysis

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

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

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

XVII. RECREATION

Significance Criteria and Impact Analysis

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

a. *Increases the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

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

a-b) **No Impact**. The proposed development would cause an incremental increase in demand on the City's recreational facilities. However, the development fees paid

by the developer would offset the anticipated impact on existing facilities. The proposal will not impact the quality or quantity of existing recreational opportunities since no recreational opportunities currently exist on the site. The project site is not listed as a potential park site in the City's Master Plan of Parks and Trails.

XVIII. TRANSPORTATION/TRAFFIC

Significance Criteria and Impact Analysis

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

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measure, or other standards established by the county congestion management agency for designated roads or highways

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

e. Result in inadequate emergency access?

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

a-f) **Less Than Significant**. The project is anticipated to generate 10 Average Daily Trips (ADT) per lot for a total of 60 ADTs (SANDAG 2002). Access to the site is provided from Via Hondita, via La Honda drive and El Norte Parkway. El Norte Parkway Road is a four-lane major roadway and currently operates at an acceptable level of service (C or better). Due to the small size of the project, the project would not generate substantial traffic that would result in a degradation in level of service (LOS) at nearby intersections. The proposed project would not conflict with any applicable plan, ordinance, or policy related to traffic/circulation and, therefore, impacts would be less than significant.

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

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

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

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

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

XIX. UTILITIES AND SERVICE SYSTEMS

Significance Criteria and Impact Analysis

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

a. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.*
b. *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
c. *Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.*

e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

g. Comply with federal, state, and local statutes and regulations related to solid waste.

a–c) **Less than Significant Impact**. The project would be located within an urban setting that has access to water, sewer, electricity and storm water infrastructure. Water and storm water services are provided by the City of Escondido. The proposed development would result in six single family residential units; thus, it would not be required to conduct a water supply assessment (i.e, project is not a proposed residential development of more than 500 units pursuant to SB 221).

Wastewater treatment service is provided to the project site by the Hale Avenue Resource Recovery Facility (HARRF), which is owned and operated by the City of Escondido. The HARRF is a secondary-treatment wastewater treatment facility with a capacity of 18 million gallons per day (mgd). The HARRF treats raw sewage from the City of Escondido and the Rancho Bernardo community located in the City of San Diego. Wastewater collection and treatment are achieved via a network of lift stations, gravity pipelines, and sanitary sewer mains. The facility operates 24 hours a day, and the average daily flow is 15.6 mgd, generally comprising an estimated 11.8 mgd from Escondido and 3.8 mgd from Rancho Bernardo (Escondido 2019).

Upon connection to the City's sewer infrastructure the project would be required to comply with the wastewater treatment requirements of the San Diego Regional Water Quality Control Board (RWQCB). The project would contribute to a minimal amount of discharge to the HARRF's existing capacity. The project is anticipated to generate 1,200 gallons per day (gpd) of wastewater, which would increase the current wastewater flow at the HARRF by less than 1%. Typical wastewater flows at the HARRF are 15.6 mgd. The project's increase would not exceed the permitted capacity of the HARRF (18.0 mgd). As such, the project would not exceed the wastewater treatment requirements of the City of Escondido or the San Diego RWQCB. Existing wastewater treatment facilities would be adequate to serve the project's wastewater treatment needs.

Further, based on information regarding the project's flow and future expansion of the HARRF to a capacity of 27 mgd, the addition of wastewater from the project would remain well below the HARRF's anticipated capacity. The project would not impede the City's compliance with relevant General Plan policies, including Wastewater System Policy 13.1, regarding regular review and update

of the Wastewater Master Plan (last updated in 2014), and Wastewater System Policy 13.2, ensuring that the HARRF and supporting infrastructure would provide sufficient capacity to meet normal and emergency demand for existing and future growth.

Wastewater Facilities

Existing City-maintained wastewater facilities are present in the vicinity of the project site. The existing sewer system consists of an 8-inch sewer line that extends from La Honda Drive to Dos Hermanos Glen within Tract No. 542. Project improvements include the installation of an 8-inch sewer gravity line extending south through Ranrido**s** Court and onto Via Hondita. The proposed sewer line would then extend to La Honda Drive and then south for approximately 536 feet connecting with the existing manhole on La Honda Drive. The project also includes two offsite sewer connections to the adjacent parcels to the north~~west~~ (APN 225-042-02 & 07). No additional offsite improvements to the existing wastewater conveyance system would be required.

The project, therefore, would not require the construction or expansion of wastewater facilities, and impacts would be less than significant.

d) **Less than Significant Impact.** Water service is provided to the project site by the City of Escondido Water and Wastewater Division (EWWD), which provides potable water supply and distribution to the proposed project area. The EWWS is a member of the San Diego County Water Authority (SDCWA), the region's wholesale water provider, which in turn is a member of the Metropolitan Water District (MWD) of Southern California. MWD supplies water to approximately 18 million people in a 5,200-square mile service area that includes portions of Ventura, Los Angeles, Orange, San Bernardino, Riverside, and San Diego counties.

EWWD's water supply originates from two sources, local water and imported water from SDCWA. From the San Luis Rey River watershed, local water is stored on a seasonal basis in the Lake Henshaw and Lake Wohlford reservoirs. Local water is delivered by EWWD to the City via the Escondido Canal and associated pipelines. Local water is shared with VID and provides approximately 18 percent of EWWD's average water demand. Some groundwater wells are located throughout the EWWD's service area; however, these wells are privately owned and maintained. EWWD does not participate in any groundwater storage or replenishment programs. The remaining 82 percent of water demand within EWWD's service area is provided by imported water from San Diego County Water Authority (SDCWA). EWWD has two connections to the SDCWA aqueduct system.

The Escondido-Vista Water Treatment Plant (EVWTP) treats raw water for EWWD's service area. EVWTP was constructed in 1976 and has a permitted capacity of 75 million gallons per day (mgd).

According to the City's Urban Water Management Plan, Escondido has a projected water demand of 24,903 AF by 2020 and 25,840 AF by 2030. As indicated, the City anticipates that it will have adequate water supply to serve existing and future customers through 2040 (Escondido 2016).

Based on the City's water demand rate (800 gpd per equivalent residential unit), the project would demand approximately 4,800 gpd, which represents 0.004% of the identified normal year water supply described above. Consequently, sufficient water supplies are available to serve the project and impacts on water supplies would be less than significant.

In January 2017, the Escondido City Council approved a Conditional Use Permit (CUP) to allow the construction of a microfiltration reverse osmosis treatment facility to be owned and operated by the City. The project involves development of a new city facility to provide advanced treatment for recycled water produced at the City's HARRF for agricultural uses, with the capacity for future treatment for indirect potable reuse. The facility would be sized for a total production capacity of 2 mgd. This facility represents the potential for additional recycled water supplies to be made available for public use, including the proposed project, in the future.

Therefore, sufficient water supplies are available to serve the project from existing entitlements and resources, and no new or expanded entitlements are required. Impacts in this regard would be less than significant.

e) **Less than Significant Impact**. The city's stormwater drainage system operates under San Diego Regional Water Quality Control Board (RWQCB) Order Number R9-2013-0001 (MS4 Permit), as amended by Order Numbers R9-2015-0001 and R9-2015-0100. This permit was issued to manage discharges from municipal separate storm sewer systems (MS4s) in the San Diego region and was adopted on May 8, 2013, replacing the 2007 Municipal Stormwater Permit (R9-2007-0001). The 2013 MS4 Permit applies to all 21 municipal agencies in San Diego County, including the City of Escondido (Escondido 2015).

The following information is based on the project's Preliminary Drainage Analysis Report (ATC Design Group, April 2019). Due to the topography of the site, off-site runoff occurs through the project site from the north and west. Off-site flows from the east are directed to an existing drainage course located just east of the property boundary and transitions from earthen to concrete toward El Norte

Parkway. This intercepts any flows from the east and does not flow through the subject site.

All on-site runoff flows toward an existing 18" RCP inlet connected to a 60-inch storm drain within La Honda Dr. Under existing conditions, the 50- and 100-year frequency storm discharge is 6.86 cfs and 7.33 cfs, respectively, at the discharge point (ATC 2019).

A stormwater system has been incorporated into the Project design, as described in the Preliminary Drainage Analysis Report (ATC Design Group, April 2019). The stormwater system includes individual bioretention/biofiltration facilities located on each lot. The private cul-de-sac, Ranridos Court, Via Hondita, and some landscape areas would be directed towards biofiltration basins with underdrains connected to the storm drain system. Runoff would be allowed to infiltrate with bioretention on Parcels 1-5. Runoff from the remainder areas would be treated with biofiltration with underdrains due to high groundwater determination. Based on the results of these studies, construction of the project's stormwater drainage facilities would be located entirely on site. The project would not result in expansion of any existing facilities, or additional off-site facilities; therefore, impacts would be less than significant.

The project would require water use during construction for construction related activities. However, this water use would be temporary in nature and would not generate a substantial amount of stormwater that would require treatment or disposal. Therefore, the project is anticipated to result in less than significant impacts on stormwater drainage facilities during construction.

f-g) **Less than Significant Impact**. Escondido Disposal, Inc. is responsible for the collection and disposal of solid waste and recyclables from homes, businesses and industries in the proposed project area. Residential collection of solid waste by Escondido Disposal is transferred to the Escondido Disposal Transfer Station where it is then taken to either the Sycamore or Otay Mesa Landfill. The Escondido Disposal Transfer Station is a 59,000-square- foot, covered, concrete floor space that is operated by Escondido Disposal and has an annual permitted throughput of 902,500 tons. There are no other solid waste disposal or handling facilities within the proposed project area. The Otay and Sycamore landfills, which serve the proposed project area, are located outside of the planning area boundary and are owned and operated by a private company, Allied Waste Industries. The Otay landfill is located in the City of Chula Vista, south of the proposed project area, while the Sycamore landfill is located in the City of Santee, also south of the proposed project area. In addition to solid waste disposal services provided by Escondido Disposal, the City of Escondido Recycling & Waste Reduction Division operates a Recycling Hotline, promotes

recycling through presentations in area schools, offers workshops on vermiculture, maintains the Household Hazardous Waste Program, contracts trash collection services with Escondido Disposal, and promotes citywide cleanup events.

Information from CalRecycle's Disposal Rates Detail for residents (5.2 pounds per day) in Escondido was used to calculate the amount of solid waste potentially generated by the proposed project (CalReycle 2018). Using the California Department of Finance average household size for Escondido of 3.2 persons per household and the project's total number of residential units (6), the project is anticipated to generate an estimated population of 19.2 persons.

Based on the city's residential waste disposal rates and the project's estimated number of residents, approximately 19.27 tons of solid waste would be generated by the project per year at project buildout. [1] All solid waste generated by the project would be disposed of at one of the landfills used for collecting solid waste generated in the city.

Sycamore Canyon Landfill accepted the majority of the city's solid waste (98.1 percent). The Sycamore Landfill has a maximum permitted daily throughput of 5,000 tons and a maximum permitted capacity of 39,608,998 cubic yards. The project is estimated to produce 19.27 tons per year of solid waste. This amount would not substantially increase the daily throughput beyond the permitted levels of the Sycamore Landfill.

As discussed in Section 4.18(f) above, the project would not result in a substantial permanent increase in solid waste generation or a significant change in the characteristics of solid waste generated at the site. Construction waste would include one-time disposal of material that cannot be recycled or reused. Where possible, appropriate measures would be undertaken to recycle or reuse solid waste generated during project construction. Solid waste generated by the project would be disposed of in compliance with the requirements for construction waste management mandated by the City of San Diego Municipal Code. Therefore, the project would not conflict with federal, state, and local statutes and regulations related to solid waste and no impacts would occur.

1 Annual solid waste: 19.2 persons x 5.5 lbs per day per person of solid waste x 365 days = 38,544 lbs per year/2,000 lbs = 19.27 tons per year.

XX. MANDATORY FINDINGS OF SIGNIFICANCE

Significance Criteria and Impact Analysis

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

a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)*

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

a-c) **Less Than Significant Impact with Mitigation Measures**:

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

Summary of Mitigation Measures:

Biological Resources

BIO.1: Prior to grading or any site clearing activities (including approval of the grading plan), the purchase of 0.67 acre of mitigation credits of SWS and NNG habitat is required at City of Escondido Daley Ranch Conservation Bank or other appropriate conservation bank). Southern Willow Scrub is a Water Dependent Habitat-type and such credits are reserved for City Capital Improvement Projects. Therefore, the use of Water Dependent Habitat credits to offset impacts to SWS will need to be approved by the City Council. If the use of Daley Ranch is not applicable for impacts to SWS, then mitigation should take place elsewhere offsite within the City's draft Focused Planning Area (FPA).

BIO.2: In order to protect and avoid impacts to potential wildlife nursery sites, standard seasonal restrictions on clearing and grading should be implemented. Therefore, site brushing, grading, and/or the removal of vegetation within 300 feet of any potential migratory songbird nesting location, including nesting locations for ground-nesting birds, will not be permitted during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. This is required in order to ensure compliance with the Sections 3503, 3503.5, 3511, and 3513 of the California Fish and Game Code and the federal Migratory Bird Treaty Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other site activities during the songbird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, City of Escondido Planning Department, for concurrence with the conclusions and recommendations.

Cultural Resources:

CUL-1: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between them. Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural

and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

CUL-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

CUL-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring**.**

CUL-5: In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL-6: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource’s treatment and disposition shall be made by the qualified archaeologist in

consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

CUL-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-9: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to

the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

REFERENCES

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents listed below are hereby incorporated by reference. The pertinent material is summarized throughout this MND where that information is relevant to the analysis of impacts of the Project. The following references were used in the preparation of this MND and are available for review at the Planning Department, located at 201 North Broadway, Escondido, CA.

ATC Design Group. 2019. Preliminary Drainage Analysis for Via Hondita, April.

Atkins. 2012. City of Escondido Greenhouse Gas Emissions CEQA Thresholds and Screening Tables. Prepared for the City of Escondido. August 22.

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City of Escondido General Plan Update. 2012. https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUpdate/GeneralPlanChapterVII.pdf; website accessed May-June 2018.

City of Escondido. General Plan Final EIR. 2012. Website: https://www.escondido.org/Volume-I-Draft-EIR.aspx; website accessed July 19, 2019.

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