

# California Environmental Quality Act (CEQA) Findings Regarding Significant Effects for the North Iris Residential Project

SCH #2021060702

City File Nos. PHG20-0032, PL21-0126, PL21-0127, PL21-0128, PL20-0738, PL20-0739

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The City of Escondido has prepared an Environmental Impact Report (EIR) for the proposed North Iris Residential Project (Project) in compliance with the California Environmental Quality Act (CEQA; Public Resources Code Section 21000 *et seq.*) and the State CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq.* as amended).

## Final EIR Evaluation

The Final EIR evaluated potentially significant effects for the following environmental areas of potential concern: 1) Aesthetics; 2) Air Quality; 3) Biological Resources; 4) Cultural Resources and Tribal Cultural Resources; 5) Energy; 6) Geology and Soils; 7) Greenhouse Gas; 8) Hazards and Hazardous Materials; 9) Hydrology and Water Quality; 10) Land Use and Planning; 11) Noise; 12) Population and Housing; 13) Public Services; 14) Recreation; 15) Transportation; and 16) Utilities and Service Systems. The issue areas of Agriculture/Forestry Resources, Mineral Resources, and Wildfire were analyzed during the scoping process for the EIR and were determined to have no impact or less than significant impacts.

The Final EIR identified potentially significant environmental effects related to Biological Resources (sensitive species/nesting birds, sensitive habitat, jurisdictional areas and protected oak trees); Cultural Resources and Tribal Cultural Resources (unknown cultural resources and human remains during project grading); Geology and Soils (paleontological resources), Hazards and Hazardous Materials (hazardous release of asbestos containing materials or lead and potentially contaminated fill materials); Noise (rock drill noise during construction); and Transportation (vehicle miles traveled).

Public Resources Code Section 21081 and CEQA Guidelines Section 15091 require that the City of Escondido, as lead agency for this Project, prepare written findings for any identified significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings under CEQA and the CEQA Guidelines are:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate, avoid or substantially lessen the significant effects on the environment.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the Final EIR.

After consideration of an EIR, the lead agency may decide whether or how to approve or carry out the Project. Pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1) of the Guidelines, the City finds that for each of the significant effects identified in the

Final EIR, changes or alterations (mitigation measures) have been required in, or incorporated into, the Project which will avoid or substantially lessen each of the significant environmental effects identified in the Final EIR. The significant effects (impacts) and mitigation measures are stated fully in the Final EIR. The rationale for this finding for each impact is discussed below.

The official custodian of the documents and other materials that constitute the record of proceedings is:

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

Copies of all these documents, which constitute the record of proceedings upon which the City's decision is based, are, and at all relevant times have been, available upon request at the offices of the City, the custodian for such documents.

### **Project Description**

The applicant is proposing to develop 102 multi-family residential units and associated common and private open space on an approximate 7.7-acre site, located at 2039, 2047, 2085 and 2089 North Iris Lane in the City of Escondido, Assessor's Parcel Numbers (APNs, 224-310-05, 224-310-06, 224-310-07, 224-310-08 and 224-310-20).

The Project is requesting the following discretionary approvals:

- Annexation/Reorganization from the County of San Diego into the City of Escondido
- General Plan Amendment from Suburban (up to 3.3 du/acre) to Urban 3 (up to 18 du/acre)
- Prezone/Rezone to Planned Development-Residential – No existing Zoning to Residential (PD-R 14.6) with a density of 14.6 units/acre (net acreage).
- Master and Precise Development Plan in accordance with Escondido Municipal Code, Chapter 33 – Zoning, Article 19. Planned Development (P-D Zone).
- Tentative Subdivision Map approval for the creation of one lot air-space units on the project site.

### **Project Objectives**

The City identified project objectives to develop a reasonable range of alternatives to analyze within the Final EIR. The objectives for the Project are:

- 1) Develop a workforce housing community by providing a range of unit types, sizes, and bedroom numbers thereby accommodating a range of affordability for a full spectrum of family demographics to contribute to the growing housing needs of the region.
- 2) To the extent possible given the site constraints, provide housing to Escondido using the Urban III land use classification which provides for up to 18 units per acre.
- 3) Create high-quality recreational open space opportunities for the residents of all ages to enjoy thereby fostering a healthy community environment.

- 4) Design a multi-family community with private open space areas for units where families can gather and enjoy healthy indoor-outdoor living.
- 5) Annex the project to the City of Escondido which provides quality infrastructure, public services, and facilities necessary to serve the development.

These objectives have been considered in preparing the findings discussed below.

## **Section 1. Findings Regarding Certification of Final EIR**

Pursuant to CEQA and the Guidelines, the City Council of the City of Escondido as the lead agency under CEQA is responsible for certification of the EIR and therefore makes the following findings:

1. The City Council has reviewed and considered the information in the Final EIR, which has been completed in compliance with CEQA;
2. The Final EIR reflects the City's, as lead agency, independent judgment and analysis; and,
3. The City Council adopts the Mitigation Monitoring and Reporting Program (Attachment A) to reduce or avoid the significant and mitigable impacts of the Project.

## **Section 2. Environmental Effects Found Not to be Significant**

Through Project scoping and the environmental analysis conducted for and included within the Final EIR, it was determined that the Project would not result in a potential significant effect on the environment with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Utilities and Service Systems, and Wildfire. A summary of the reasons for this determination can be found in Sections 3.1, 3.2, 3.5, 3.7, 3.9, 3.10, 3.12, 3.13, 3.14, 3.15, 3.16, and 4.3 of the Final EIR. No further findings are required for these subject areas.

## **Section 3. Environmental Effects Mitigated to Below a Level of Significance**

The following findings supported by substantial evidence in the record, including the Final EIR, and technical appendices, have been made for the significant environmental effects identified in the Final EIR related to Biological Resources, Cultural Resources and Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Transportation.

### **3.1 Biological Resources**

#### **3.1.1 Biological Resources Impacts**

The Project would result in potentially significant impacts related to species identified as a candidate, sensitive or special status species (nesting birds), sensitive habitats (disturbed wetland and non-native grassland), jurisdictional habitat, local policies/ordinances (mature and protected trees and infectious tree diseases) (Impacts BIO-1, BIO-2, BIO-3, BIO-4, and BIO-5).

#### **3.1.2 Biological Resources Mitigation Measures**

The Project includes mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP) that is to be adopted concurrently with these findings.

All biological resource impacts and mitigation measures are detailed in Attachment A at the end of this document. Mitigation measure MM-BIO-1 will mitigate Impact BIO-1 to below a level of significance. Mitigation measure MM-BIO-2 will mitigate Impact BIO-2 to below a level of significance. Mitigation measure MM-BIO-3 will mitigate Impact BIO-3 to below a level of significance. Mitigation measure MM-BIO-4 will mitigate Impact BIO-4 to below a level of significance. Mitigation measure MM-BIO-5 will mitigate Impact BIO-5 to below a level of significance.

In order to mitigate potential impacts to nesting birds, implementation of the following mitigation measures will be required:

- MM-BIO-1** Trimming, grubbing, and clearing of vegetation shall be avoided during the avian breeding season, which generally runs from February 15 to August 31 (as early as January 1 for some raptors) to the extent feasible. If trimming, grubbing, or clearing of vegetation is proposed to occur during the general avian breeding season, a pre-construction survey shall be conducted by a qualified biologist no more than seven days prior to vegetation clearing to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, trimming, grubbing, and clearing of vegetation shall be allowed to proceed. If active bird nests are confirmed to be present during the pre-construction survey, a buffer zone will be established by the biologist. Construction activities shall avoid any active nests until a qualified biologist has verified that the young have fledged, or the nest has otherwise become inactive.

In order to mitigate direct impacts to sensitive habitats, including disturbed wetland and non-native grassland, implementation of the following mitigation measure will be required:

- MM-BIO-2** Prior to impacts to any sensitive habitats (disturbed wetland and non-native grassland), the applicant shall purchase off-site mitigation credits at a mitigation bank approved by the City. Mitigation ratios shall be consistent with regional standards (i.e., the Escondido Draft Subarea Plan): non-native grassland minimum 0.5:1 and disturbed wetland minimum 1:1. The disturbed wetland mitigation shall consist of establishment/re-establishment mitigation to achieve regional no-net-loss standards for potential wetlands. Proof of mitigation purchase shall be provided to the City prior to issuance of the grading permit.

In order to mitigate impacts to potentially jurisdictional resources, implementation of the following mitigation measure will be required:

- MM-BIO-3** Prior to any project impacts to potentially jurisdictional resources, demonstration that regulatory permits from USACE, RWQCB, and CDFW have been issued or that no such permits are required shall be provided to the City. Permanent impacts to 0.05 acre of USACE/RWQCB jurisdictional non-wetland waters of the United States/State, 0.10 acre of CDFW jurisdictional habitat, and 0.02 acre of CDFW jurisdictional streambed shall be mitigated at a minimum 1:1 ratio through one or a combination of the following off-site options, unless otherwise required by the USACE, RWQCB, and/or CDFW during the regulatory permitting process:
- Purchase of establishment/re-establishment, rehabilitation, enhancement, and/or preservation credits from an off-site mitigation bank with a service area that overlaps the project and that is approved by the USACE, RWQCB, and CDFW, such as the San Luis Rey Mitigation Bank, and Brook Forest Conservation/Mitigation Bank; and/or

- Acquisition or use of other off-site mitigation lands in the region to include establishment/re-establishment, rehabilitation, enhancement, and/or preservation of USACE, RWQCB, and CDFW jurisdictional resources.

Mitigation for RWQCB-jurisdictional waters shall include a minimum 1:1 establishment/ reestablishment to ensure no-net-loss. Final mitigation requirements shall be determined during the permitting process in coordination with the USACE, RWQCB, and CDFW, as appropriate.

In order to mitigate potential impacts to mature and protected trees, implementation of the following mitigation measure will be required:

- MM-BIO-4** The project applicant shall replace impacted mature trees at a minimum 1:1 ratio, unless otherwise determined by the City. The project applicant shall replace protected trees at a minimum 2:1 ratio, unless otherwise determined by the City. The number, size, and species of replacement trees shall be determined on a case-by-case basis by the City's Director of Community Development. This condition can be satisfied on-site if the project's landscape plans include the appropriate number of oak trees and other tree species.

In order to mitigate potential impacts related to infectious tree diseases, implementation of the following mitigation measure will be required:

- MM-BIO-5** The project applicant shall prepare an infectious tree disease management plan for the project. This plan should include a description of how the infectious tree disease management plan will be implemented. All trees that would be removed by the project should be inspected for contagious tree diseases including, but not limited to, thousand canker fungus (*Geosmithia morbida*), polyphagous shot hole borer (*Euwallacea spp.*), and goldspotted oak borer (*Agrilus auroguttatus*). To avoid the spread of infectious tree diseases, diseased trees should not be transported from the project site without first being treated using best available management practices relevant for each tree disease observed.

### 3.1.3 Finding

Changes or alterations have been required in, or incorporated into, the Project as mitigation measures MM-BIO-1 through MM-BIO-5, which are feasible, and would mitigate, avoid or substantially lessen the significant environmental effects as identified in the Final EIR to species identified as a candidate, sensitive or special status species sensitive or special status species (nesting birds), sensitive habitats (disturbed wetland and non-native grassland), jurisdictional habitat, local policies/ordinances (mature and protected trees and infectious tree diseases) (Impacts BIO-1, BIO-2, BIO-3, BIO-4, and BIO-5).

### 3.1.4 Facts in Support of Finding

Based on the presence of suitable avian nesting habitat, implementation of the Project could result in potentially significant impacts to nesting birds that are afforded protection under the Migratory Bird Treaty Act (MBTA) (see MM-BIO-1). Mitigation Measure MM-BIO-1 requires a preconstruction survey if trimming, grubbing, or clearing of vegetation is proposed during the nesting season. If nesting birds

are found, avoidance measures would be implemented to minimize impacts. With the implementation of MM-BIO-1, direct impacts on nesting birds would be less than significant.

The Project would result in direct and permanent impacts to sensitive habitats, including disturbed wetland and non-native grassland. Mitigation Measure MM-BIO-2 would reduce this impact to below a level of significance through purchase of off-site mitigation credits from an approved mitigation bank at a 0.5:1 minimum ratio for non-native grassland and 1:1 ratio for disturbed wetland. The disturbed wetland mitigation shall consist of establishment/re-establishment mitigation to achieve regional no-net-loss standards for potential wetlands. Proof of mitigation purchase shall be provided to the City prior to issuance of the grading permit.

The Project could result in potentially significant impacts to U.S Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) jurisdictional resources. Mitigation Measure MM-BIO-3 includes minimum standard ratios consistent with those typically required by the Resource Agencies; thus, would fully compensate the loss and reduce impacts to below a level of significance. With the implementation of mitigation measure MM-BIO-3, impacts to potentially jurisdictional resources would be less than significant. Notification for securing necessary regulatory permits prior to impacts would be required for the Project per MM-BIO-3. If the potential wetlands or waters of the U.S. are ruled jurisdictional by the Resource Agencies, the anticipated permits would be a 404 permit from the USACE, 401 Certification from the RWQCB, and a 1602 agreement from CDFW. Final permit requirements would be determined through consultation with the Resource Agencies.

Project impacts to mature and/or protected trees would be mitigated with the implementation of mitigation measure MM-BIO-4, which requires that a vegetation removal permit and appropriate standards for the replacement of vegetation approved for removal be followed, and mature and/or protected tree preservation or replacement would occur. With the implementation MM-BIO-4, impacts to mature and/or protected trees would be reduced to below a level of significance.

Additionally, the removal of trees has the potential to result in the spread of tree insect pests and disease into areas not currently exposed to these stressors. This would be mitigated with the implementation of mitigation measure MM-BIO-5. This mitigation measures requires the preparation and implementation of an infectious tree disease management plan for the Project.

With the incorporation of the above mitigation measures, significant environmental effects to biological resources would be less than significant.

### **3.2 Cultural Resources and Tribal Cultural Resources**

#### **3.2.1 Cultural Resources/Tribal Cultural Resources Impacts**

The Project would result in potentially significant impacts related to unidentified archaeological and Tribal resources (Impact CR-1), and potential disturbance of human remains (Impact CR-2).

#### **3.2.2 Cultural Resources/Tribal Cultural Resources Mitigation Measures**

The Project includes mitigation measures in the MMRP that is to be adopted concurrently with these findings.

All cultural resources impacts and mitigation measures are detailed in Attachment A at the end of this document. Mitigation measures MM-CR-1 through MM-CR-10 will mitigate Impact CR-1 (potential

impact to unidentified cultural and Tribal resources) to below a level of significance. MM-CR-8 will also mitigate Impact CR-2 (potential impact to human remains) to below a level of significance.

In order to mitigate potential impacts to unidentified subsurface archaeological and historical resources, implementation of the following mitigation measures will be required:

**MM-CR-1** Prior to the issuance of a grading permit, the Applicant shall enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a Pre-Excavation Agreement) with a tribe that is traditionally and culturally affiliated with the Project Location (“TCA Tribe”). The purposes of the agreement are (1) to provide the Applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the Project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities. The agreement shall incorporate, at a minimum, the performance criteria and standards, protocols, and procedures set forth in mitigation measures MM-CR-2 through MM-CR-10, and the following information:

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



- MM-CR-2** Prior to issuance of a grading permit, the Applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the Project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
- MM-CR-3** The qualified archaeologist and a Native American monitor shall attend all applicable pre-construction meetings with the General Contractor and/or associated subcontractors to explain and coordinate the requirements of the monitoring program.
- MM-CR-4** During the initial grubbing, site grading, excavation or disturbance of the ground surface (including both on- and off-site improvement areas), the qualified archaeologist and the Native American monitor shall be present full-time. If the full-time monitoring reveals that the topsoil throughout the Project impact area (both on and off-site) has been previously removed during the development of the roads and buildings within the Project area, then a decrease of monitoring to part-time monitoring or the termination of monitoring can be implemented, as deemed appropriate by the qualified archaeologist in consultation with the Native American monitor. The frequency of subsequent monitoring shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring considering these factors. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits (i.e., soil conditions are comprised solely of fill or granitic bedrock).
- MM-CR-5** In the event that previously unidentified tribal cultural resources are discovered, all work must halt within a 100-foot radius of the discovery. The qualified archaeologist and the Native American monitor shall evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The qualified archaeologist and Native American Monitor shall consider the criteria identified by California Public Resources Code sections 21083.2(g) and 21074, and CEQA Guidelines sections 15064 and 15064.5(c) in determining the significance of a discovered resource. If the professional archaeologist and Native American monitor determine that the find does not represent a culturally significant resource, work may resume immediately, and no agency notifications are required. Isolates and clearly non-significant deposits shall be documented in the field and collected and monitored grading can immediately proceed. All unearthed archaeological resources or tribal cultural resources shall be collected, temporarily stored in a secure location, and repatriated for later reburial on the project site, pursuant to the terms of the Pre-Excavation Agreement.

**MM-CR-6**

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

**MM-CR-7**

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

**MM-CR-8**

As specified by California Health and Safety Code section 7050.5, if human remains are found on the Project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on site and in situ where they were discovered by a forensic

anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to a temporary off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (California Public Resources Code § 5097.98) for proper treatment and disposition in accordance with California Public Resources Code section 5097.98. The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the City does not agree with the recommendations of the MLD, the NAHC can mediate (California Public Resources Code § 5097.94). If no agreement is reached, the remains shall be kept in situ, or reburied in a secure location in close proximity to where they were found and where they will not be further disturbed (California Public Resources Code § 5097.98). Work may not resume within the no work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction. The analysis of the remains shall only occur on site in the presence of the MLD, unless the forensic anthropologist and the MLD agree to remove the remains to an off-site location for examination.

**MM-CR-9**

If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any cataloging of those resources. Moreover, if the qualified archaeologist does not collect the cultural resources that are unearthed during the ground-disturbing activities, the Native American monitor may, at their discretion, collect said resources for later reburial on the Project site or storage at a local curation facility. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe for reburial on the Project site. Should the TCA Tribe(s) decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

**MM-CR-10**

Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, that describes the results, analysis, and conclusions of the archaeological monitoring program and any data recovery program on the Project site, shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources. A copy of the final report will be submitted to the South Coastal Information Center after approval by the City.

### 3.2.3 Finding

Changes or alterations have been required in, or incorporated into, the Project as mitigation measures MM-CR-1 through MM-CR-10, which are feasible, and will mitigate, avoid or substantially lessen the significant environmental effects as identified in the Final EIR to archaeological and Tribal resources and human remains.

### 3.2.4 Facts in Support of Finding

Given the potential for unknown prehistoric cultural materials on the ground surface or buried within the Project site, implementation of the Project has the potential to result in impacts on buried archaeological resources. MM-CR-1 through MM-CR-4 provide for the presence of archaeological and Native American monitors during ground disturbing activities that would be able to identify any previously unidentified cultural resources, to prevent inadvertent disturbance of any intact cultural deposits that may be present. Should any resources be identified, implementation of MM-CR-5 through MM-CR-10 would ensure proper handling and treatment of such resources by providing for a proper evaluation to determine whether additional archaeological work is necessary. MM-CR-5 through MM-CR-10 provide additional protections for significant resources and describe the process for proper treatment and handling to ensure impacts are minimized. Implementation of MM-CR-1 through MM-CR-10 would reduce potential Project-level impacts to archaeological and tribal cultural resources to below a level of significance.

Potential impacts to human remains would be mitigated through implementation of MM-CR-8, which specifies that remains shall not be further disturbed until the San Diego County Coroner has determined origins of the remains and final treatment has been agreed to with input of Native American Tribes as necessary.

## 3.3 Geology and Soils

### 3.3.1 Geology and Soils Impacts

The Project would result in potentially significant impacts related to previously unknown paleontological resources (Impact GEO-1).

### 3.3.2 Geology and Soils Mitigation Measures

The Project includes a mitigation measure in the MMRP that is to be adopted concurrently with these findings.

The geology and soils impact (paleontological resources) and mitigation measure is detailed in Attachment A at the end of this document. Mitigation measure MM-GEO-1 will mitigate Impact GEO-1 (potential impact to previously unknown paleontological resources) to below a level of significance.

In order to mitigate potential impacts to paleontological resources, implementation of the following mitigation measure will be required:

- MM-GEO-1** Prior to project grading the project applicant shall retain a qualified paleontologist to review the proposed project area to determine the potential for paleontological resources to be encountered. If there is a potential for paleontological resources to occur, the paleontologist shall identify the area(s) where these resources are expected to be present, and a qualified

paleontological monitor shall be retained to monitor the initial cut in any areas that have the potential to contain paleontological resources.

### **3.3.3 Finding**

Changes or alterations have been required in, or incorporated into, the Project as mitigation measure MM-GEO-1, which is feasible, and will mitigate, avoid or substantially lessen the significant environmental effects as identified in the Final EIR to paleontological resources.

### **3.3.4 Facts in Support of Finding**

Due to the fact that Pleistocene old alluvial floodplain deposits have an unproven/undetermined sensitivity, there is a potential that the site could contain paleontological resources that could be disturbed during grading activities for the Project. Incorporation of MM-GEO-1 would require a paleontologist to identify areas where paleontological resources may be present and to monitor the initial cut in any areas that may have the potential to contain paleontological resources. Therefore, impacts to potentially unknown paleontological resources would be reduced to below a level of significance.

## **3.4 Hazards and Hazardous Materials**

### **3.4.1 Hazards and Hazardous Materials Impacts**

The Project would result in potentially significant impacts related to accidental release of asbestos-containing materials (ACM) and lead-based paint (LBP) (Impact HAZ-1) and potentially contaminated soils in undocumented fill (Impact HAZ-2).

### **3.4.2 Hazards and Hazardous Materials Mitigation Measures**

The Project includes mitigation measures in the MMRP that is to be adopted concurrently with these findings.

All hazards and hazardous materials are detailed in Attachment A at the end of this document. Mitigation measure MM-HAZ-1a and MM-HAA-1b will mitigate Impact HAZ-1 (asbestos-containing materials and lead-based paint) to below a level of significance. Mitigation measure MM-HAZ-2 will mitigate Impact HAZ-2 (potentially contaminated undocumented fill materials) to below a level of significance.

In order to mitigate potential impacts related to the accidental release of hazardous materials (asbestos- containing materials and lead-based paint), implementation of the following mitigation measures will be required:

**MM-HAZ-1a** Prior to demolition activities on the project site, the Applicant shall submit verification to the City of Escondido Building Department that an asbestos survey has been conducted on any buildings that are to be demolished or removed from the project site. If asbestos is found, the Applicant shall follow all procedural requirements and regulations of to properly abate and dispose of all on-site asbestos-containing materials before general demolition activities commence.

**MM-HAZ-1b** Prior to demolition activities on the project site, the Applicant shall submit verification to the City of Escondido Building Department that a lead-based paint

survey has been conducted at all existing buildings located on the project site. If lead-based paint is found, the applicant shall follow all OSHA procedural requirements and regulations for its proper removal and disposal before general demolition activities commence.

In order to mitigate potential impacts related to the potential for contaminated soils within undocumented fill on the project site, implementation of the following mitigation measure will be required:

**MM-HAZ-2** Prior to construction activities on the project site, the Applicant shall submit verification that the undocumented fill material placed in front of 2039 North Iris Lane has been removed or evaluated for the potential for contaminants. If contaminated, the soil must be removed and disposed of according to local and state regulations. If contaminated soil is identified, the applicant shall follow all procedural and regulatory requirements for its proper removal and disposal before general construction activities commence.

### **3.4.3 Finding**

Changes or alterations have been required in, or incorporated into, the Project as mitigation measures MM-HAZ-1a, MM-HAZ-1b and MM-HAZ-2, which are feasible, and will mitigate, avoid or substantially lessen the significant hazards and hazardous materials effects as identified in the Final EIR.

### **3.4.4 Facts in Support of Finding**

Improper removal of existing structures would have the potential to expose construction workers to a hazardous release of asbestos or lead. Implementation of mitigation measures MM-HAZ-1a and MM-HAZ-1b would reduce the potential for upset and accident conditions related to asbestos-containing materials and lead-based paint by requiring testing, and proper abatement prior to demolition. With implementation of mitigation measures MM-HAZ-1a and MM-HAZ-1b, impacts during Project construction would be reduced to below a level of significance.

While no stained or contaminated soil was observed on site, interviews with current property owners and occupants revealed that fill dirt had been brought onto the site from an off-site source. Because the source of undocumented materials is unknown, it is possible that it contains contaminated materials. Implementation of mitigation measure MM-HAZ-2 would ensure that the undocumented fill material was either removed or evaluated for potential contaminants. If contaminated soil is identified, the applicant shall follow all procedural and regulatory requirements for its proper removal and disposal before general construction activities commence. Therefore, with implementation of mitigation measure MM-HAZ-2, impacts related to hazardous materials on the Project site would be mitigated to a less-than significant levels

## **3.5 Noise**

### **3.5.1 Noise Impact**

The Project would result in a temporary increase in ambient noise levels due to rock drilling and blasting during construction (Impact N-1).

### **3.5.2 Noise Mitigation Measures**

The Project includes mitigation measures in the MMRP that is to be adopted concurrently with these findings.

All noise impacts and mitigation measures are detailed in Attachment A at the end of this document. Mitigation measure MM-N-1 will mitigate Impact N-1 (exterior noise levels related to rock drill) to below a level of significance.

To mitigate potential noise impacts related to rock-drilling, implementation of the following mitigation measure will be required:

- MM N-1** If rock drill staging occurs within 160 feet of any occupied noise sensitive land uses, sound levels could exceed 75 dBA at property lines. A noise mitigation plan based upon the location of the construction equipment, topography and construction schedule shall be prepared by an acoustical consultant. The noise mitigation plan shall identify measures to reduce sound levels to below 75 dBA. Such measures could include a temporary noise barrier along any property line where the impacts could occur. The proposed noise barrier shall be of solid non-gapping material to adequately reduce construction noise levels below the noise threshold of 75 dBA at the property lines. The noise mitigation plan shall determine the final height and location of a temporary barrier if one is necessary. The mitigation plan may also identify location and timing restrictions on drilling equipment usage. The mitigation plan shall be submitted to the City for review and approval prior to initiation of rock drill staging activities within 160 feet of any occupied noise sensitive land use.

### **3.5.3 Finding**

Changes or alterations have been required in, or incorporated into, the Project as mitigation measure MM-N-1, which is feasible, and will mitigate, avoid or substantially lessen the significant effects as identified in the Final EIR resulting from rock drilling noise.

### **3.5.4 Facts in Support of Finding**

Rock drilling and blasting will occur on an as-needed basis on site. In the event that the rock drill is staged within 160 feet of any occupied noise sensitive land use, sound levels could exceed 75 dBA at property lines. Implementation of mitigation measure MM-N-1 would reduce impacts to below a level of significant by requiring preparation and implementation of a mitigation plan that would reduce sound levels to below 75 dBA. Such measures could include a temporary noise barrier along any property line where the impacts could occur.

With incorporation of this mitigation measure, noise impacts related to Project implementation will be reduced to below a level of significance.

## **3.6 Transportation**

### **3.6.1 Transportation Impacts**

The Project's per capita vehicle miles traveled (VMT) would exceed the significance threshold of 15% below regional average (Impact TR-1).

### 3.6.2 Transportation Mitigation Measures

The Project includes mitigation measures in the MMRP that is to be adopted concurrently with these findings.

All transportation impacts and mitigation measures are detailed in Attachment A at the end of this document. Implementation of mitigation measures MM-TR-1a and MM-TR-1b would reduce impacts related to VMT (Impact TR-1) to below a level of significance.

In order to mitigate potential VMT impacts, implementation of the following mitigation measures will be required:

- |                 |   |
|-----------------|---|
| <b>MM-TR-1a</b> | The project shall implement CAPCOA reduction measure T-1 (Increase Residential Density).  |
| <b>MM-TR-1b</b> | The project applicant shall pay the City of Escondido \$67,500 for pedestrian improvements at the following five intersections to reduce VMT impacts: <ul style="list-style-type: none"><li>• Intersection of Centre City Pkwy at Iris Lane (Install high-visibility crosswalks on each leg (4 crosswalks) and install pedestrian countdown timers on each corner (4 countdown timers)).</li><li>• Intersection of El Norte at South Iris Lane (Install high-visibility crosswalks on each leg (4 crosswalks) and install pedestrian countdown timers on each corner (4 countdown timers)).</li><li>• Intersection of Broadway at Vista Ave (Install high-visibility crosswalks on each leg (4 crosswalks) and install pedestrian countdown timers on each corner (4 countdown timers)).</li><li>• Intersection of El Norte Parkway at Mountain View (Install pedestrian countdown timers on each corner (4 countdown timers)).</li><li>• Intersection of Country Club Lane at Broadway (Install high visibility crosswalk on north, south and east legs (3 crosswalks)).</li></ul> |

### 3.6.3 Finding

Changes or alterations have been required in, or incorporated into, the Project as mitigation measures MM-TR-1a and MM-TR-1b, which are feasible, and will mitigate, avoid or substantially lessen the significant transportation effects as identified in the Final EIR.

### 3.6.4 Facts in Support of Finding

VMT generated by the Project will be 97.3% of the regional mean. A VMT of 85 % of the regional mean is the threshold for significance. Therefore, the Project would have a significant VMT impact. Implementation of mitigation measure MM-TR-1a and MM-TR1b will reduce the impact to below a level of significance.

Mitigation measure MM-TR-1a is the implementation of CAPCOA VMT reduction measure T-1 (Increase Residential Density) as detailed in the CAPCOA GHG Handbook. CAPCOA VMT reduction measure T-1 is calculated based on the number of housing units per acre. The Project proposes a density of 13.2 dwelling units per acre. T-1 requirements state that this measure is most accurately quantified when



applied to larger developments and/or developments where the density is somewhat similar to the surrounding neighborhood. CAPCOA VMT reduction measure T-1 also defines key variables for residential density to use acres of developed land, not including streets, school sites, parks, and other undevelopable land. The SANDAG Master Geographic Reference Area (MGRA) density, with streets and other undevelopable land removed, results in a surrounding residential density of 10.6 dwelling units per acre as detailed in Appendix C of the traffic study (Appendix K of the EIR). The Project, which proposes 14.6 du/ac, (net acreage) is similar to the surrounding neighborhood density of 10.6 du/ac. Through application of this measure, Project VMT is reduced by 5.4%. The Project's VMT per capita after application of MM-TR-1a is 91.9%. Implementation of mitigation measure MM-TR-1b provides further VMT reductions.

The City has pedestrian VMT reductions that are based on CAPCOA's T-18 (Pedestrian Network Improvements). Providing sidewalks and an enhanced pedestrian networks encourages people to walk instead of driving. The City established a reduction of up to 60 VMT per improvements per intersection based on an estimated number of new walking trips resulting from improved pedestrian experience using the CAPCOA VMT reduction measures as a starting point. Mitigation measure MM-TR-1b requires the Project applicant to pay the City of Escondido \$67,500 for pedestrian improvements at five intersections. The improvements at the five intersections result in a reduction of 465 VMT. With implementation of the proposed mitigation measures (MM-TR-1a and MM-TR-1b), the final Project VMT is 84.4%, which is less than the 85<sup>th</sup> percentile regional mean and transportation-related VMT impacts would be reduced to below a level of significance.

In addition to the proposed VMT mitigation measures, the Project applicant proposes to implement Transportation Demand Management (TDM) strategies to further reduce single occupant vehicle use through promoting alternative modes of transportation. The following TDM plan will provide the means to disseminate information to residents to learn about and use alternative forms of transportation other than single occupancy vehicles. The following TDM elements (to be implemented by the developer at the time of product sales) will be provided during the sales phase and will be incorporated into the Project conditions of approval.

- Provide information about SANDAG's iCommute program to encourage carpooling.
- Provide information about maps, routes, and schedules for public transit.

The Project will also construct sidewalks along the Project frontage on North Iris Lane and the frontage on Robin Hill Lane.

## **Section 5. Findings Regarding Project Alternatives**

The CEQA Guidelines states that the "range of potential alternatives to the Project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects" (Section 15126[c]). The Final EIR evaluated a reasonable range of alternatives to the Project. These alternatives are:

- No Project/No Development Alternative
- No Project/ Existing Escondido General Plan Land Use Designation Alternative
- No Project/ Existing San Diego County General Plan Land Use Designation Alternative
- Reduced Footprint Alternative

When a lead agency has determined that, even after the adoption of all feasible mitigation measures, a project as proposed will still cause one or more significant environmental effects that cannot be substantially lessened or avoided, the agency, prior to approving the project as mitigated, must first determine whether, with respect to such impacts, there remain any project alternatives that are both environmentally superior and feasible within the meaning of CEQA. An alternative may be “infeasible” if it fails to achieve the most basic project objectives identified within the EIR.

Table 1 provides a qualitative comparison of each alternative’s conformance to the Project objectives.

Further, “feasibility” under CEQA encompasses the desirability of the project based on a reasonable balancing of relevant economic, environmental, social, or other considerations which make infeasible the Project alternatives identified in Section 3.0 of the Final EIR.

### **5.1 No Project/No Development Alternative**

CEQA requires a No Project Alternative to be addressed in an EIR. Under the No Project/No Development Alternative, the Project would not be implemented, and the Project site would remain undeveloped and in its current condition. No grading or construction would occur on the Project site under this alternative. The Project site is currently developed with four single family residences, sheds and storage areas, a paved driveway, a septic tank and a well. The southern portion of the project site is currently used as a horse pasture. Current access to the Project site is via two private driveways on North Iris Lane and one private driveway on Robin Hill Lane. Existing vegetation communities on the Project site include urban/developed, non-native grassland, disturbed habitat, and non-native vegetation. There is a small area (0.1 acre) of disturbed wetlands associated with a drainage that runs west-east in the southcentral portion of the Project site.

#### **Feasibility of Alternative**

Because the No Project/No Development Alternative would not develop any additional homes on the Project site, overall impacts would be less than with the Project or eliminated entirely. There are some benefits of the Project that would not be realized under this alternative, including stormwater infrastructure, provision of a net 98 residential units which contribute towards the City’s RHNA allocation, recreational amenities, roadway and pedestrian improvements, and undergrounding of SDG&E power poles. Under this alternative there would not be any payment of public facility fees for residential development which goes toward supporting variety of services and improvements in the City. Additionally, fee payment to improve pedestrian safety at five intersections and fair share fee payments towards the future widening of a segment of North Iris Lane would not be realized under this alternative. Finally, this alternative would not meet any of the project objectives (see Table 1).

The No Project/No Development Alternative was rejected in favor of the Project, because it does not meet any of the Project objectives.

### **5.2 No Project/ Existing Escondido General Plan Land Use Designation Alternative**

CEQA Guidelines Section 15126.6(e)(3), states that when the project is a revision of an existing land use plan, the no project alternative will be the continuation of the existing plan in the future. Under the No Project/Existing Escondido General Plan Land Use Alternative, the project site would be annexed into the City of Escondido and developed consistent with the existing Escondido General Plan Designation of Suburban (S). The Suburban (S) designation allows up to 3.3 dwelling units per acre and has a zoning requirement of R-1-10 or higher. Therefore, this alternative assumes up to 23 single-

family units would be developed on the approximately 6.98-acre (net) site. Under this alternative the Project would annex into the city and the existing on-site septic would be abandoned and removed during demolition. Future development would be served by the city for sewer service. It is assumed the entire site would be developed under this alternative, including demolition of the four existing structures on site to provide for a more orderly development of 23 single-family units. This alternative assumes that the same infrastructure improvements would be provided including stormwater infrastructure, roadway and pedestrian improvements, and undergrounding of SDG&E power poles. Vehicular trips under the No Project/Existing Escondido General Plan Land Use Alternative would be reduced by approximately 72% compared to the Project. This alternative would generate approximately 230 ADT (23 units X 10 ADT per unit) compared to the 816 ADT anticipated for the Project.

### **Feasibility of Alternative**

The No Project/Existing Escondido General Plan Land Use Alternative would result in a less intensive use on the Project site with 79 fewer residential units than the Project and 72% fewer ADT (230 ADT compared to 816 ADT). This results in a corresponding proportional decrease in air and greenhouse gas emissions and noise from vehicles compared to the Project. Footprint-specific impacts, such as those related to biological resources, cultural and tribal cultural resources, geology and soils, and hazards would be similar as the Project as the same amount of site area would be disturbed. This alternative would generate fewer students for EUSD and EUHSD and would reduce demand for public services (fire, police, recreation, libraries) and utilities (solid waste, water and sewer service) compared to the Project. The No Project/Existing Escondido General Plan Land Use Alternative would still have a significant VMT impact and mitigation would be required to reduce impact to below a level of significance. The No Project/Existing Escondido General Plan Land Use Alternative could meet two of the Project objectives (#3 and #5) but fails to meet three of the objectives (#1, #2, and #4) as shown in Table 1.

### **5.3 No Project/Existing San Diego County General Plan Land Use Alternative**

Under the No Project/Existing San Diego County General Plan Land Use Designation Alternative, the site would not annex into the City and would be developed in accordance with the County's General Plan designation on the site. The site is designated as Village Residential (VR-24) in the County's General Plan, which allows for up to 24 dwelling units per acre. This means the 6.98-acre (net) site could be developed with up to 167 units. Vehicular trips under the No Project/Existing San Diego County General Plan Designation Alternative would generate 1,002 ADT (167 X 6 ADT). This is an increase of 186 ADT compared to the Project (816 ADT). This represents a 23% increase in trip generation. Development on the site while remaining in the County would require an out-of-jurisdiction service agreement with the City of Escondido for sewer. Per Section 68.310 of the San Diego County Code of Regulatory Ordinances, onsite septic would not be permitted because the Project site is within 200 feet of a public sewer. Public sewer is located adjacent to the site within North Iris Road. However, in the past the City has not provided out-of-jurisdiction service agreements absent a health emergency and approval by the Local Agency Formation Commission (LAFCO).

### **Feasibility of Alternative**

The No Project/Existing San Diego County General Plan Land Use Alternative would result in higher density on the Project site, resulting in 65 more residential units and 23% more trip generation compared to the Project (1,002 ADT compared to 816 ADT). This results in a corresponding proportional increase in air and greenhouse gas emissions and noise from vehicles compared to the

Project. Footprint-specific impacts, such as those related to biological resources, cultural and tribal cultural resources, geology and soils, and hazards would be similar as the Project as the same amount of site area would be disturbed. This alternative would generate more students for EUSD and EUHSD and would increase demand for public services (fire, police, recreation, libraries) and utilities (solid waste, water and sewer service) compared to the Project. This alternative would result in a significant and unmitigated impact related to VMT. As shown in Table 1, this alternative would meet all but one of the Project objectives: annexation into the City of Escondido. As discussed above, development on the site while remaining in the County may be infeasible. Per Section 68.310 of the San Diego County Code of Regulatory Ordinances, onsite septic would not be permitted because the Project site is within 200 feet of a public sewer. Public sewer is located adjacent to the site within North Iris Road. Development on the site while remaining in the County would require an out-of-jurisdiction service agreement with the City of Escondido for sewer. Per Section 68.310 of the San Diego County Code of Regulatory Ordinances, onsite septic would not be permitted because the Project site is within 200 feet of a public sewer. Public sewer is located adjacent to the site within North Iris Road. However, in the past the City has not provided out-of-jurisdiction service agreements absent a health emergency and approval by LAFCO. The No Project/Existing San Diego County General Plan Land Use Alternative could meet three of the Project objectives (#1, #3 and #4) but fails to meet two of the objectives (#2 and #5) as shown in Table 1.

## **5.5 Reduced Footprint Alternative**

The Reduced Footprint Alternative was developed to avoid impacts to the wetland and channelized drainage area on the Project site and would also incorporate a 50-foot buffer from the wetlands. This would reduce impacts to biological resources/jurisdictional resources. Development would be focused in the northern and north-central portion of the Project site. This alternative would construct approximately 82 multifamily units. Annexation into the City would be required for this alternative. Vehicular trips under this alternative would be reduced compared to the Project. This alternative would generate 656 ADT. Compared to the Project, which generates 816 ADT, this alternative would reduce ADT by approximately 20%.

### **Feasibility of Alternative**

The Reduced Footprint Alternative would reduce the number of residential units constructed on the Project site by 20 units. This results in a corresponding decrease in vehicular trips by approximately 20% and a corresponding decrease in air and greenhouse gas emissions and noise from offsite traffic compared to the Project. Public services, utilities and service systems, and energy demands would also proportionally decrease. Footprint specific impacts, such as those related to biological resources, cultural and tribal cultural resources, geology and soils, and hazards would be less than the Project because less ground disturbing activity would be required. This alternative would also avoid impacts to wetland habitat and to jurisdictional wetlands and non-wetland waters. The amount of public facilities fees paid for residential development would be less than compared to the Project since fewer residential uses would be constructed. VMT-related transportation impacts would be significant and mitigation would be required to reduce the impact to below a level of significance. Similarly, the amount of school fees paid would be less under this alternative. Fee payment for improvements of pedestrian facilities at offsite intersections would still be required and a fair share payment towards the widening of a segment of North Iris Lane would still occur under this alternative.

Among the other alternatives, not including the Project, the Reduced Footprint Alternative is the environmentally superior alternative because it would provide a reduced level of impact in some

environmental analysis areas including air quality, greenhouse gas, noise, public services, recreation, and utilities/service systems. Additionally, footprint specific impacts, such as those related to cultural and tribal resources, biological resources, and geology and soils would be reduced compared to the Project, because less ground disturbing activities would be required. The Reduced Footprint Alternative would avoid the impacts to wetlands habitat and the jurisdictional wetlands and non-wetlands waters. Mitigation measures would still be required to mitigate impacts to biological resources, cultural resources, geology and soils hazards/hazardous materials, and transportation. The Reduced Footprint Alternative meets three objectives (#3, #4, and #5), partially meets one objective (#1) and fails to meet one objective (#2).

**Table 1. Summary of Project Objectives and Alternatives**

Objective	Proposed Project (102 Units)	No Project/No Development	No Project/ Existing Escondido General Plan Land Use Alternative (23 Units)	No Project/ Existing San Diego County General Plan Land Use Alternative (167 Units)	Reduced Footprint Alternative (82 Units)
1. Develop a workforce housing community by providing a range of unit types, sizes, and bedroom numbers thereby accommodating a range of affordability a full spectrum of family demographics to contribute to the growing housing needs of the region.	Meets objective	Does not meet this objective	Does not meet this objective	Meets objective	Partially Meets objective
2. To the extent possible given the site constraints, maximize the opportunity to provide housing to Escondido using the Urban III land use classification which provides for up to 18 units per acre.	Meets objective	Does not meet this objective	Does not meet this objective	Does not meet this objective	Does not meet this objective
3. Create high-quality recreational open space opportunities for the residents of all ages to enjoy thereby fostering a healthy community environment.	Meets objective	Does not meet this objective	Meets objective	Meets objective	Meets objective
4. Design a multi-family community with private open space areas for units where families can gather and enjoy healthy indoor-outdoor living.	Meets objective	Does not meet this objective	Does not meet this objective	Meets objective	Meets objective
5. Annex the project to the City of Escondido which provides quality infrastructure, public services, and facilities capable of serving the development.	Meets objective	Does not meet this objective	Meets objective	Does not meet this objective	Meets objective

## **Attachment A**

# **Mitigation Monitoring and Reporting Program**

### North Iris Residential Project Mitigation Monitoring and Reporting Program

Impact	Mitigation Measure	Action	Timing	Responsibility
<b>BIOLOGICAL RESOURCES</b>				
<p><b>BIO-1</b> The Project has the potential to impact avian species protected under the MBTA if tree removal, vegetation removal, or other construction activities occur during the nesting season.</p>	<p><b>MM-BIO-1</b> Trimming, grubbing, and clearing of vegetation shall be avoided during the avian breeding season, which generally runs from February 15 to August 31 (as early as January 1 for some raptors) to the extent feasible. If trimming, grubbing, or clearing of vegetation is proposed to occur during the general avian breeding season, a pre-construction survey shall be conducted by a qualified biologist no more than seven days prior to vegetation clearing to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, trimming, grubbing, and clearing of vegetation shall be allowed to proceed. If active bird nests are confirmed to be present during the pre-construction survey, a buffer zone will be established by the biologist. Construction activities shall avoid any active nests until a qualified biologist has verified that the young have fledged, or the nest has otherwise become inactive.</p>	<p>If construction is proposed during the breeding season, conduct a pre-construction survey. If nesting birds are present, implement buffer zone and avoidance measures.</p> <p>If nesting birds are not detected during the preconstruction survey, no further mitigation is required.</p>	<p>For construction activities proposed for the period of February 15 through August 31, conduct survey within seven days prior to the start of construction activities.</p>	<p>Applicant/Landowner, Project Biologist, Contractor</p>
<p><b>BIO-2</b> Direct impact to 0.1 acre of disturbed wetland and 2.5 acres of non-native grassland.</p>	<p><b>MM-BIO-2</b> Prior to impacts to any sensitive habitats (disturbed wetland and non-native grassland), the applicant shall purchase off-site mitigation credits at a mitigation bank approved by the City. Mitigation ratios shall be consistent with regional standards (i.e., the Escondido Draft Subarea Plan): non-native grassland minimum 0.5:1 and disturbed wetland minimum 1:1. The disturbed wetland mitigation shall consist of establishment/re-establishment mitigation to achieve regional no-net-loss standards for potential wetlands. Proof of mitigation purchase shall be provided to the City prior to issuance of the grading permit. Prior to impacts to any sensitive habitats (disturbed wetland and non-native grassland), the applicant shall purchase off-site mitigation credits at a mitigation bank approved by the City. Mitigation ratios shall be consistent with regional standards (i.e., the Escondido Draft Subarea Plan): non-native grassland minimum 0.5:1 and disturbed wetland minimum 1:1. The disturbed wetland mitigation shall consist of</p>	<p>Provide proof of off-site mitigation credits at a city-approved mitigation bank submitted to the City Director of Development Services</p>	<p>Prior to issuance of grading permit.</p>	<p>Applicant/Landowner, Project Biologist</p>



Impact	Mitigation Measure	Action	Timing	Responsibility
	<p>establishment/re-establishment mitigation to achieve regional no-net-loss standards for potential wetlands. Proof of mitigation purchase shall be provided to the City prior to issuance of the grading permit.</p>			
<p><b>BIO-3</b> Direct impact to a total of 0.05 acre (494 linear feet) of USACE/RWQCB jurisdiction (non-wetland water of the US/ water of the State) and to 0.12 acre of CDFW jurisdictional areas consisting of 0.10 acre of disturbed wetland and 0.02 acre of streambed. The 0.05 acre of USACE/RWQCB occur within the CDFW jurisdictional limits.</p>	<p><b>MM-BIO-3</b> Prior to any project impacts to potentially jurisdictional resources, demonstration that regulatory permits from USACE, RWQCB, and CDFW have been issued or that no such permits are required shall be provided to the City. Permanent impacts to 0.05 acre of USACE/RWQCB jurisdictional non-wetland waters of the United States/State, 0.10 acre of CDFW jurisdictional habitat, and 0.02 acre of CDFW jurisdictional streambed shall be mitigated at a minimum 1:1 ratio through one or a combination of the following off-site options, unless otherwise required by the USACE, RWQCB, and/or CDFW during the regulatory permitting process:</p> <ul style="list-style-type: none"> <li>• Purchase of establishment/re-establishment, rehabilitation, enhancement, and/or preservation credits from an off-site mitigation bank with a service area that overlaps the project and that is approved by the USACE, RWQCB, and CDFW, such as the San Luis Rey Mitigation Bank, and Brook Forest Conservation/Mitigation Bank; and/or</li> <li>• Acquisition or use of other off-site mitigation lands in the region to include establishment/re-establishment, rehabilitation, enhancement, and/or preservation of USACE, RWQCB, and CDFW jurisdictional resources.</li> </ul> <p>Mitigation for RWQCB-jurisdictional waters shall include a minimum 1:1 establishment/ reestablishment to ensure no-net-loss. Final mitigation requirements shall be determined during the permitting process in coordination with the USACE, RWQCB, and CDFW, as appropriate.</p>	<p>Provide proof of regulatory permits or documentation that permits are not required. Provide proof of purchase of mitigation credits and /or acquisition or use of other off-site mitigation lands submitted to City Director of Development Services.</p>	<p>Prior to issuance of grading permit.</p>	<p>Applicant/Landowner, Project Biologist, Contractor</p>

Impact	Mitigation Measure	Action	Timing	Responsibility
<p><b>BIO-4</b> Potential for impacts to 11 protected oak trees and 12 mature oak trees both on- and off-site.</p>	<p><b>MM-BIO-4</b> The project applicant shall replace impacted mature trees at a minimum 1:1 ratio, unless otherwise determined by the City. The project applicant shall replace protected trees at a minimum 2:1 ratio, unless otherwise determined by the City. The number, size, and species of replacement trees shall be determined on a case-by-case basis by the City's Director of Community Development. This condition can be satisfied on-site if the project's landscape plans include the appropriate number of oak trees and other tree species.</p>	<p>Review/approve landscape plans</p>	<p>Prior to certificate of occupancy.</p>	<p>Applicant/Landowner, Project Biologist, Director of Community Development</p>
<p><b>BIO-5</b> Removal of trees on the project site has the potential to result in the spread of tree insect pests and disease leading to expediting the loss of oaks, alders, sycamore, and other trees in California which support a high biological diversity including special status species.</p>	<p><b>MM-BIO-5</b> The project applicant shall prepare an infectious tree disease management plan for the project. This plan should include a description of how the infectious tree disease management plan will be implemented. All trees that would be removed by the project should be inspected for contagious tree diseases including, but not limited to, thousand canker fungus (<i>Geosmithia morbida</i>), polyphagous shot hole borer (<i>Euwallacea spp.</i>), and goldspotted oak borer (<i>Agrilus auroguttatus</i>). To avoid the spread of infectious tree diseases, diseased trees should not be transported from the project site without first being treated using best available management practices relevant for each tree disease observed.</p>	<p>Review/approve infectious tree disease management plan. Implement management and avoidance measures.</p>	<p>Prior to issuance of grading permit.</p>	<p>Applicant/Land Owner, Project Biologist or Arborist.</p>
<b>CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES</b>				
<p><b>CR-1</b> Due to grading and ground disturbing activities, the Project has the potential to impact unidentified archaeological resources on the Project site.</p>	<p><b>MM-CR-1</b> Prior to the issuance of a grading permit, the Applicant shall enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a Pre-Excavation Agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe"). The purposes of the agreement are (1) to provide the Applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the Project, including additional</p>	<p>Enter into Tribal Cultural Resources Treatment and Repatriation Agreement.</p>	<p>Prior to issuance of Grading Permit and/or during all earth moving and ground disturbing activity.</p>	<p>Applicant/Landowner, TCA Tribe</p>

Impact	Mitigation Measure	Action	Timing	Responsibility
	<p>archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities. The agreement shall incorporate, at a minimum, the performance criteria and standards, protocols, and procedures set forth in mitigation measures MM-CR-2 through MM-CR-10, and the following information:</p> <ul style="list-style-type: none"> <li>• Parties entering into the agreement and contact information.</li> <li>• Responsibilities of the Property Owner or their representative, archaeological monitors, and tribal monitors.</li> <li>• Project grading and development scheduling, including determination of authority to adjust in the event of unexpected discovery, and terms of compensation for the monitors, including overtime and weekend rates, in addition to mileage reimbursement.</li> <li>• Requirements in the event of unanticipated discoveries, which shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and on-site storage of cultural materials.</li> <li>• Treatment of identified Native American cultural materials.</li> <li>• Treatment of Native American human remains and associated grave goods.</li> <li>• Confidentiality of cultural information including location and data.</li> <li>• Negotiation of disagreements should they arise.</li> </ul>			

Impact	Mitigation Measure	Action	Timing	Responsibility
	<ul style="list-style-type: none"> <li>Regulations that apply to cultural resources that have been identified or may be identified during project construction.</li> </ul>			
	<p><b>MM-CR-2</b> Prior to issuance of a grading permit, the Applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the Project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.</p>	<p>Provision of written verification that qualified archaeologist and Native American monitor associated with a TCA Tribe.</p>	<p>Prior to issuance of Grading Permit.</p>	<p>Applicant/Land Owner</p>
	<p><b>MM-CR-3</b> The qualified archaeologist and a Native American monitor shall attend all applicable pre-construction meetings with the General Contractor and/or associated subcontractors to explain and coordinate the requirements of the monitoring program.</p>	<p>Attend pre-construction meetings</p>	<p>Prior to and during all earth moving and ground disturbing activity.</p>	<p>Applicant/Landowner, Archaeologist, Native American Monitor.</p>
	<p><b>MM-CR-4</b> During the initial grubbing, site grading, excavation or disturbance of the ground surface (including both on- and off-site improvement areas), the qualified archaeologist and the Native American monitor shall be present full-time. If the full-time monitoring reveals that the topsoil throughout the Project impact area (both on and off-site) has been previously removed during the development of the roads and buildings within the Project area, then a decrease of monitoring to part-time monitoring or the termination of monitoring can be implemented, as deemed appropriate by the qualified archaeologist in consultation with the Native American monitor. The frequency of subsequent monitoring shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring considering these factors. Archaeological and</p>	<p>Full-time Monitoring and determination of duration and frequency of subsequent monitoring.</p>	<p>During the initial grubbing, site grading, excavation or disturbance of the ground surface (including both on- and off-site improvement areas)</p>	<p>Archaeologist, Native American Monitor</p>

Impact	Mitigation Measure	Action	Timing	Responsibility
	Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits (i.e., soil conditions are comprised solely of fill or granitic bedrock).			
	<b>MM-CR-5</b> In the event that previously unidentified tribal cultural resources are discovered, all work must halt within a 100-foot radius of the discovery. The qualified archaeologist and the Native American monitor shall evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The qualified archaeologist and Native American Monitor shall consider the criteria identified by California Public Resources Code sections 21083.2(g) and 21074, and CEQA Guidelines sections 15064 and 15064.5(c) in determining the significance of a discovered resource. If the professional archaeologist and Native American monitor determine that the find does not represent a culturally significant resource, work may resume immediately, and no agency notifications are required. Isolates and clearly non-significant deposits shall be documented in the field and collected and monitored grading can immediately proceed. All unearthed archaeological resources or tribal cultural resources shall be collected, temporarily stored in a secure location, and repatriated for later reburial on the project site, pursuant to the terms of the Pre-Excavation Agreement.	If potential tribal cultural resources are found, halt ground disturbance and follow procedures listed for discovery.	During all earth moving and ground disturbing activity.	Archaeologist, Native American Monitor
	<b>MM-CR-6</b> If the qualified archaeologist and Native American monitor determine that the find does represent a potentially significant tribal cultural resource, considering the criteria identified by California Public Resources Code sections 21083.2(g) and 21074, and CEQA Guidelines sections 15064 and 15064.5(c), the archaeologist shall immediately notify the City of said discovery. The qualified archaeologist, in consultation with the City, the consulting TCA Tribe(s), and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe(s) and be submitted to the City for review and approval. If the find is determined to be a	If potential tribal cultural resource is determined to be significant, notify the City and follow agreed upon treatment and disposition measures.	During all earth moving and ground disturbing activity.	Archaeologist, Native American Monitor, City Director of Development Services

Impact	Mitigation Measure	Action	Timing	Responsibility
	<p>Tribal Cultural Resource under CEQA, as defined in California Public Resources Code Section 21074(a) through (c), appropriate treatment measures will be implemented. Work may not resume within the no-work radius until the City, through consultation as set forth herein, determines either that: 1) the discovery does not constitute a Tribal Cultural Resource under CEQA, as defined in California Public Resources Code Section 21074(a) through (c); or 2) the approved treatment and disposition measures have been completed.</p>			
	<p><b>MM-CR-7</b> All sacred sites, significant tribal cultural resources, and unique archaeological resources encountered within the Project area shall be avoided and preserved as the preferred mitigation. The avoidance and preservation of the significant tribal cultural resource or unique archaeological resource must first be considered and evaluated in consultation with the TCA Tribe(s) as required by CEQA and in compliance with all relevant mitigation measures for the Project. If any significant tribal cultural resource or unique archaeological resource has been discovered and such avoidance or preservation measure has been deemed to be infeasible by the City's Director of Community Development (after a recommendation is provided by the qualified archaeologist, in consultation with the TCA Tribe(s), making a determination of infeasibility that takes into account the factors listed in California Public Resources Code sections 21061.1, 21081(a)(3), and CEQA Guidelines section 15091, and in accordance with all relevant mitigation measures for the Project), then culturally appropriate treatment of those resources, including but not limited to funding an ethnographic or ethnohistoric study of the resource(s), and/or developing a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. No artifact sampling for analysis is allowed, unless requested and approved by the consulting TCA Tribe(s). Before construction activities are allowed to resume in the affected area, the research design and data</p>	<p>If sacred sites, significant tribal cultural resources, and unique archaeological resources are found, halt ground disturbance and follow procedures listed for discovery including avoidance, treatment and disposition.</p>	<p>During all earth moving and ground disturbing activity.</p>	<p>Archaeologist, Native American Monitor, City Director of Development Services</p>

Impact	Mitigation Measure	Action	Timing	Responsibility
	recovery program activities must be concluded to the satisfaction of the City.			
	<p><b>MM-CR-9</b> If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any cataloging of those resources. Moreover, if the qualified archaeologist does not collect the cultural resources that are unearthed during the ground-disturbing activities, the Native American monitor may, at their discretion, collect said resources for later reburial on the Project site or storage at a local curation facility. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe for reburial on the Project site. Should the TCA Tribe(s) decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.</p>	Follow procedures for collection of tribal cultural resources.	During all earth moving and ground disturbing activity.	Archaeologist, Native American Monitor
	<p><b>MM-CR-10</b> Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, that describes the results, analysis, and conclusions of the archaeological monitoring program and any data recovery program on the Project site, shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources. A copy of the final report will be submitted to the South Coastal Information Center after approval by the City.</p>	Preparation of a monitoring report and/or evaluation report if necessary.	Prior to release of Grading Bond.	Archaeologist, Native American Monitor
<p><b>CR-2</b> There is a potential for Project construction activities to disturb previously unidentified human remains on the Project site.</p>	<p><b>MM-CR-8</b> As specified by California Health and Safety Code section 7050.5, if human remains are found on the Project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on site and in situ where they were discovered by a forensic anthropologist,</p>	If human remains are found, halt ground disturbance and follow procedures listed for discovery.	During all earth moving and ground disturbing activity.	Archaeologist

Impact	Mitigation Measure	Action	Timing	Responsibility
	<p>unless the forensic anthropologist and the Native American monitor agree to remove the remains to a temporary off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (California Public Resources Code § 5097.98) for proper treatment and disposition in accordance with California Public Resources Code section 5097.98. The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the City does not agree with the recommendations of the MLD, the NAHC can mediate (California Public Resources Code § 5097.94). If no agreement is reached, the remains shall be kept in situ, or reburied in a secure location in close proximity to where they were found and where they will not be further disturbed (California Public Resources Code § 5097.98). Work may not resume within the no work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction. The analysis of the remains shall only occur on site in the presence of the MLD, unless the forensic anthropologist and the MLD agree to remove the remains to an off-site location for examination.</p>			



Impact	Mitigation Measure	Action	Timing	Responsibility
<b>GEOLOGY AND SOILS</b>				
<p><b>GEO-1</b> The Project has the potential to disturb previously unknown paleontological resources during Project grading.</p>	<p><b>MM-GEO-1</b> Prior to project grading the project applicant shall retain a qualified paleontologist to review the proposed project area to determine the potential for paleontological resources to be encountered. If there is a potential for paleontological resources to occur, the paleontologist shall identify the area(s) where these resources are expected to be present, and a qualified paleontological monitor shall be retained to monitor the initial cut in any areas that have the potential to contain paleontological resources.</p>	<p>Site review and if potential for paleontological resources is identified, monitoring of initial cut in any areas that have the potential for resources. construction activities and filing of mitigation report.</p>	<p>Prior to grading and if applicable during initial cut.</p>	<p>Paleontologist</p>
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<p><b>HAZ-1</b> Improper removal of asbestos-containing materials and lead-based paint during demolition could expose construction workers to a hazardous release of asbestos or lead.</p>	<p><b>MM HAZ-1a</b> Prior to demolition activities on the project site, the Applicant shall submit verification to the City of Escondido Building Department that an asbestos survey has been conducted on any buildings that are to be demolished or removed from the project site. If asbestos is found, the Applicant shall follow all procedural requirements and regulations of to properly abate and dispose of all on-site asbestos-containing materials before general demolition activities commence.</p> <p><b>MM HAZ-1b</b> Prior to demolition activities on the project site, the Applicant shall submit verification to the City of Escondido Building Department that a lead-based paint survey has been conducted at all existing buildings located on the project site. If lead-based paint is found, the applicant shall follow all OSHA procedural requirements and regulations for its proper removal and disposal before general demolition activities commence.</p>	<p>Submit verification that asbestos and lead-based paint surveys have been conducted. If found, follow all procedural requirements for abatement, removal and disposal.</p>	<p>Prior to demolition activities.</p>	<p>Applicant/ Landowner/ Contractor</p>
<p><b>HAZ-2</b> Undocumented fill material located at 2039 North Iris Lane may contain contaminated materials.</p>	<p><b>MM HAZ-2</b> Prior to construction activities on the project site, the Applicant shall submit verification that the undocumented fill material placed in front of 2039 North Iris Lane has been removed or evaluated for the potential for contaminants. If contaminated, the soil must be removed and disposed of according to local and state regulations. If contaminated soil is identified, the applicant shall follow all</p>	<p>Submit verification that the undocumented fill has been removed or evaluated for contaminants. If contaminated, follow</p>	<p>Prior to construction</p>	<p>Applicant/ Landowner/ Contractor</p>

Impact	Mitigation Measure	Action	Timing	Responsibility
	procedural and regulatory requirements for its proper removal and disposal before general construction activities commence.	local and state regulations for removal and disposal.		
<b>NOISE</b>				
<b>N-1</b> If rock drill staging occurs within 160 feet of any occupied noise sensitive land uses, sound levels could exceed 75 dBA at property lines.	<b>MM-N-1</b> If rock drill staging occurs within 160 feet of any occupied noise sensitive land uses, sound levels could exceed 75 dBA at property lines. A noise mitigation plan based upon the location of the construction equipment, topography and construction schedule shall be prepared by an acoustical consultant. The noise mitigation plan shall identify measures to reduce sound levels to below 75 dBA. Such measures could include a temporary noise barrier along any property line where the impacts could occur. The proposed noise barrier shall be of solid non-gapping material to adequately reduce construction noise levels below the noise threshold of 75 dBA at the property lines. The noise mitigation plan shall determine the final height and location of a temporary barrier if one is necessary. The mitigation plan may also identify location and timing restrictions on drilling equipment usage. The mitigation plan shall be submitted to the City for review and approval prior to initiation of rock drill staging activities within 160 feet of any occupied noise sensitive land use.	Preparation of noise mitigation plan and implementation of identified measures including construction of temporary noise barriers.	Prior to commencement of rock drilling activities.	Applicant/ Landowner, Acoustical Engineer, City (Planning Division Manager)
<b>TRANSPORTATION</b>				
<b>TR-1</b> The project's per capita VMT exceeds the significance threshold of 15% below regional average.	<p><b>MM-TR-1a</b> The project shall implement CAPCOA reduction measure T-1 (Increase Residential Density).</p> <p><b>MM-TR-1b</b> The project applicant shall pay the City of Escondido \$67,500 for pedestrian improvements at the following five intersections to reduce VMT impacts:</p> <ul style="list-style-type: none"> <li>• Intersection of Centre City Pkwy at Iris Lane (Install high visibility crosswalks on each leg (4 crosswalks) and install pedestrian countdown timers on each corner (4 countdown timers)).</li> </ul>	Implement CAPCOA reduction measure and make payment for pedestrian improvements.	Fee payment shall be made prior to issuance of the first building permit.	Applicant/ Land Owner

Impact	Mitigation Measure	Action	Timing	Responsibility
	<ul style="list-style-type: none"> <li>• Intersection of El Norte at South Iris Lane (Install high visibility crosswalks on each leg (4 crosswalks) and install pedestrian countdown timers on each corner (4 countdown timers)).</li> <li>• Intersection of Broadway at Vista Ave (Install high visibility crosswalks on each leg (4 crosswalks) and install pedestrian countdown timers on each corner (4 countdown timers)).</li> <li>• Intersection of El Norte Parkway at Mountain View (Install pedestrian countdown timers on each corner (4 countdown timers)).</li> <li>• Intersection of Country Club Lane at Broadway (Install high visibility crosswalk (3 crosswalks)).</li> </ul>			

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## Project Design Features and Compliance Measures

### Aesthetics

- **PD-AE-1** Implementation the project landscape plan.
- **CM-AE-1** In accordance with Article 35 of the Zoning Ordinance, all exterior lighting fixtures, with the exception of street lamps, would be aimed or shielded so that unnecessary nighttime lighting and glare would be reduced for the benefit of City residents and astronomical research at Palomar Mountain Observatory. In accordance with Zoning Ordinance Section 33-713, lighting installed in the public right-of-way would also comply with the City's Engineering Design Standards and Standard Drawings

### Air Quality

- **PD-AQ-1** The project will install low flow water fixtures in all units.
- **PD-AQ-2** All indoor and outdoor lights in the project will be designed to use LED technology.
- **PD-AQ-3** The project will provide separate waste containers to allow for simpler material separations or the project will pay for a waste collection service that recycles the materials in accordance with AB 341 to achieve a 75% waste diversion. All green waste will be diverted from landfills and recycled as mulch.
- **PD-AQ-4** The project will not install hearth options.
- **PD-AQ-5** The project will utilize ENERGY STAR qualified appliances.
- **PD-AQ-6** The project will utilize Tier 4 construction equipment with attached diesel particulate filters or the equivalent.
- **PD-AQ-7** The project will plant a minimum of 102 trees to sequester Carbon Dioxide (CO<sub>2</sub>).
- **PD-AQ-8** The project will install two kilowatts (kW) of solar per unit, or roughly 204 kW of solar in total at the project site.
- **PD-AQ-9** The project will install electric heat pump water heaters in all units.
- **PD-AQ-10** The project will utilize Tier IV or better construction equipment, which include diesel particulate filters, as required by current regulations.
- **CM-AQ-1** In accordance with San Diego Air Pollution Control District (SDAPCD) Rule 55, Fugitive Dust Control, the Project will include dust control measures during grading.
- **CM-AQ-2** The project shall comply with State of California Health and Safety Code, Division 26, Part 4, Chapter 3, Section 41700 and SDAPCD Rule 51 regarding emissions and odors.
- **CM-AQ-3** The project shall comply with applicable California Air Resources Board (CARB) regulations and standards. CARB is responsible for ensuring implementation of the California Clean Air Act of 1988, responding to the federal Clean Air Act, and regulating emissions from motor vehicles and consumer products. CARB oversees the functions of local air pollution control districts and air quality management districts, which in turn administer air quality activities at the regional and county levels.

<ul style="list-style-type: none"> <li>• <b>CM-AQ-4</b> The project shall comply with SDAPCD regulations, including federal and state ambient standards they implement in the San Diego Air Basin.</li> </ul>
<p><b>Biological Resources</b></p> <ul style="list-style-type: none"> <li>• <b>PD-BIO-1</b> The project shall implement a Root Protection Zone with fencing along the southern project boundary as described 2085 N. Iris Lane – Off-Site Coast Live Oaks Along the Southern Property Boundary letter prepared by Lightfoot Planning Group (March 15, 2022) (Appendix E2 of the EIR).</li> </ul>
<p><b>Energy</b></p> <ul style="list-style-type: none"> <li>• <b>PD-E-1</b> The project will install low flow water fixtures in all units. (This is also identified as PD-GHG-1)</li> <li>• <b>PD-E-2</b> All indoor and outdoor lights in the project will be designed to use LED technology. (This is also identified as PD-GHG-2).</li> <li>• <b>PD-E-3</b> The project will utilize ENERGY STAR qualified appliances. (This is also identified as PD-GHG-5).</li> <li>• <b>PD-E-4</b> The project will install two kilowatts (kW) of solar per unit, or roughly 204 kW of solar in total at the project site. (This is also identified as PD-GHG-8).</li> </ul>
<p><b>Geology and Soils</b></p> <ul style="list-style-type: none"> <li>• <b>PD-GEO-1</b> The project shall implement all recommendations from the geotechnical investigation report (GEOCON 2021). These recommendations include general provisions related to the site as well as specific recommendations related to soil and excavation characteristics, corrosion, grading, slope stability, seismic design criteria, foundation and concrete slab-on-grade, retaining walls and lateral loads, slope maintenance, site drainage and maintenance, and grading and foundation plan review. The detailed recommendations are included in Chapter 6 of the geotechnical report, which is included as Appendix G1 of this document.</li> </ul>
<p><b>Greenhouse Gas Emissions</b></p> <ul style="list-style-type: none"> <li>• <b>PD-GHG-1</b> The project will install low flow water fixtures in all units.</li> <li>• <b>PD-GHG-2</b> All indoor and outdoor lights in the project will be designed to use LED technology.</li> <li>• <b>PD-GHG-3</b> The project will provide separate waste containers to allow for simpler material separations or the project will pay for a waste collection service that recycles the materials in accordance with AB 341 to achieve a 75% waste diversion. All green waste will be diverted from landfills and recycled as mulch.</li> <li>• <b>PD-GHG-4</b> The project will not install hearth options.</li> <li>• <b>PD-GHG-5</b> The project will utilize ENERGY STAR qualified appliances.</li> <li>• <b>PD-GHG-6</b> The project will utilize Tier 4 construction equipment with attached diesel particulate filters or the equivalent.</li> <li>• <b>PD-GHG-7</b> The project will plant a minimum of 102 trees to sequester Carbon Dioxide (CO<sub>2</sub>).</li> </ul>

- **PD-GHG-8** The project will install two kilowatts (kW) of solar per unit, or roughly 204 kW of solar in total at the project site.
- **PD-GHG-9** The project will install electric heat pump water heaters in all units.
- **CM-GHG-1** Compliance with the City's Water Efficient Landscape Ordinance (WELO).

**Hazards and Hazardous Materials**

- **PD-HAZ-1** Information about "Ready Set Go" program will be provided in Owner's manuals. This program is designed to help residents prepare in the event of an approaching wildfire.
- **CM-HAZ-1** All new structures on the project site will meet applicable Fire and Building Codes pursuant to requirements for ignition resistance (California Building Code, Chapter 7A). Hardening each building against a wildfire would require building features as follows:
  - New Class-A fire-rated roof and associated assembly. With the proposed Class-A fire-rated roof, there will be attic or void spaces above living spaces requiring ventilation to the outside environment. The attic spaces will require either ember-resistant roof vents or a minimum 1/16-inch mesh and shall not exceed 1/8-inch mesh for side ventilation (recommend BrandGuard, O'Hagin, or similar vents).
  - Multi-pane glazing with a minimum of one tempered pane, fire-resistance rating of not less than 20 minutes (CBC 708A) when tested according to NFPA 257 (such as SaftiFirst, SuperLite 20-minute rated glass product), or be tested to meet the performance requirements of State Fire Marshal Standard 12-7A-2
  - Ember resistant vents with a minimum of meeting the 1/16 inch to 1/8 inch mesh size.
  - Exterior walls meeting CFC 707A.3
  - Accessory structures, appendages, decks meeting ignition resistant requirements of CBC 709A and 710A
- **CM-HAZ-2** An approved, automatic fire sprinkler system will be installed in all new structures for the Project in accordance with minimum NFPA 13 D or R3 standards, 2019 CFC and CBC, and RFPD Fire Code or the current, adopted Code editions at the time building permits are issued.

**Hydrology/Water Quality**

- **PD-HWQ-1** Installation of three on-site water quality basins for stormwater retention and biofiltration.

**Noise**

- **PD-N-1** The HVAC units are located a minimum of 30 feet from the property lines and are shielded by the proposed homes and perimeter fencing as shown in Figure 3.11-2. The solid fencing will be vinyl, 3/4-inch or thicker consisting of solid panels on minimum 4x4-inch posts with no cracks or gaps through or below and all seams or cracks will be filled or caulked.
- **CM-N-1** To ensure compliance with the CCR Title 24 interior noise threshold of 45 dBA CNEL, a final noise assessment shall be performed prior to the issuance of building permits. This final report shall identify the interior noise requirements based on architectural and building plans to meet the City's established interior noise limit. The identified interior noise requirements, which may include conventional building construction methods and providing a closed window condition requiring a means of mechanical ventilation (e.g., air condition) for each building and upgraded windows for all

sensitive rooms (e.g., bedrooms and living spaces), shall also be in place prior to occupancy of the residences adjacent to North Iris Lane.

- **CM-N-2** The Project shall comply with local construction and grading noise regulations. Construction would only occur between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday and between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays. Grading would be similarly limited, except on Saturdays when it would be limited to between 10:00 a.m. and 5:00 p.m.

#### **Public Services – Fire Protection, Police Protection and Schools**

- **CM-PS-1** Consistent with Article 18B of Chapter 6 of the Escondido Municipal Code, the Applicant shall provide payment of applicable public facilities fees.
- **CM-PS-2** The Applicant shall pay school fees in accordance with Government Code 65995 and Education Code 17620.
- **CM-PS-3** Consistent with to Article 18C, Chapter 6, of the City’s Municipal Code, the Applicant shall pay a park fee to ensure that the parkland and recreational facility standards established by the City are met with respect to the additional needs of the development.
- **CM-PS-4** All new projects in the City are required to annex into CFD 2020-1 (Citywide Services) or establish another lawful funding mechanism to offset costs associated with the provision of public services.

#### **Recreation**

- **CM-REC-1** Pursuant to Article 18C, Chapter 6, of the City’s Municipal Code, the Applicant shall pay a park fee to ensure that the parkland and recreational facility standards established by the City are met with respect to the additional needs of the development. (This is also identified as CM-PS-3).

#### **Transportation**

- **PD-TR-1** The project shall widen North Iris Lane along the project frontage to create a 62-foot right-of-way.
- **PD-TR-2** The project shall install sidewalks along the project frontage on North Iris Lane (approximately 850 feet) and along Robin Hill Lane (approximately 440 feet).
- **PD-TR-3** The project shall install Class III bike markings along the project’s frontage on North Iris Lane.
- **PD-TR-4** The Homeowners Association shall provide information about SANDAG’s iCommute program to encourage carpooling.
- **PD-TR-5** The Homeowners Association shall provide information about maps, routes, and schedules for public transit.
- **CM-TR-1** The project applicant will pay a fair share for the widening of North Iris Lane for approximately 280 linear feet northeast of City Centre Parkway. The fair share is calculated at 6.5% and resulting in a fee requirement of \$10,075.
- **CM-TR-2** The project applicant will pay a fair share towards a City improvement at the intersection of City Centre Parkway and North Iris Lane. The improvements include modifying the intersection operations to a split phase on North Iris Lane and restriping the westbound approach on North Iris Lane from a left and through right configuration to a left and left-through configuration. The fair share is calculated at 3.1% and resulting in a fee requirement of \$6,975.

**Utilities and Service Systems**

- **PD-UTIL-1** Compliance with the City's Water Efficient Landscape Ordinance.
- **PD-UTIL-2** The project will install low flow water fixtures in all units.
- **CM-UTIL-1** The project applicant will be required to pay Rincon del Diablo Municipal Water District (RDDMWD) Capital Facility Fees for potable water meter installation, as described in RDDMWD Ordinance No. 21-98.21