

FINAL
MITIGATED NEGATIVE DECLARATION
FOR AMBER LANE
GRADING PLAN AND SFR DEVELOPMENT
(City File No. ENV15-0003 and GP06-0034)

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 ND Supplemental Comments will be used by the City of Escondido to determine potential impacts associated with the proposed project.

INTRODUCTION

This Mitigated Negative Declaration assesses the environmental effects of the proposed grading plan and development of two single-family residential home on two lots located on Amber Lane within the City of Escondido, San Diego County, north of wildflower Place, east of Interstate 15 and North Centre City Parkway, addressed as 2401 and 2415 Amber Lane (APNs 224-240-13 and -14).

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may public review period starting on **January 15, 2016**, and ending on **February 3, 2016**. Written comments on the Draft Mitigated Negative Declaration should be submitted to the following address by **5:00 p.m., February 3, 2016**. Following the close of the public comment review period, the City of Escondido will consider this Mitigated Negative Declaration and any received comments in determining the approval of this project.

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

Contact: Jay Paul, Associate Planner
Telephone: (760) 839-4671
Fax: (760) 839-4313
Email: jpaul@escondido.org

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



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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

CASE NO.: ENV 15-0003 "Amber Lane 2-Lots"

DATE ISSUED: January 13, 2016

PUBLIC REVIEW PERIOD: January 15, 2016 – February 3, 2016

LOCATION: The two parcels (0.86 ac. and 0.89 ac.) are located towards the northern terminus of Amber Lane, north of Wildflower Place, east of Interstate 15 and Center City Parkway in the City of Escondido, County of San Diego, addressed as 2401 and 2415 Amber Lane (APNS 224-240-13 and -14). The parcels are undeveloped, but Amber Lane along the frontage of the parcels has been improved with curb and gutter, with an asphalt roadway surface (20 feet in width). Amber Lane terminates with a cul-de-sac at the eastern side of the parcels.

PROJECT DESCRIPTION: The proposed project involves a grading permit to facilitate the construction of two single-family residential homes on the subject parcels totaling 1.75 acres. This environmental review is necessary because the parcels contain Sage Scrub-Chaparral habitat that would be impacted by the development. Therefore, mitigation measures are necessary to offset the removal of up to 0.86 acres of the habitat. The grading design includes a combination of cut and fill slopes, and retaining walls. The entire site would need to be cleared to provide appropriate fire clearance areas because the site is located within a Very High Fire Zone. Solid masonry fire walls would be constructed around the northern and eastern perimeter of the site. Grading includes approximately 3,110 cubic yards of cut, 584 cubic yards of fill and 2,526 cubic yards of export. The maximum vertical depth of cut is approximately 15.3 feet and depth of fill at 17 feet. Building plans for the homes have not yet been submitted, but are anticipated to be two-stories in height based on preliminary footprints shown on the grading plans. The Escondido Zoning Code allows for two-story homes up to 35 feet in height.

APPLICANT: Bounheuang Khamsyvoravong and Lily Khamsyvoravong (Servin Engineering)

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines, Ordinances and Regulations of the City of Escondido. The Initial Study and Draft Mitigated Negative Declaration are on file in the City of Escondido Planning Division and can be viewed on the City of Escondido web Site at: <http://www.escondido.org/planning.aspx>. Further information may be obtained by contacting Jay Paul at the Planning Division, telephone (760) 839-4537 or jpaul@escondido.org.

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

A handwritten signature in black ink, appearing to read "Bill Martin", written over a horizontal line.

Bill Martin
Assistant Director of Planning

Comments received on the Draft IS/MND

One written comment/letter to the City was received during the 20-day public review period on the Draft IS/MND. The letter did not raise issues regarding potential environmental impacts associated with the proposed project. A formal response is not required in accordance with CEQA guidelines. However, the issues raised concern an off-site concrete brow ditch that was impacted when the subject site was graded and Amber Lane extended as part of the grading permit for Parcel Map 84-29, along with on-going responsibility for maintenance of the on-site common landscape areas/slopes. The issues raised in the letter will be considered by the City Council as part of the adoption of the Final MND, and discussed in the City Council staff report.

Revision to the Draft IS/MND

City staff has made some revisions to the Draft IS/MND text to clarify specific sections and include related General Plan Policies related to visual resources. These changes to the text are indicated by ~~strikeout~~ (deleted text) and underlined (inserted text) markings in the Final IS/MND document. The revisions to the IS/MND do not rise to the level of requiring recirculation of the document because the document has not been substantially revised in accordance with Section 15073.5(c) of the CEQA guidelines.

PROJECT DESCRIPTION

The proposed project involves a grading permit to facilitate the construction of two single-family residential homes on the subject parcels (one home per parcel) totaling 1.75 acres. This environmental review is necessary because the parcels contain Sage Scrub-Chaparral habitat that would be impacted by the development. Therefore, mitigation measures are necessary to offset the removal of 0.86 acres of the habitat. The grading design includes a combination of cut and fill slopes, and retaining walls. The entire site would need to be cleared to provide appropriate fire clearance areas because the site is located within a Very High Fire Zone. Solid masonry fire walls would be constructed around the northern and eastern perimeter of the site. Grading includes approximately 3,110 cubic yards of cut, 584 cubic yards of fill and 2,526 cubic yards of export. The maximum vertical depth of cut is approximately 15.3 feet and depth of fill at approximately 17 feet. Building plans for the homes have not yet been submitted, but are anticipated to be two-stories in height based on preliminary footprints shown on the grading plans. The Escondido Zoning Code allows for two-story homes up to 35 feet in height.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

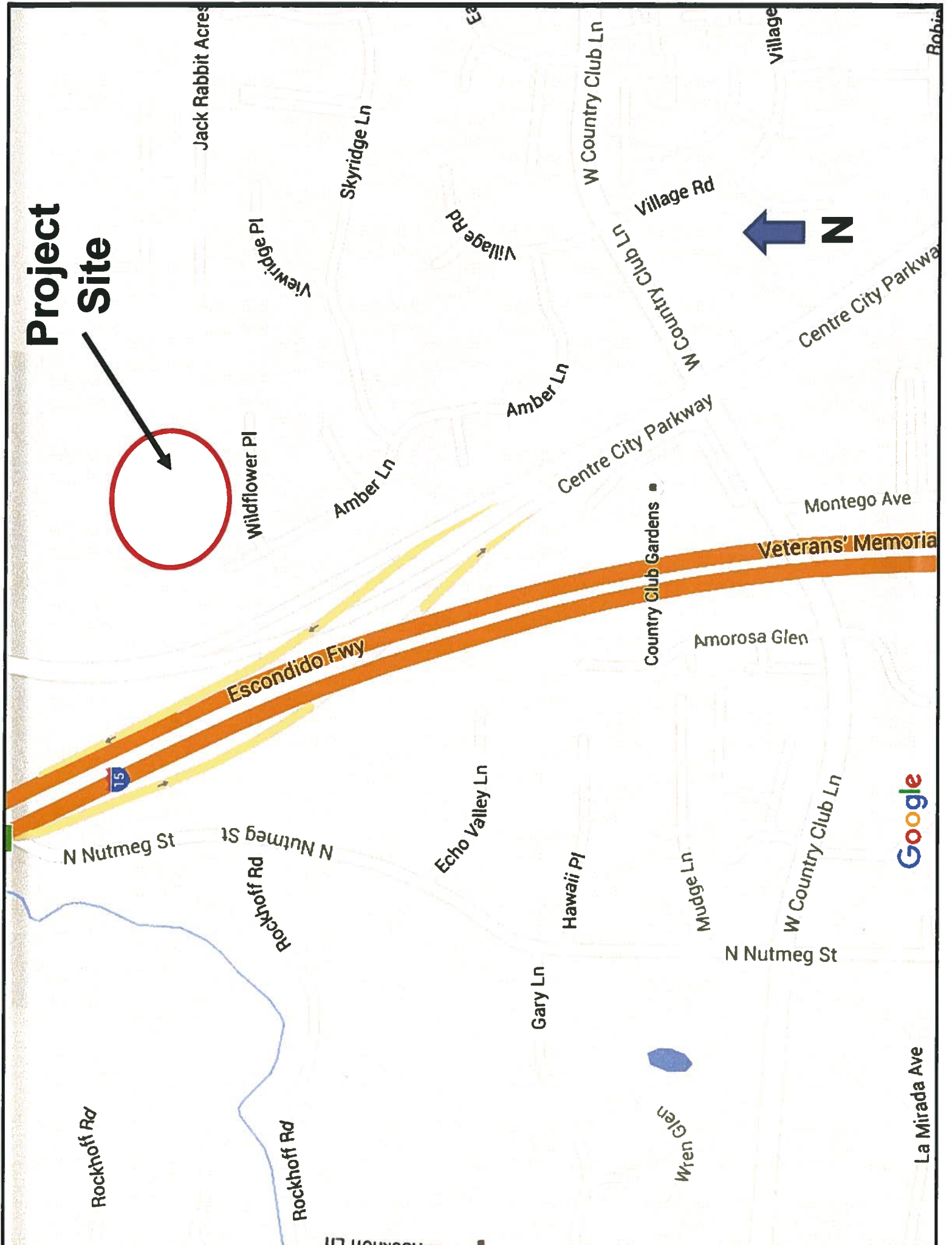
The two parcels (0.86 ac. and 0.89 ac.) are located towards the northern terminus of Amber Lane, north of Wildflower Place, east of Interstate 15 and Center City Parkway in the City of Escondido, County of San Diego, addressed as 2401 and 2415 Amber Lane (APNS 224-240-13 and -14). The parcels are undeveloped, but Amber Lane along the frontage of the parcels has been improved with curb and gutter, with an asphalt roadway surface (20 feet in width). Amber Lane terminates with a cul-de-sac at the eastern side of the parcels.

The General Plan land-use designation for subject site is Rural 2 with an underlying zoning designation of RE-80 (Residential Estate, 80,000 SF min. lot size). In general, the surrounding area is characterized as single-family residential and undeveloped hillsides with natural habitat. Single-family residential homes are located to the south at a lower elevation, undeveloped hillside area to the north, undeveloped natural area to the east, and undeveloped land on the west. Interstate 15 and Centre City Parkway are located to the west at a significantly lower elevation than the subject site. A variety of wireless communication facilities are located north of the site, and above ground water tanks to the northeast. The topography of the site ranges from approximately 958' along the northeastern property boundary, 919' towards the eastern terminus of the cul-de-sac, 942' towards the northwestern corner of the site, and 890' towards the southwestern corner of the site. The proposed pad elevations for the two homes would be situated at approximately 932' and 933'.

BACKGROUND

The two subject lots (Lots 2 and 3 of Map No. 16032) were created in 1990 with the recordation of Tentative Parcel Map ~~89-34~~ 84-29 (4-lot parcel map). A Vegetation Removal Permit (City File No. 2003-

Project Site





2401 and 2415 Amber Lane (APNs 22-240-13 and -14)

Lots 2 and 3 of PM 16032

Escondido TM 84-29





The original of this graphic was produced in color. Additional color copies may be obtained from the author.



Cummings and Associates Job Number 1705.35A 9 September 2014

[A1705-Fig-6.ppp]

**Cummings
and
Associates**

Site Photo: View of the Driveway and
Landscaped Bank South of the Driveway; Photo
Taken From the Western Parcel Facing East

The original of this graphic was produced in color. Additional color copies may be obtained from the author.



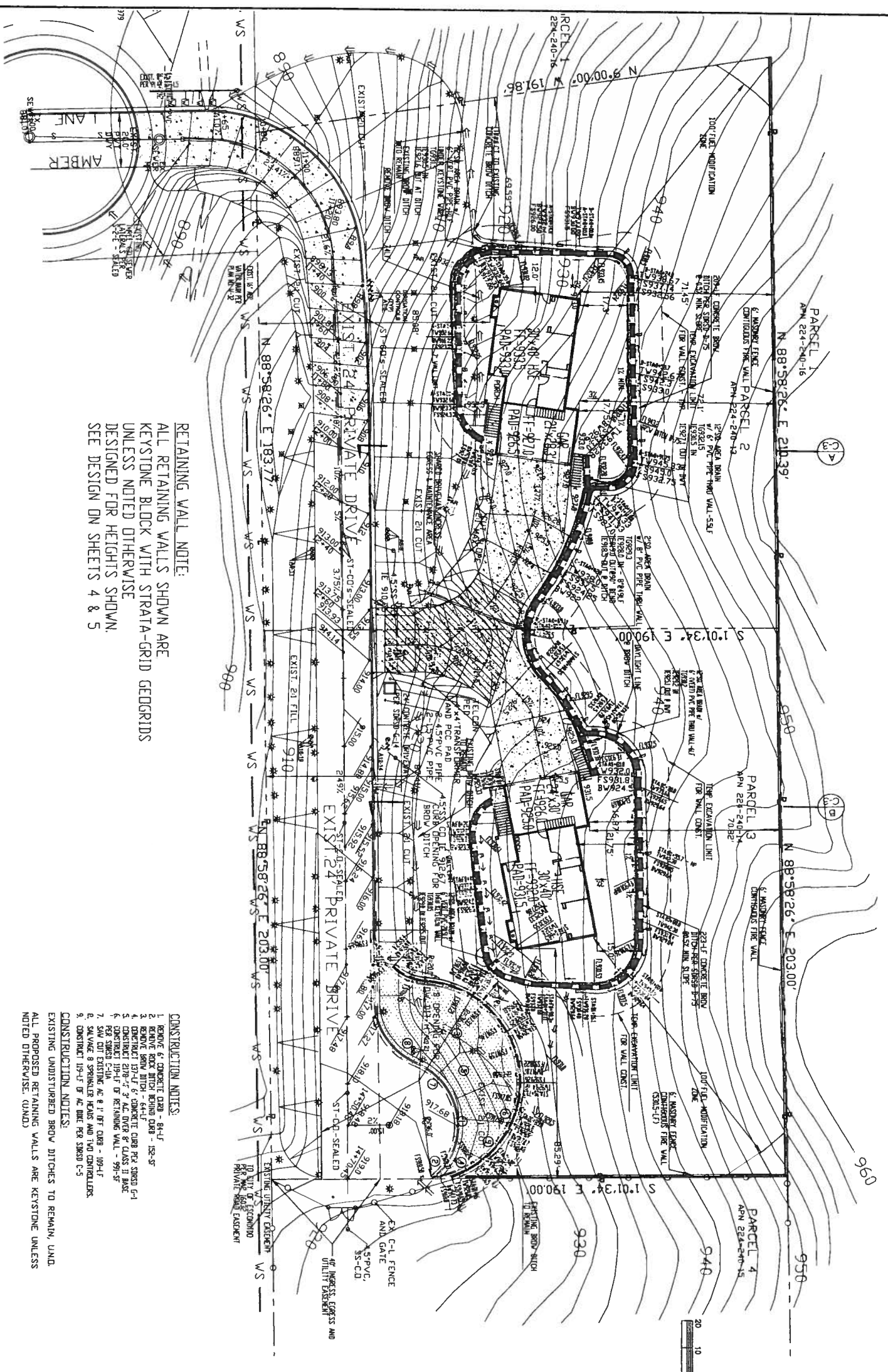
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[:\1705-Fig-6.ppp]

**Cummings
and
Associates**

Site Photo: View of the Driveway and
Landscaped Bank South of the Driveway; Photo
Taken From the Western Parcel Facing East

GRADING PLAN

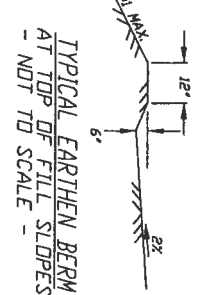
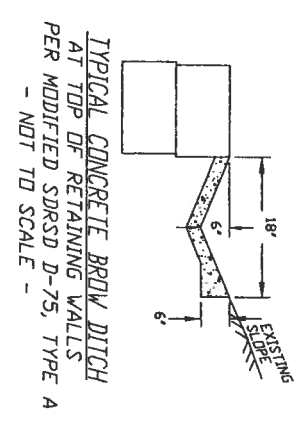
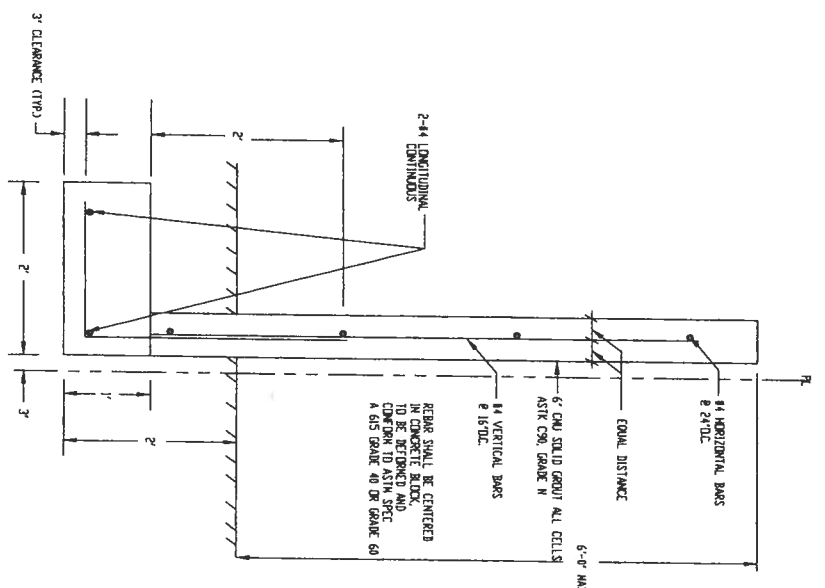


LOT LEGAL DESCRIPTION:
 PARCEL 3 PARCEL MAP NO. 16092, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 21, 1990, AS FILE NO. 90-150370 OF OFFICIAL RECORDS
 PARCEL 2 PARCEL MAP NO. 16092, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 21, 1990, AS FILE NO. 90-150370 OF OFFICIAL RECORDS
 40' PRIVATE ROAD EASEMENT FOR INGRESS, EGRESS, AND ALL UTILITIES ABOVE DESCRIPTIONS PER PM 16032

RETAINING WALL NOTE:
 ALL RETAINING WALLS SHOWN ARE KEYSTONE BLOCK WITH STRATIA-GRID GEOTERRIDS UNLESS NOTED OTHERWISE DESIGNED FOR HEIGHTS SHOWN. SEE DESIGN ON SHEETS 4 & 5

CONSTRUCTION NOTES:

1. REMOVE 6" CONCRETE BERM 6'-4 1/2'
 2. REMOVE EXISTING BRICK CONCRETE 152'-5"
 3. REMOVE BRICK DITCH - 6'-4 1/2'
 4. CONSTRUCT 13'-1 1/2' 6" CONCRETE CURB PER SCHED C-1
 5. CONSTRUCT 21'-7" 3" AC. OVER 8" CLASS II BASE
 6. CONSTRUCT 19'-1 1/2' 6" RETAINING WALL - 99'-5"
 7. SAW CUT EXISTING AC 8" 1" OF CURB - 109'-4"
 8. SALVAGE 8 SPRINKLER HEADS AND TWO CONTROLLERS
 9. CONSTRUCT 19'-4 1/2" 3" AC. DUE PER SCHED C-5
- CONSTRUCTION NOTES:**
 EXISTING UNDISTURBED BROU DITCHES TO REMAIN, UNAD. ALL PROPOSED RETAINING WALLS ARE KEYSTONE UNLESS NOTED OTHERWISE. (UNAD)



TYPICAL CONCRETE BROU DITCH AT TOP OF RETAINING WALLS PER MODIFIED SDRSD D-75, TYPE A - NOT TO SCALE -

TYPICAL EARTHEN BERM AT TOP OF FILL SLOPES - NOT TO SCALE -



RECORD DRAWING

DESIGNED BY: NICK SERVIN
 DRAWN BY: T.J.H.
 CHECKED BY: N.S.S.
 DATE: R.C.E. NO. 33338

DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION
 2401 & 2415 AMBER LANE



PROJECT NO. ENG07-0043
 DRAWING NO. GP2033
 SHEET 2 OF 8

CONSTRUCTION RECORD

Contractor	By	Date

REFERENCES

Date	By	App'd	Date

REVISIONS

Date	By	App'd	Date

EARTHWORK QUANTITIES

CUT:	3,110	C.Y.
FILL:	584	C.Y.
BLANCE:	2,526	C.Y.

SCALE

Office	Field
Horizontal	Vertical

DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION

Drawn By	Checked By
T.J.H.	N.S.S.

PROJECT INFORMATION

Drawn No.	Sheet
GP2033	2 of 8

02-VRP) in conjunction with a 4(d) Habitat Loss Permit were approved in 2003 to allow the removal of 0.17 acres of unoccupied sage scrub habitat to facilitate the construction of the approximately 400-foot-long, 40-foot-wide private access driveway (extension of Amber Lane) to support the future development of the subject lots. The VRP also include on-site cut slopes associated with the roadway/driveway improvement. Mitigation Measures for the removal of the habitat consisted of the purchase of 0.17 acres (1:1 ratio) City of Escondido Daley Ranch Conservation Bank Credits. The 4(d) Habitat Loss Permit process no longer is in effect.

Responsibility Agency Permit Approvals

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

Anticipated Public Hearings

There are no discretionary permits associated with this project, and no public hearings are required. Public noticing is required for the Notice of Intent to Adopt the Draft Mitigated Negative Declaration. The proposed project is tentatively scheduled for City Council consideration and adoption in March 2016.

I. AESTHETICS

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

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

Resource Conservation Element Goal 3

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

Visual Resource Policy 3.5

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

Slopes Greater than 15 Percent

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

The project would be clustered (siting of development pads) in a manner that is consistent with the existing Escondido General Plan (City of Escondido 2012), as well as recorded Parcel Map 89-34. The project site is located towards the lower portion of a south facing hillside visible from adjacent Interstate 15 and Centre City Parkway. Because the project would be situated towards the lower portion of a hillside area, with single-family residential development located immediately south of the site, the project area offers limited opportunity for expansive views of important visual resources recognized by the City as scenic corridors, geographically extensive scenic viewsheds, ridgelines, unique landforms, or visual gateways. Several wireless communication facilities have been developed towards the peak of the hill north of the subject site. The upper (northern) hillside area generally is covered with native vegetation, with ornamental vegetation and mature trees located towards the lower (southern) area of the hillside. Exposed rocky hillside area generally faces towards the west along Centre City Parkway. There are no state scenic highways located near the project area. Although the hillside is prominent topographical feature located along Interstate 15, is not identified as a significant visual resource or ridgeline identified in the General Plan Resource Conservation Element.

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

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

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

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

II. AGRICULTURE RESOURCES

Significance Criteria and Impact Analysis

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

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*
- d. *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))?*
- e. *Result in the loss of forest land or conversion of forest land to non-forest use?*
- f. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

No Impact - The subject parcels are 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 AAQS 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 CAA for areas that are out of attainment of air quality standards.

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

The proposed project would not significantly increase traffic volumes on local streets and intersections as the result of two 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 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 relates to freeways. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

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

IV. BIOLOGICAL RESOURCES

Significance Criteria and Impact Analysis

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

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

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

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

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

The assessment indicated that roughly half (approximately 0.86-acres) of the 1.7-acre project site is occupied by Diegan Sage Scrub-Chaparral habitat. It is unique habitat in that it contains both Sage Scrub and Chaparral elements. The remaining 0.84-acres include an existing paved, private driveway and associated horticultural plantings on the manufactured cut and fill slopes. Patches within the Diegan Sage-Scrub Chaparral habitat that contain large non-native Acacia trees, and that were immediately adjacent to the brow ditch at the top of the manufacture slope, were also included in this developed area. The driveway, brow ditch and manufacture slopes were legally constructed, and the underlying Sage Scrub mitigated for under Escondido Vegetation Removal Permit (2003-02-VRP) in conformance with 4(d) Habitat Loss Permit. Mitigation for removal of the Sage Scrub habitat was at a ratio of 1:1. The 4(d) Habitat Loss Permit has since been phased out.

The assessment concluded that no sensitive plant species were observed. A federal protocol survey for the California Gnatcatcher was conducted, but none were found. However, one sensitive reptile species was observed, the Coastal Western Whiptail (*Aspidoscelis tigris stejnegeri*). The table below summarizes the acreage of each of the vegetation communities on-site, the acreage of anticipated impacts to these communities, and the proposed compensatory mitigation for their loss. A Fire Protection Plan (Firewise 2000) was prepared for the proposed project because the site is located within a Very High Fire area. In order to provide the necessary fuel modification zone and eliminate the need for off-site habitat impacts, six-foot-high, non-combustible walls are proposed along the northern and eastern property boundary to conform to Fire Department requirements. All fuel modification impacts to habitat will be contained on-site, thus minimizing impacts to native habitats.

Vegetative Community	Acreage	Acres Impacted On-Site	Acres Impacted Off-Site	Mitigation Ratio	Mitigation Required (acres)
Diegan Sage Scrub-Chaparral (Derived from Holland, 1986; Element Code 37G00)	0.86	0.86	None	1:1	0.86 (1:1) ratio
Urban/Developed ³ (Oberbauer, 1996; Element Code 12000)	0.84	0.84	None	None	None
Total	1.7	1.7	None	N/A	0.86-acres DSS- Chap

Impacts:

As proposed, the project will result in the loss of approximately 0.86-acres of Diegan Sage Scrub-Chaparral habitat located outside of the Focused Planning Area that is not currently occupied by the California Gnatcatcher; and the loss of a small population of Coastal Western Whiptail (*Aspidoscelis tigris stejnegeri*). Therefore, the following mitigation would be required:

Mitigation Measures:

- B1.:** Prior to grading or any site clearing activities (including approval of the grading plan), the purchase of 0.9 acres of mitigation credits (0.86 rounded up to the nearest tenth of an acre) of Chaparral and unoccupied Sage Scrub habitat is required at City of Escondido Daley Ranch Conservation Bank or other appropriate conservation bank).
- B2.:** The Coastal Western Whiptail is on the California Department of Fish and Wildlife's Special Animal List (CDFW, 2014d). It holds no status under the federal Endangered Species Act or the California Endangered Species Act. Only one individual was noted on-site during the field visits. The loss of a small population of Coastal Western Whiptails is considered mitigated through the purchase of mitigation credits at the Daley Ranch, or other appropriate conservation bank; and
- B3.:** Bird species protected under the Migratory Bird Treaty Act (MBTA) were observed on-site. As such, vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than ten calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of active nests until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dBA Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dBA Leq, which will reduce the impact to below a level of significance.

MHCP – The subject site falls within the Multiple Habitat Conservation Program (MHCP). Under the City of Escondido's Draft MHCP Subarea Plan, the subject property is located outside of the proposed preserved lands, called the Focused Planning Area (FPA). The site is identified as "Natural Habitats" outside the FPA, and is situated between a softline FPA immediately to the north identified as 90% conservation, residential development immediately to the south, and Interstate 15 on the west. Therefore, the property does not act as a connection between habitats. The project site is not identified as a core biological resource area targeted for conservation, and is not identified as a local or regional wildlife corridor in the MHCP. Due to the location of single-family residential development on the south, and Interstate 15 and Centre City Parkway on the west, the site does not function as a local or regional wildlife corridor. Therefore, development of the project site would not interfere or impede wildlife movement or nursery sites. There are no springs, seeps or definable federal or state jurisdictional wetlands within the bounds of the property, not are there any jurisdictional "Non-wetland Waters." The removal of any mature trees due to the project development would be replaced in accordance with the City's grading and landscape requirements. A previous biological Assessment Report was prepared in 2007 by RB Riggan and Associates to evaluate the 1.7-acre site. During the field investigation, no sensitive plant species were observed. A federal protocol survey for the California Gnatcatcher also was conducted, but none were found.

V. CULTURAL RESOURCES

Significance Criteria and Impact Analysis

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

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*
- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*
- d. *Disturb any human remains, including those interred outside of formal cemeteries?*

No Impact – Topographically, the site contains steep hillside area with an approximately 68-foot elevation gain from the lowest elevation towards the southwest corner to the highest elevation along the northern parcel boundary. The inclination of approximately 40% of the site ranges from 15% – 25%, and 45% of the site ranges from 25% to 35% slope. A portion of the site previously was disturbed from grading activities (cut slopes) to develop the existing Amber Lane private access easement driveway for the project. There are no structures located on the site and the subject parcels have never supported any structures. No other potential historical resources occur on the project site and the project area does not appear to contain any significant geological features or indicators of significant cultural resources due to the steepness of the topography. However, there are some less prominent larger boulders and rock outcrops located on the site that are generally obscured by the vegetation on the site. Previous disturbance/grading along a portion of the subject parcels did not uncover any cultural resources. As such, no impact to cultural/historical resources is likely to occur as a result of the proposed. No human remains are anticipated to be discovered during project construction due to the lack of burial sites recorded on the site and steep topography of the property. In accordance with Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98, if any human remains are discovered, all work would be halted in the vicinity of the discovery, the appropriate authorities would be notified, and standard procedures for the respectful handling of human remains would be adhered to. Therefore, implementation of the proposed project would not result in a significant impact to these resources and no mitigation measures are required.

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

Tribal Cultural Resources – No Impact

In accordance with California State Assembly Bill AB 52, the City initiated government to government consultation with the three tribes that requested formal notification, Rincon Band of Luiseno Indians, the San Luis Rey Band of Mission Indians and the Soboba Band of Luiseno Indians through written notification of the proposed project activities. As required under AB 52, letters were sent to the tribes on July 21, 2015. The Soboba Band indicated in their letter dated August 4, 2015 that the Band did not have any specific concerns regarding known cultural resources in the specified area, but that appropriate consultation continue with between concerned tribes. A response was received by the Rincon Band of Luiseno Indians (dated July 24, 2015) indicating the project location is within the Luiseno Territory and also within Rincon's specific area of historic interest. The Rincon Band felt the project could have the potential for cultural resources, and recommended their interest in to provide monitoring of the site during grading activities. However, the Rincon Band did not request any further formal consultation. A response also was received from the San Luis Rey Band of Mission Indians (dated July 27, 2015) requesting formal consultation. The City met with representatives of the Band on two separate occasions. At the first meeting with City staff, representatives of the Band indicated they would visit the site to determine whether there would be any potential for cultural resources to be present given the steepness of the terrain, underlying soils types, and any cultural resources indicators that might be present during their survey. The San Luis Rey Band at the December 4, 2015 meeting with staff indicated that after their review of the project and survey of the site, they did not believe the subject lots have the potential to

impact any tribal cultural resources and that no mitigation or monitoring would be required. Therefore, consultation has been concluded in accordance with AB 52 and no Tribal Cultural monitoring or additional cultural measures would be required. All tribal correspondence is available for review in the Planning Division project file.

VI. GEOLOGY AND SOILS

Significance Criteria and Impact Analysis

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

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

Less than Significant Impact – The analysis provided in this section is based on the Escondido General Plan Update (2012), and a Soils Investigation (Allied Earth Technology, 2009, updated 2014). According to the Investigation, the site is underlain by Mesozoic granitic rocks, which were observed in the cut slope along the northern side of the existing private driveway. No groundwater was encountered in the exploratory trenches and no seepage was noted on the existing cut slopes along the northern side of the existing private driveway. The analysis indicated a low potential for liquefaction, landslide and expansion potential. Due to the depth of cut and granitic rock and refusal in the exploratory trenches at a depth of 5 feet below existing ground surface, the investigation indicated that depths exceeding five feet should be achieved with large excavation equipped with rippers. However, in order to reach the maximum depths of the cuts proposed, localized areas of indurated rocks may be encountered that could require use of pneumatic rammer or blasting to achieve finished grades. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy is required to be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido. All blasting also is subject to conformance with the City of Escondido Blasting Ordinance (Ord. 2013-13).

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

(Construction General Permit, State Water Resources Control Board [SWRCB]). Based on implementation of appropriate erosion and sediment control BMPs as part of, and in conformance with NPDES/City storm water requirements, potential erosion and sedimentation impacts from a proposed project would be avoided.

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

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

VII. GREENHOUSE GAS EMISSIONS

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

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

Less Than Significant – *The City of Escondido Greenhouse Gas Emissions Adopted CEQA Thresholds and Screening Tables* document provides guidelines on how to analyze GHG emissions and determine the significance of those emission during CEQA review of proposed projects within the City. Project that emits less than 2,500 MT 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 development's operations would generate GHG emissions from both area sources and mobile sources. Indirect source emissions associated with the proposed uses include electrical consumption, water and wastewater usage (transportation), and solid waste disposal. Mobile (direct) sources of air pollutants associated with the project would consist of motor vehicles trips to and from the site. Due to the short-term and phased nature and relatively low intensity of project construction, construction-related GHG emissions generated by this project are anticipated to be well below the screening level threshold of 2,500 MT 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 two 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 (religious and public assembly) do not have direct control over the types of vehicles or emission/fuel standards that would result from the proposed development. However, GHG emissions related to the project would be reduced by up to 36 percent by the year 2020 through a combination of compliance/implementation of state-wide and federal programs/regulations on vehicle engine and fuel technologies. Efforts to reduce transportation emissions by reducing vehicle miles traveled (VMT) on a regional level are anticipated to come from policies related to changes in future land use patterns and community design, as well as through improvements in public transportation. By reducing miles vehicles travel, vehicle emissions would be reduced. Because of the limited number of vehicle trips (12 trips per lot or 22 ADT, 1.76 a.m. peak trips and 2.2 p.m. peak trips) that would be produced by the project on the area circulation network, the project is not anticipated to increase local vehicle trip lengths sufficient enough to increase the average regional trip length, as defined in the CARB Business-As-Usual (BAU) 2020 Forecast used to develop the regulations to reduce vehicle GHG emissions. Therefore direct and indirect impacts on statewide, regional or area-wide vehicular GHGs

would not be considered significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Significance Criteria and Impact Analysis

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

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

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

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

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

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

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

The project does not include activities or structures that would impair implementation of, or physically

interfere with, an emergency response plan, or result in the closure 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. The Police and Fire Department indicated the proposed project would not impact service levels.

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

Less than Significant - The subject site is located within a very high fire area as indicated on the Fire Severity Map for Escondido and Escondido General Plan Community Protection Element (City of Escondido 2012). The subject lots are adjacent to native habitat area on the north, east and west. As a result, all of the on-site vegetation would be removed to provide for appropriate separation from the native habitat areas located off-site, and a six-foot-high perimeter masonry fire walls would be installed, as required by the Escondido Fire Department. Appropriate enhanced construction for the buildings also would be required, as determined by the Fire Department during review of the building plans. The proposed project would be consistent with Fire Protection Policies 2.14 – 2.17, which specifically pertain to wildland fire. These policies require site design, management practices, removal of overgrown vegetation and fire resistant landscaping to prevent wildfire. Therefore, impacts would be less than significant.

IX. HYDROLOGY AND WATER QUALITY

Significance Criteria and Impact Analysis

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

- a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?*
- b. Have potentially significant adverse impacts on ground water quality, including but not limited to, 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 and/or significant adverse environmental impacts?*
- e. Cause significant alteration of receiving water quality during or following construction?*
- f. Cause an increase of impervious surfaces and associated runoff?*
- g. 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?*
- h. Cause potentially significant adverse impact on ground water quality?*
- i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?*
- j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?*
- k. Otherwise substantially degrade water quality?*

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

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

- k. Create or exacerbate already existing environmentally sensitive areas?*
- l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?*
- m. Impact aquatic, wetland or riparian habitat?*

No Impact – Except for impacts to sage scrub-chaparral habitat as described in Section IV, Biological Resources, the proposed development would not affect any environmentally sensitive areas or aquatic/riparian/wetland habitats. The subject area proposed for development is outside the City of Escondido Focused Planning Areas as indicated on the MHCP maps. No conflicts with the provisions of the MHCP are expected.

- o. 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?*
- p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*
- q. 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?*
- r. Inundation by seiche, tsunami, or mudflow?*

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

X. LAND USE AND PLANNING

The City of Escondido General Plan designates the subject site as Rural 2 and is zoned RE-80 (Residential Estate, 80,000 SF min. lot size). The subject lots are not consistent with the minimum lot

size of the underlying zoning designation, but are considered legal non-conforming lots. The General Plan and underlying zoning allows for the development of one single-family residential home on each lot provided development is consistent with the development standards of the zone (i.e., setbacks, lot coverage, floor area ratio and building height).

Significance Criteria and Impact Analysis

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

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

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

XI. MINERAL RESOURCES

Significance Criteria and Impact Analysis

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

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

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

Therefore, construction of the project would not result in the loss of availability of a known mineral resource.

XII. NOISE

Significance Criteria and Impact Analysis

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

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

Less than Significant – Implementation of the project would have the potential to generate noise by increasing human activity throughout the project site. However, residential uses are not sources of substantial operational noise and the development of two 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 majority of the existing ambient noise within the project area primarily is generated from the traffic along the adjacent roadways (Interstate 15 and Centre City Parkway) located west of the project site. CEQA is intended to protect the existing environment from impacts that would result from the proposed project. CEQA does not consider impacts of the existing environment on a proposed land use to be significant. However, the City of Escondido has established noise compatibility standards for siting of new development. A significant land use compatibility impact would occur if the proposed project would expose new residences to noise levels in excess of the noise compatibility standards. Therefore, this potential noise-related land use impact is addressed in this analysis.

The project site is within the 65 dBA CNEL noise contour for I-15 for Year 2035 identified in the Escondido General Plan (City of Escondido 2012). The site is within direct line of sight of Interstate 15 travel lanes to the west and southwest, with no topographical features that buffer the site towards these areas. The existing hillside does buffer the site from roadway noise towards the northwest. Per Noise Policy 5.2 in the General Plan, 60 dB is the City's goal for single family residents in areas where outdoor use is a major consideration, such as back yards. Policy 5.2 acknowledges that such levels may not necessarily be achievable in all residential areas. The General Plan noise goal would require the development to construct appropriate noise attenuation features (such as noise walls/barriers) at an appropriate height to bring the outdoor noise level down to 60 dBA for the homes, to the extent feasible. In addition, because the project site is within a noise contour area of 65 dBA, the project would be required to submit an Interior Noise Analysis (INA) prior to the issuance of building permits for the homes to ensure that the homes are constructed to provide the appropriate construction features to conform to interior noise levels below an Ldn or CNEL of 45 dB in any room.

Noise Avoidance and Minimization Measures.

- N.1:** Prior to the issuance of building permits for the homes, the Applicant will be required to submit an interior noise analysis (INA) to ensure that the homes are constructed to provide the appropriate construction features to conform to interior noise levels below an Ldn or CNEL of 45 dB in any room.
- N.2:** Appropriate noise attenuation barrier(s) will need to be constructed, as may be required, to bring the noise level for rear yards of the lots down to 60 dBA, to the extent feasible. Any necessary

noise attenuation features will need to be identified on the building site plans/precise grading plans for the project.

Construction Noise

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

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

Construction of the proposed project would generate temporary groundborne vibration and groundborne noise caused by construction activities and equipment. The nearest sensitive receptor that would be subject to potential temporary noise impacts are the existing single-family residential homes located downslope on the south (Escondido Tract 363). The nearest residential structure is located approximately 90 feet from the proposed work area. Based on the Federal Transit Administration (FTA) groundborne vibration impact criteria, the project would not result in significant impacts to groundborne vibration due to the separation of the nearest home to the construction work area. Impacts related to large bulldozer use would be reduced to less than significance beyond 45 feet from the construction area and beyond 75 feet for use of a vibratory roller. In addition, compliance with the City's Noise Ordinance regarding limits on the hours of operation as indicated above ensure that construction related groundborne vibration impacts are less than significant.

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

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

XIV. POPULATION AND HOUSING

Significance Criteria and Impact Analysis

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

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

No Impact – The two subject lots were established with the recordation of TPM 89-34, and are designated for residential development in accordance with the Escondido General Plan. The existing access road to the site was previously installed along with the necessary infrastructure to support development of the lots. Therefore, the development and therefore 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 two single-family residences which would incrementally increase the population in the immediate area. These additional 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 existing vacant lots and adequate public facilities are available within the area to serve the project.

XV. PUBLIC SERVICES

Significance Criteria and Impact Analysis

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

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

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

IV. 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 supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

Less Than Significant - The Engineering Division indicated the development of two single-family homes would not create any adverse impacts to the adjacent street and intersections. The project is anticipated to generate 12 trips per lot/home or 22 Average Daily Trips (ADT). Amber Lane is a non-classified residential street and currently operates at an acceptable level of service (C or better). The proposed project would not conflict with any applicable plan, ordinance, or policy related to traffic/circulation and, therefore, impacts would be less than significant.

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

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

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

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

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

XVI. UTILITIES AND SERVICE SYSTEMS

Significance Criteria and Impact Analysis

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

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

- e. *result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.*
- f. *be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.*
- g. *comply with federal, state, and local statutes and regulations related to solid waste.*

No Impact

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

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

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

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

Summary of Mitigation Measures:

Biological Resources

- B1.:** Prior to grading or any site clearing activities (including approval of the grading plan), the purchase of 0.9 acres of mitigation credits (0.86 rounded up to the nearest tenth of an acre) of Chaparral and unoccupied Sage Scrub habitat is required at City of Escondido Daley Ranch Conservation Bank or other appropriate conservation bank).
- B2.:** The Coastal Western Whiptail is on the California Department of Fish and Wildlife's Special Animal List (CDFW, 2014d). It holds no status under the federal Endangered Species Act or the California Endangered Species Act. Only one individual was noted on-site during the field visits. The loss of a small population of Coastal Western Whiptails is considered mitigated through the purchase of mitigation credits at the Daley Ranch, or other appropriate conservation bank; and
- B3.:** Bird species protected under the Migratory Bird Treaty Act (MBTA) were observed on-site. As such, vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (February 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of active nests until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dBA Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dBA Leq, which will reduce the impact to below a level of significance.

Noise Avoidance and Minimization Measures.

- N.1:** Prior to the issuance of building permits for the homes, the Applicant will be required to submit an interior noise analysis (INA) to ensure that the homes are constructed to provide the appropriate construction features to conform to interior noise levels below an Ldn or CNEL of 45 dB in any room.
- N.2:** Appropriate noise attenuation barrier(s) will need to be constructed, as may be required, to bring the noise level for rear yards of the lots down to 60 dBA, to the extent feasible. Any necessary noise attenuation features will need to be identified on the building site plans/precise grading plans for the project.

MANDATORY FINDINGS OF SIGNIFICANCE

The project is not expected to have any significant impacts, either long-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly. The project will not degrade the quality of the environment for plant or animal communities since the project will not cause fish and wildlife populations to drop below self-sustaining levels nor reduce the number or restrict the range of endangered plants or animals. 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. Therefore, in staff's opinion, the proposed project would not have a significant individual or cumulative impact to the environment.

Materials Use in Preparation of this Analysis

Escondido General Plan Update and Final Environmental Impact Report (Escondido 2012)

Escondido Zoning Code and Land Use Maps

SANDAG Summary of Trip Generation Rates

Escondido Historic Sites Survey

City of Escondido

Public Works Department

Engineering Division

Traffic Division

Building Division

Fire Department

Police Department

Planning Division

FIRM maps (Flood Insurance Rate Maps)

Draft MHCP maps (Multiple Habitat Conservation Program)

County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List.

Escondido Drainage Master Plan (1995).

Escondido Water Master Plan (2000)

Escondido Wastewater Collection System Master Plan Update (Nov. 2005) and Wastewater Treatment and Disposal Facilities Capacity Study, Dec. 2006.

California Department of Conservation (CDC) 2008 Farmland Mapping and Monitoring Program (FMMP)

The California Air Pollution Control Officers Association (CAPCOA) guide to addressing greenhouse gas (GHG) emissions from projects subject to the California Environmental Quality Act (CEQA) 2008.

City of Escondido Climate Action Plan (2012)

Final Environmental Impact Report (EIR) for the Escondido General Plan Update and Climate Action Plan (2012).

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

Allied Earth Technology Soil Investigation, February 10, 2005, updated April 15, 2014.

Biological Assessment Report, prepared by Cummings and Associates, Sept. 10, 2014.

Federal Highway Administration 2008 (Roadway Construction Noise Model and Vibration Source Levels for Construction Equipment

EXHIBIT "A"

Mitigation Monitoring and Reporting Program (MMRP)

Amber Lane Residential Development

PROJECT NAME: Mitigated Negative Declaration for the Amber Lane 2 Lots

PROJECT DESCRIPTION: The project involves a grading permit to facilitate the construction of single-family residential homes on two separate parcels (one home on each parcel). This environmental review is necessary because the parcels contain Sage Scrub-Chaparral habitat that would be impacted by the development. Therefore, mitigation measures are necessary to offset the removal of 0.86 acres of the habitat. The grading design includes a combination of cut and fill slopes, and retaining walls. The entire site would need to be cleared to provide appropriate fire clearance areas because the site is located within a Very High Fire Zone. Solid masonry fire walls would be constructed around the northern and eastern perimeter of the site.

PROJECT LOCATION: City of Escondido, CA. The two parcels (0.86 ac. and 0.89 ac.) are located towards the northern terminus of Amber Lane, north of Wildflower Place, east of Interstate 15 and Center City Parkway, addressed as 2401 and 2415 Amber Lane (APNS 224-240-13 and -14).

APPLICANT/CONTACT PERSON: Jay Paul, Planning Dept.

PHONE NUMBER/Email: (760) 839-4537 jpaul@escondido.org

ASSOCIATED CASE NO.: ENV 15-0003

APPROVAL BODY/DATE: City Council, March 23, 2016

PROJECT MANAGER: Project Developer to be determined upon submittal of construction plans

Phase at which the Mitigation Measures are to be implemented

Prior to issuance of grading permit/site grading

Mitigation Measure	Description	Identification No. Location in Doc.	Responsibility for Implementation	Certified Initials/Date	Comments
Biological Resources					
BIO-1	Purchase 0.9 acres of mitigation credits (0.86 rounded up to the nearest tenth of an acre) of Chaparral and unoccupied Sage Scrub habitat at City of Escondido Daley Ranch Conservation Bank or other appropriate conservation bank).	BIO-1 Page 30 of MND	City of Escondido, Biologist, Project Manager		

EXHIBIT "A"

Mitigation Measure	Description	Identification No. Location in Doc.	Responsibility for Implementation	Certified Initials/Date	Comments
BIO-2	The Coastal Western Whiptail is on the California Department of Fish and Wildlife's Special Animal List (CDFW, 2014d). It holds no status under the federal Endangered Species Act or the California Endangered Species Act. Only one individual was noted on-site during the field visits. The loss of a small population of Coastal Western Whiptails is considered mitigated through the purchase of mitigation credits at the Daley Ranch, or other appropriate conservation bank; and	BIO-2 Page 30 of MND	City of Escondido, Biologist, Project Manger		
BIO-3 Nesting Season Avoidance	Bird species protected under the Migratory Bird Treaty Act (MBTA) were observed on-site. As such, vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (February 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of active nests until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dBA Equivalent Energy Level (Leq) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dBA Leq, which will reduce the impact to below a level of significance.	BIO-3 Page 30 of MND	City of Escondido; Biologist/ Restoration Ecologist, Project Manager		
Noise N-1 Noise Minimization Conformance with CBC	Prior to the issuance of building permits for the homes, the Applicant will be required to submit an interior noise analysis (INA) to ensure that the homes are constructed to provide the appropriate construction features to conform to interior noise levels below an Ldn or CNEL of 45 dB in any room.	N-1 Page 37 of MND	City of Escondido, Project Engineer, Project Manager, Archaeologist/ Principal Investigator		

EXHIBIT "A"

Mitigation Measure	Description	Identification No. Location in Doc.	Responsibility for Implementation	Certified Initials/Date	Comments
N-2 Noise Minimization - Avoidance	Appropriate noise attenuation barrier(s) will need to be constructed, as may be required, to bring the noise level for rear yards of the lots down to 60 dBA, to the extent feasible. Any necessary noise attenuation features will need to be identified on the building site plans/precise grading plans for the project.	N-2 Page 37 of MND	City of Escondido, Project Engineer, Project Manager, Archaeologist		

CODE COMPLIANCE

Ongoing monitoring to ensure compliance with all mitigation measures, operational requirements, standards, codes and regulations.	City of Escondido Utilities-Environmental Programs City of Escondido Public Work Department
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