



City of Escondido Zoning Administrator

MEETING AGENDA

201 North Broadway
City Council Chambers
April 30, 2020
11:00 a.m.

COVID-19 PUBLIC SERVICE ANNOUNCEMENT. On March 4, 2020 Governor Newsome proclaimed a State of Emergency in California as a result of the growing threat of COVID-19. The Governor also issued a "shelter-at-home" order on March 20, 2020. The City of Escondido has determined that public meetings and/or hearings shall be conducted remotely using meeting technology. Pursuant to Governor Newsom's Executive Order N-25-20, the Zoning Administrator and staff may participate in this meeting via teleconference. Council Chambers will be closed.

The meeting will be available for viewing via public television on Cox Communications Channel 19 (Escondido only). The meeting will also be live streamed online. For further information on viewing this meeting, please visit the following link: <https://www.escondido.org/zoning-administrator.aspx>. In the interest of reducing the spread of COVID19, the public and any interested person(s) may submit written comments relevant to the proposed project as described herein this notice in either electronic or hard-copy format. The public comment period shall also be extended through the date and time of the virtual public hearing. Please direct written comments or concerns to Adam Finestone at 760-839-6203 or afinestone@escondido.org. If you would like to have the comment read out loud at the meeting (not to exceed three minutes), please write "Read Out Loud" in the subject line. All comments received from the public will be made a part of the record of the meeting.

A. Call to Order:

B. Agenda items:

1. **ADOPTION OF A MITIGATED NEGATIVE DECLARATION MEMBRANE FILTRATION REVERSE OSMOSIS FACILITY – CASE NOS. ENV 19-0002; ADM 19-0032:**

The Escondido MFRO Facility (Facility) would provide advanced treatment for Title 22 quality reuse water produced at the City of Escondido Hale Avenue Resource Recovery Facility (HARRF). The Facility would utilize membrane filtration (MF) (i.e., microfiltration or ultrafiltration membranes) and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd). High quality treated water would be blended with Title 22 recycled water within an on-site blend tank. The water would then be sent through existing non-potable reuse water/agriculture pipelines and distributed to

growers. The proposed project would consist of an approximately 25,000 SF commercial/industrial-like building, two storage tanks (1,000,000 gallon and 240,000 gallon), associated pumps and other on-site infrastructure, and a back-up diesel generator. The facility would be designed to accommodate installation of additional equipment in the future that would provide an additional 1.0 mgd of production capacity. The project would also include the installation of a 24-inch product water pipeline, which is a one (1)-mile long pipeline along Washington Avenue that would transport the product water easterly to an existing recycled water pipeline near Waverly Place and the Escondido Creek Flood Control Channel.

Location: On the south side of W. Washington Avenue, between Rock Springs Road and Metcalf Avenue, addressed as 901 West Washington Avenue (APN) 232 090-72-00.

Applicant: City of Escondido

Planner: Adam Finestone

C. Adjournment:

ZONING ADMINISTRATOR

- CASE NUMBERS:** ENV 19-0002 and ADM 19-0032
- APPLICANT:** City of Escondido Utilities Department – Angela Morrow
- PROJECT LOCATION:** The project site is on the south side of W. Washington Avenue, between Rock Springs Road and Metcalf Avenue, addressed as 901 W. Washington Avenue (APN) 232 090-72-00, and within the public right-of-way on W. and E. Washington Avenue between the project site and Waverly Place, and on Waverly Place between E. Washington Avenue and the Escondido Creek Flood Control Channel.
- REQUEST:** Adoption of a Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Membrane Filtration Reverse Osmosis Facility
- STAFF RECOMMENDATION:** Approval
- GENERAL PLAN DESIGNATION:** General Industrial, Public Right-of Way
- ZONING:** General Industrial (M-2)

BACKGROUND/PROJECT DESCRIPTION: The Escondido Membrane Filtration Reverse Osmosis Facility (Facility) would provide advanced treatment for Title 22 quality reuse water produced at the City of Escondido Hale Avenue Resource Recovery Facility (HARRF). The Facility would utilize membrane filtration (MF) (i.e., microfiltration or ultrafiltration membranes) and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd). High quality treated water would be blended with Title 22 recycled water within an on-site blend tank. The water would then be sent through existing non-potable reuse water/agriculture pipelines and distributed to growers. The proposed project would consist of an approximately 25,000 SF commercial/industrial-like building, two storage tanks (1,000,000 gallon and 240,000 gallon), associated pumps and other on-site infrastructure, and a back-up diesel generator. The facility would be designed to accommodate installation of additional equipment in the future that would provide an additional 1.0 mgd of production capacity. The project would also include the installation of a 24-inch product water pipeline for a distance of approximately one (1) mile, along E. and W. Washington Avenue from the project site to Waverly Place, and within Waverly Place from E. Washington Avenue to an existing recycled water pipeline in the Escondido Creek Flood Control Channel.

A Draft Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the project and identified potentially significant effects in the areas of biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, tribal cultural resources and

mandatory findings of significance. The Draft IS/MND was circulated for public review for 30 days (March 7, 2020 – April 6, 2020). Staff received five comment letters from local and state agencies during the public review period. Responses to all comments have been provided in the Final IS/MND.

One of the comment letters received during the public review period for the Draft IS/MND was submitted by the State Water Resources Control Board (SWRCB) regarding the City's pending request to pursue Clean Water State Revolving Fund (SRF) financing for this project, and the CEQA-Plus environmental documentation that must be provided as part of the funding request. The CEQA Plus requirements have been established by the Environmental Protection Agency (EPA) and are intended to supplement the CEQA Guidelines with specific requirements for environmental documents acceptable to the SWRCB when reviewing applications for wastewater treatment facility loans. The Draft IS/MND included the CEQA Plus analysis and it is noted that any additional information requested by the SWRCB would be provided as part of the SRF application review process. Other letters received during the public review period addressed compliance with various regional and state regulations.

Minimal revisions to the Draft IS/MND were identified as a result of the comments received, none of which has changed the analysis in a manner that would create any new potentially significant impacts or increase any already-identified potentially significant impacts. Mitigation measures identified in the Draft IS/MND remain appropriate and adequate for the purpose of reducing all potentially significant impacts to a less-than-significant level. Findings of Fact pertinent to this determination are included as Exhibit "A" to this report, and the Final IS/MND is included as Exhibit "B."

Staff is currently reviewing a Plot Plan application for the proposed MFRO facility. The plans and supporting documents for that Plot Plan application substantially conform to the project description contained in the IS/MND.

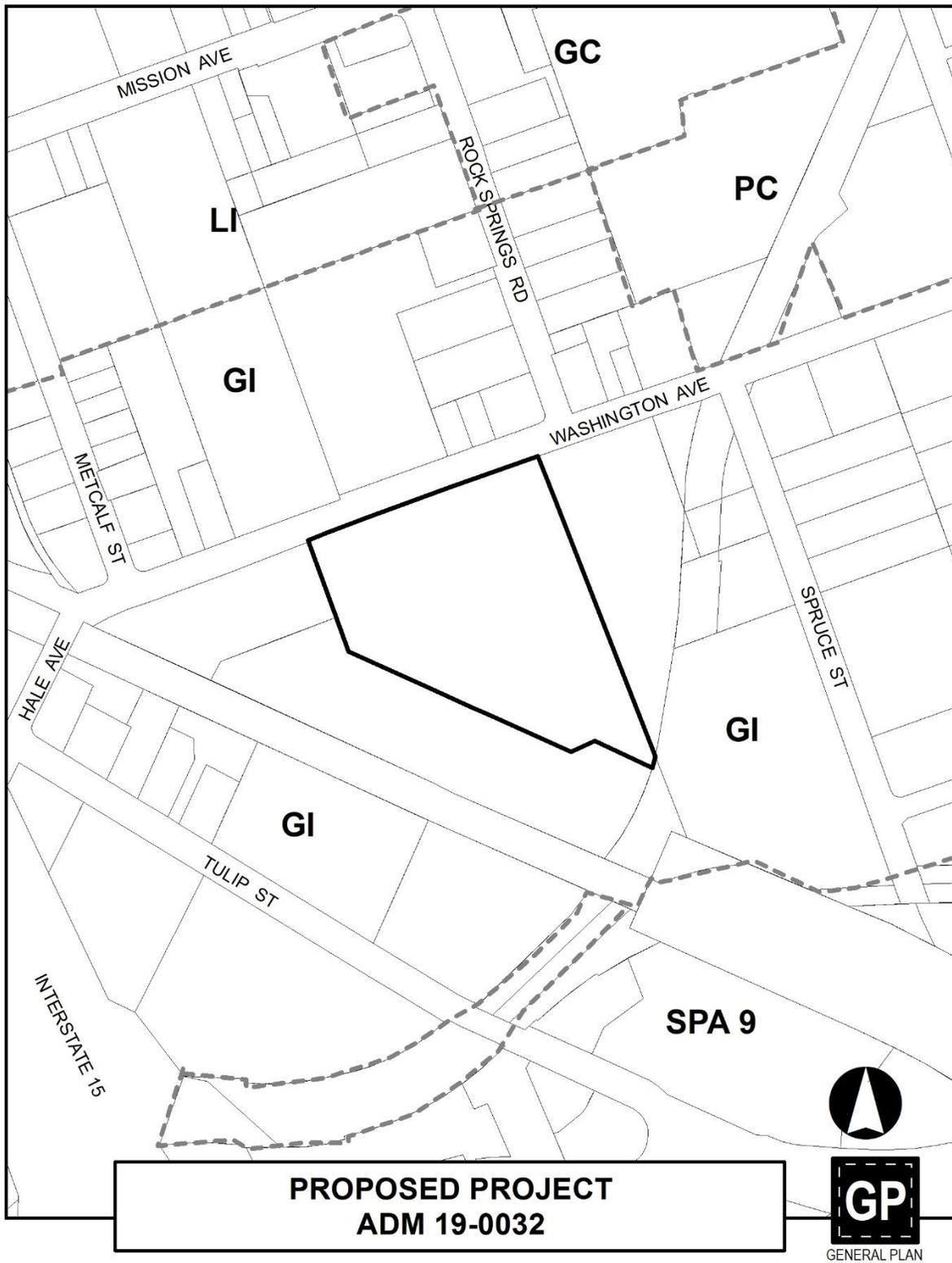
REASON FOR STAFF RECOMMENDATION:

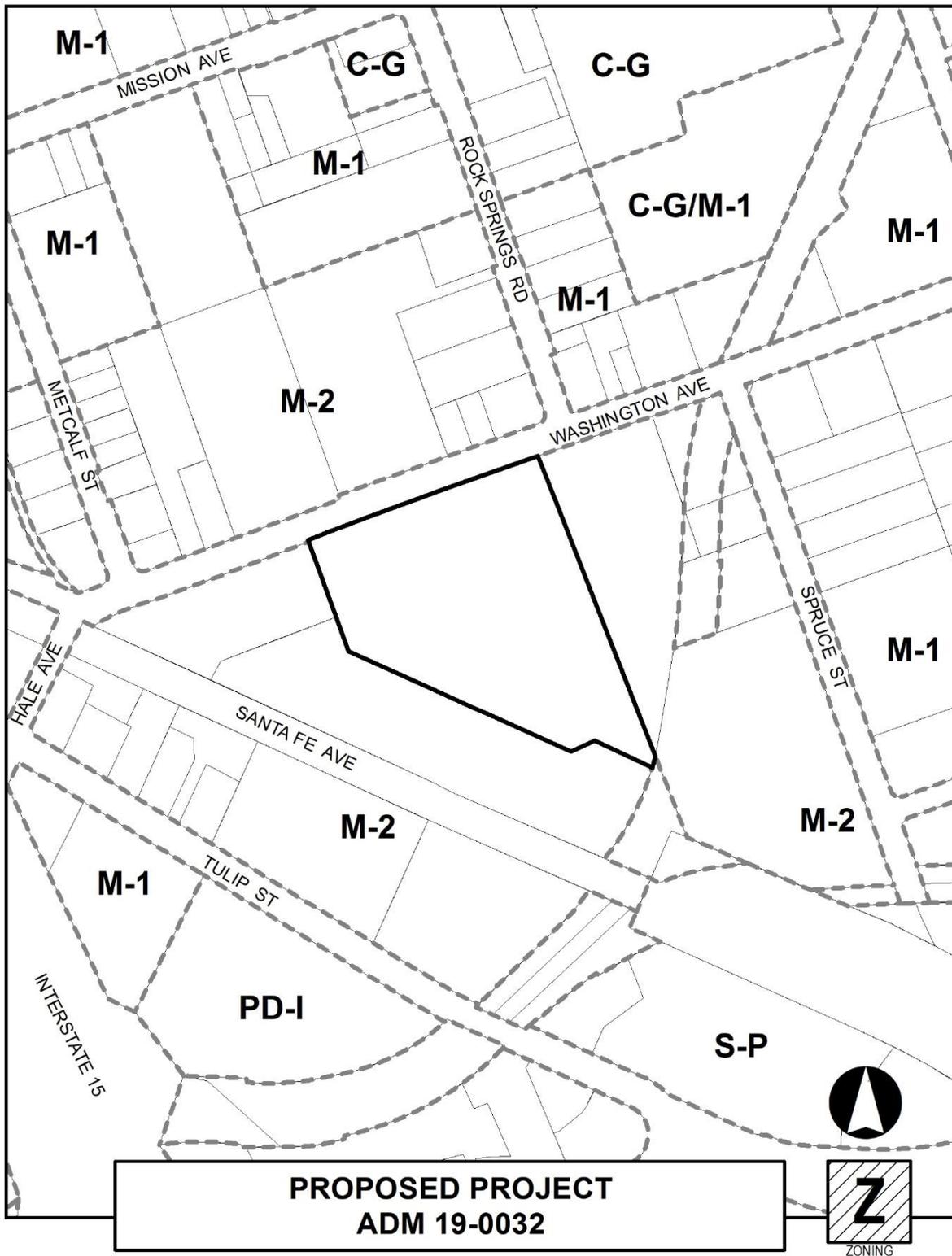
The Final IS/MND has been prepared in compliance with all requirements contained on the California Environmental Quality Act (CEQA) and Article 47 (Environmental Quality Regulations) of the Escondido Zoning Code. The project applicant (City) has agreed to implement all mitigation measures identified in the Final IS/MND in order to reduce all potentially significant environmental impacts to a less-than-significant level, in accordance with the Mitigation Monitoring and Reporting Program (MMRP) prepared for the project (included as Exhibit "C" to this report).

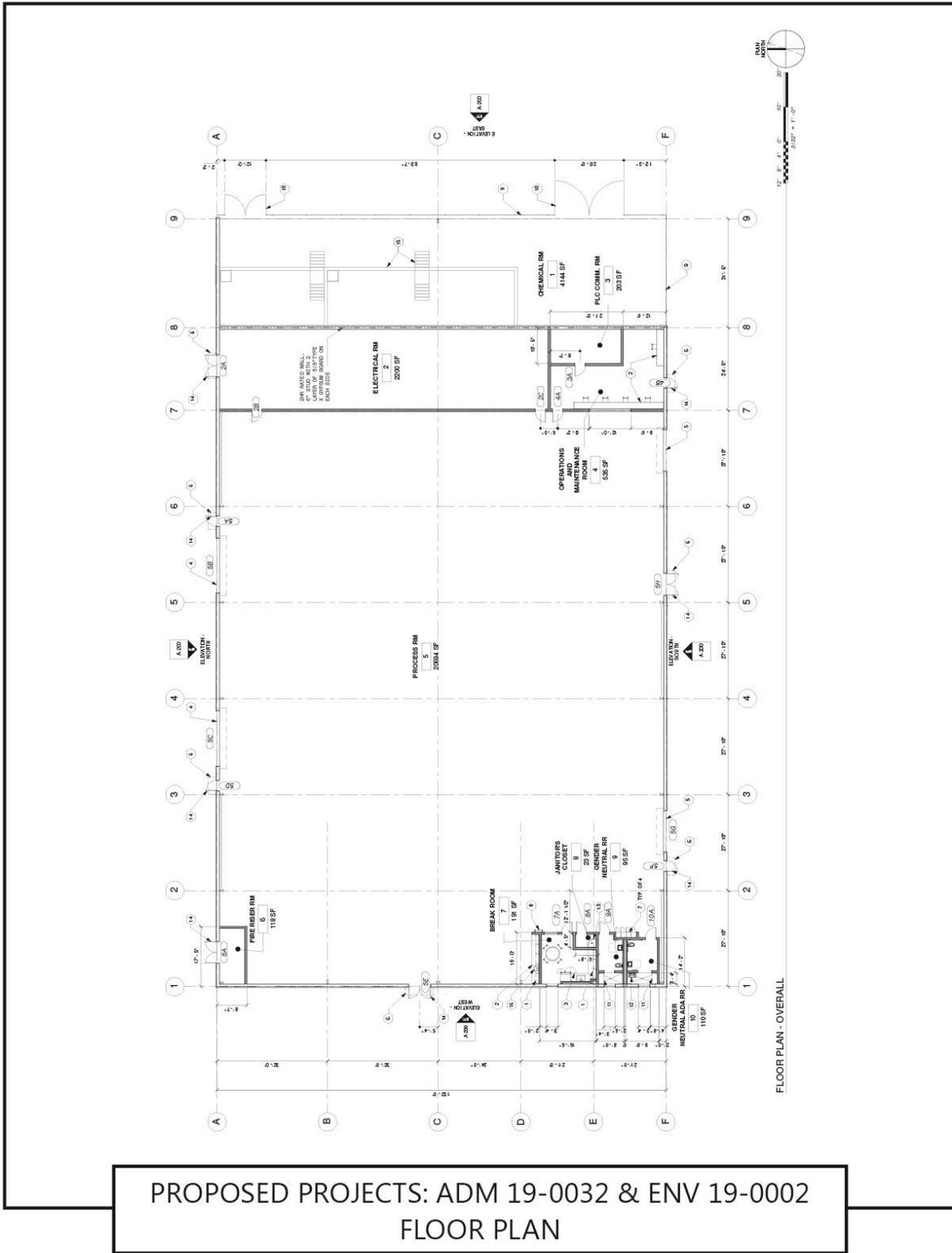
Respectfully submitted,

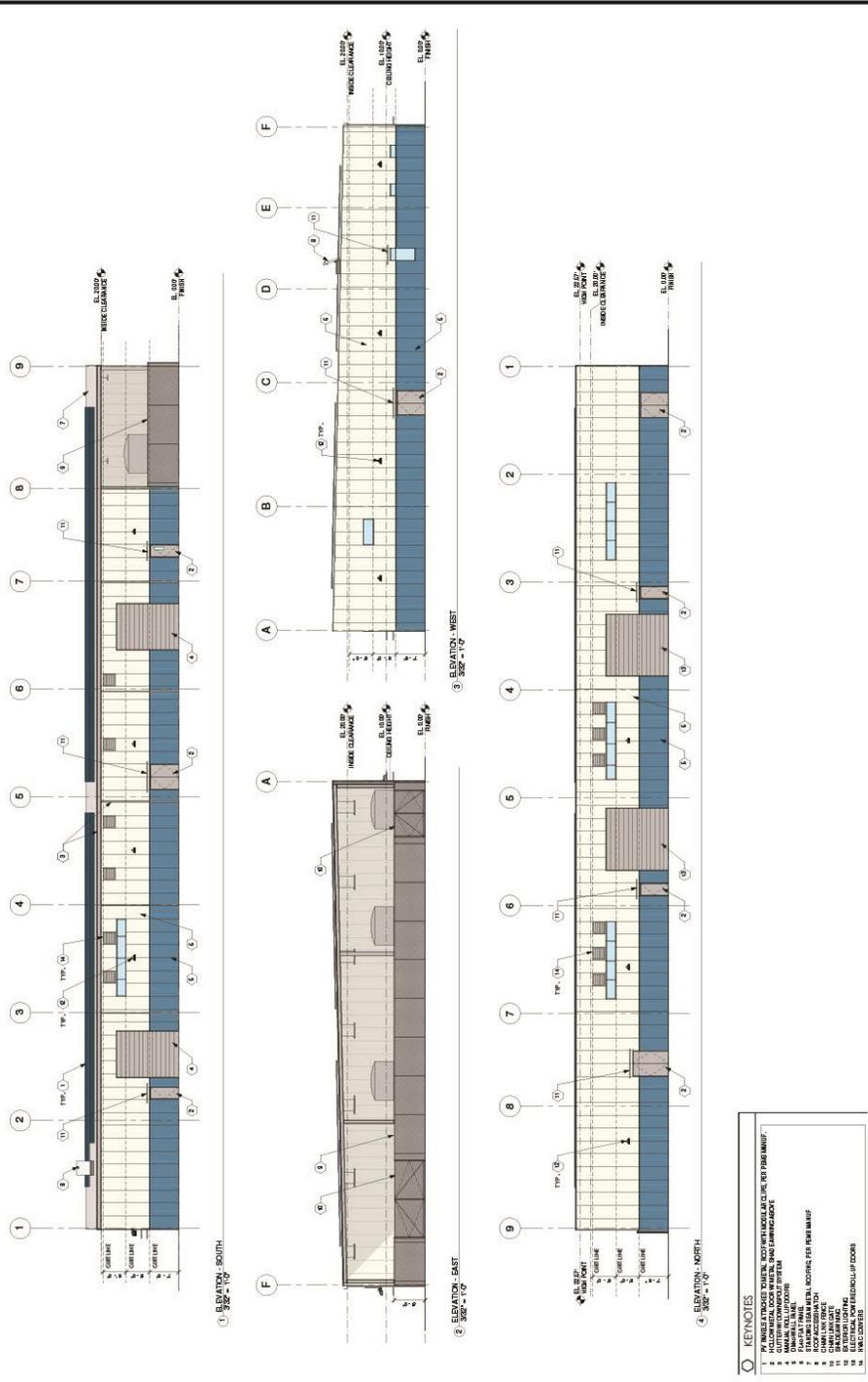
Adam Finestone

Adam Finestone, AICP
Principal Planner

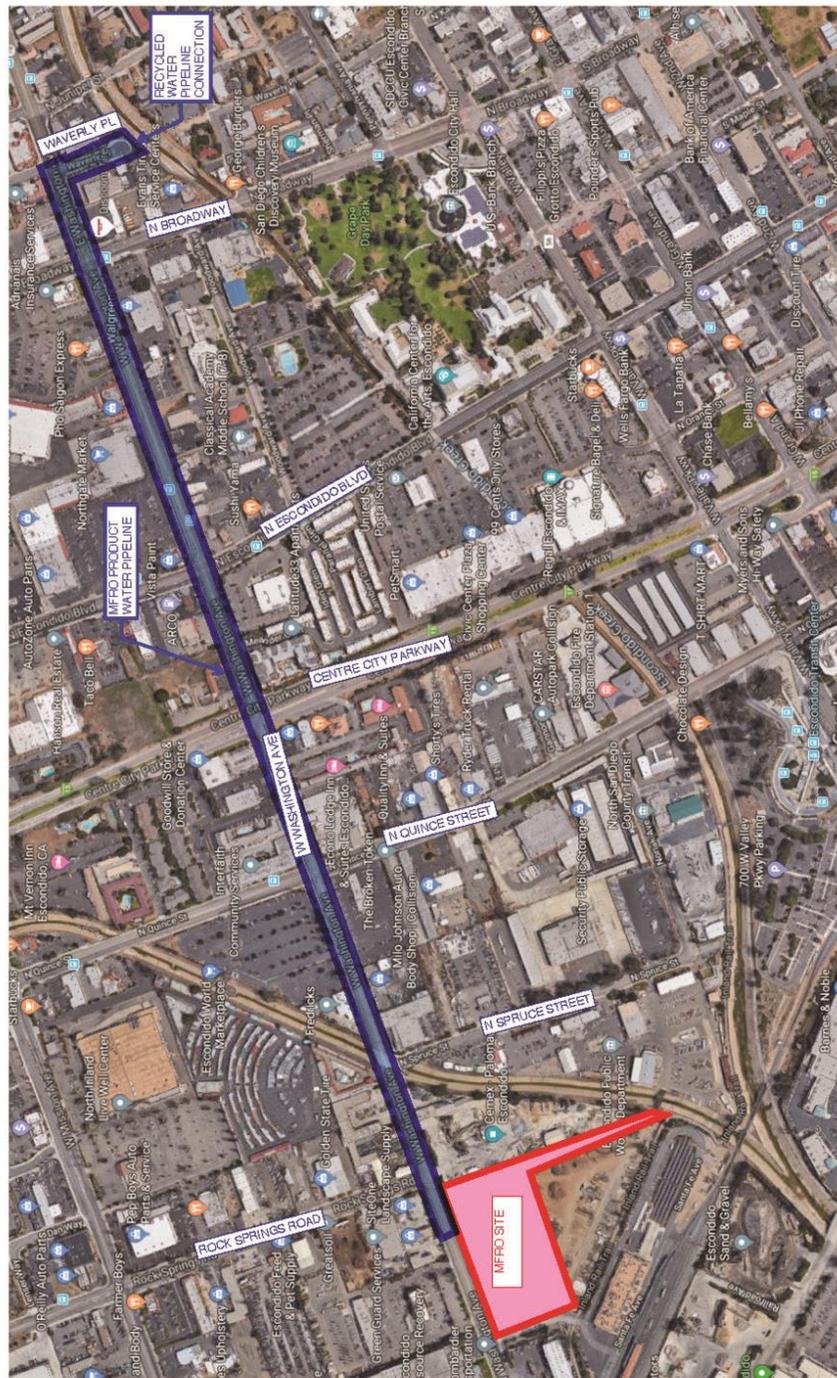








**PROPOSED PROJECTS: ADM 19-0032 & ENV 19-0002
 ELEVATIONS**



PROPOSED PROJECTS: ADM 19-0032 & ENV 19-0002
PIPELINE ALIGNMENT

EXHIBIT "A"
FINDINGS OF FACT
ENV 19-0002 / ADM 19-0032

Environmental Review Determinations:

1. Pursuant to the California Environmental Quality Act, (CEQA, Public Resources Code Section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), 14 California Code of Regulations Section 15000 et. seq., the City of Escondido is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving land use entitlements for the design, construction and operation of the Membrane Filtration Reverse Osmosis Facility (MFRO).
2. An Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared, published, circulated and reviewed in accordance with the requirements of CEQA, the State CEQA Guidelines, and the local environmental procedures.
3. In accordance with Article 61 of the Escondido Zoning Code, the City Zoning Administrator is authorized to consider and adopt a Negative Declaration or Mitigated Negative Declaration, upon completion of the CEQA public review period, for administrative projects that do not require a Public Hearing.
4. The IS/MND and Mitigation Monitoring and Reporting Plan (MMRP), collectively constitute the environmental documentation under and pursuant to CEQA, the CEQA Guidelines, and local environmental procedures relating to the project, and shall be referred to herein collectively as the "CEQA Documents."
5. The Zoning Administrator has received the material record supporting all of the CEQA Documents for the project. The Findings of this review indicate that the IS/MND identified effects related to biological, cultural and tribal cultural resources, wildland fire hazards, hydrology and noise that may be potentially significant, but revisions in the project plans and/or mitigation and avoidance/minimization measures agreed to by the project applicant would provide mitigation to a point where potential impacts are reduced to a less-than-significant level. Therefore, the Zoning Administrator, in his/her independent judgement, finds that there is no substantial evidence that the project or any of its aspects could result in significant adverse impacts related to the CEQA Documents because all previously identified impacts have been mitigated to less than a significant level. The Zoning Administrator also finds that the mitigation measures listed in the MMRP will not cause any potentially significant effects of their own.
6. The Record of Proceedings upon which the Zoning Administrator bases its decision includes, but is not limited to: (1) the IS/MND and the appendices and technical reports

cited in and/or relied upon in preparing the IS/MND; (2) the staff report, City files and records and other documents, prepared for and/or submitted to the City relating to the IS/MND; (3) the evidence, facts, findings and other determinations set forth herein; (4) the General Plan and the Escondido Municipal Code; (5) all designs, plans, studies, data and correspondence submitted to the City in connection with the IS/MND and the project itself; (6) all documentary and oral evidence received at public meetings and hearings or submitted to the City during the comment period relating to the and/or elsewhere during the course of the review of the IS/MND; and (7) all other matters of common knowledge to the to the City, including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City and its surrounding areas.

7. Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e), all documents and other materials which constitute the record of proceedings are located at the City of Escondido, City Hall. The Planning Division, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the Zoning Administrator' s decision is based, which documents and materials shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

EXHIBIT “B”
FINAL IS/MND
ENV 19-0002 / ADM 19-0032

Due to the number of pages of Exhibit B, a link has been provided to review the document electronically.

<https://www.escondido.org/membrane-filtration-reverse-osmosis-facility-project.aspx>

As a result of State of California and County of San Diego health orders, a hardcopy of this Exhibit will not be made available for public review.

MITIGATION MONITORING AND REPORTING PROGRAM

ENV 19-0002 / ADM 19-0032

MITIGATION MONITORING REPORTING PROGRAM (MMRP)

PROJECT NAME: Membrane Filtration Reverse Osmosis Facility Project
NEG. DEC. NO. : ENV 19-0002 and ADM 19-0032
SCH NO.: 2020039020
APPROVAL BODY: Escondido Zoning Administrator

PROJECT DESCRIPTION: The project proposes the construction a Membrane Filtration Reverse Osmosis (MFRO) Facility that would provide advanced treatment for Title 22 quality reuse water produced at the Hale Avenue Resources Recovery Facility (HARRF). The facility would utilize membrane filtration (MF) (i.e., microfiltration or ultrafiltration membranes) and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd). High quality treated water would be blended with Title 22 recycled water within an on-site blend tank. The treated water would be used for agricultural purposes and would be distributed to growers through existing non-potable reuse water/agriculture pipelines. The proposed project would consist of a commercial/industrial-like building (MFRO Facility), which would include partitioned areas to house the MFRO equipment, pumps, chemical storage, electrical room, control room, restrooms, break room, and janitorial closet. The MFRO Facility treatment equipment is proposed to operate with a minimum production capacity of 0.5 mgd (350 gallons per minute [gpm]) and maximum RO effluent production capacity of 2.0 mgd (1,390 gpm) which would be blended with conventionally (tertiary) recycled water for distribution. The MFRO Facility would be designed to accommodate installation of additional equipment in the future that would provide an additional 1.0 mgd of production capacity. The project would also include the product water pipeline, which is a one-mile long pipeline that would transport the product water to an existing recycled water pipeline.

PROJECT LOCATION: The proposed project is located in northern San Diego County in the City of Escondido. The project is located at 901 West Washington Avenue, approximately 55 feet southwest of the West Washington Avenue and Rock Springs Road intersection. The parcel is approximately 10.3 acres in size and is owned by the City. The Assessor's Parcel No. (APN) is 232 090-72-00. The site is accessible via a driveway along West Washington Avenue and a shared access driveway with two gated entrances on the west side. The site also is accessible towards the southeastern corner of the property from a bridge across the concrete flood control channel that connects the site to the City's Public Works Yard.

APPLICANT/CONTACT PERSON: City of Escondido, Angela Morrow, Deputy Director of Utilities Department
 Phone No.: (760) 839-7030 ex. 7034

PROJECT MANAGER: Adam Finestone, Principal Planner Phone No.:(760) 839-6203
 Email: or afinestone@escondido.org

Mitigation Monitoring and Reporting Program for the Membrane Filtration Reverse Osmosis Facility Project Mitigated Negative Declaration/Initial Study Environmental Checklist

Project No. ENV 19-0002 and ADM 19-0032

The City of Escondido adopts this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the Membrane Filtration Reverse Osmosis Facility Project (proposed project), which is the subject of the Draft Mitigated Negative Declaration (MND) and Initial Study Environmental Checklist, complies with all applicable environmental mitigation requirements. The mitigation described in the MND and summarized below provides a broad purpose and overview of actions that will occur in order to reduce identified environmental impacts.

For each project that is subject to CEQA, PRC Section 21081.6 requires the Lead Agency to monitor performance of the mitigation measures included in any environmental document to ensure that the specified mitigation is implemented. The City of Escondido is the designated Lead Agency for the proposed project. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition related to implementation of the MMRP.

After review and approval by the Lead Agency, minor changes to the MMRP are permitted but can only be made by the City of Escondido. No deviations from this MMRP shall be permitted unless it continues to satisfy the requirements of PRC Section 21081.6, as determined by the City of Escondido.

The organization of the MMRP follows the subsection formatting style presented within the MND and Initial Study Environmental Checklist. Only those subsections of the environmental issues presented in the Initial Study Environmental Checklist that have mitigation measures are provided below in the MMRP table. All other subsections do not contain mitigation measures. For each mitigation measure, the MMRP table identifies the following: (1) mitigation measure; (2) implementation action; (3) responsible agency/party; (4) monitoring schedule; and (5) verification date.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<p>Biological Resources</p> <p>BIO-1: Avoidance of Nesting Birds and Raptors. To prevent direct impacts to nesting birds, including raptors, protected under the federal MBTA and CFG Code, the City shall enforce the following:</p> <p>Project activities requiring the removal and/or trimming of vegetation suitable for nesting birds shall occur outside of the general bird breeding season (January 15 to September 15) to the extent feasible. If the activities cannot avoid the general bird breeding season, a qualified biologist shall be retained to conduct a pre-activity nesting bird survey within seven days prior to the activities to confirm the presence or absence of active bird nests. If no active bird nests are found by the qualified biologist, then the activities shall proceed with the reassurance that no violation to the MBTA and CFG Code would occur. If an active bird nest is found by the qualified biologist, then vegetation removal and/or trimming activities at the nest location shall not be allowed to occur until the qualified biologist has determined that the nest is no longer active. Avoidance buffers should start at 300 feet for passerine birds and 500 feet for raptors. However, buffers could be reduced at the discretion of the qualified biologist depending on the bird species and project activities required in the vicinity of the active nest.</p>	<ul style="list-style-type: none"> Require project activities requiring vegetation removal to occur outside of general bird breeding season and/or require a qualified biologist to perform a pre-construction survey of active nests belonging to nesting birds and raptors. 	<p>Applicant; Qualified Biologist</p>	X			
<p>Cultural Resources</p> <p>CUL-1: It is recommended the City should 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 (TCA) with the Project Location ("TCA Tribe") prior to issuance of</p>	<ul style="list-style-type: none"> Applicant should enter into a Tribal Cultural Resource Treatment and Monitoring Agreement. 	<p>Applicant; City of Escondido Community Development Department Planning Division</p>	X			

MITIGATION MONITORING AND REPORTING PROGRAM (cont.)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Cultural Resources (cont.)						
CUL-1 (cont.) a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources; and (2) to formalize protocols and procedures between the City and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains; funerary objects; cultural and religious landscapes; ceremonial items; traditional gathering areas; and cultural items located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.						
CUL-2: Prior to issuance of a grading permit, the City shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (U.S. Department of the Interior 2008), and Native American monitors associated with TCA Tribes to implement the monitoring program. Because the project is located within shared territory of the Luiseno and Kumeyaay people, Native American monitors representing the interest and values of both the Luiseno and Kumeyaay people shall be retained for the project. The archaeologist shall be responsible for coordinating with the Native American monitors. This verification shall be presented to the City in a letter from the project archaeologist that confirm that Native American monitors representing both Luiseno and Kumeyaay TCA Tribes have been retained.	<ul style="list-style-type: none"> Retain a qualified archaeologist and Native American monitors. Provide verification that a qualified archaeologist and Native American monitors have been retained. 	Applicant; City of Escondido Community Development Planning Division	X			

MITIGATION MONITORING AND REPORTING PROGRAM (cont.)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Cultural Resources (cont.)						
CUL-2 (cont.) The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.						
CUL-3: The qualified archaeologist and a Native American monitor(s) shall attend the pre grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.	<ul style="list-style-type: none"> Require monitoring program coordination. 	City of Escondido Community Development Planning Division; Qualified Archaeologist; Native American Monitor(s); Grading Contractor	X			
CUL-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.	<ul style="list-style-type: none"> Require on-site archaeological monitor and Native American monitor(s). 	City of Escondido Community Development Planning Division; Archaeological Monitor; Native American Monitor; Field Engineering Division	X	X		

MITIGATION MONITORING AND REPORTING PROGRAM (cont.)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Cultural Resources (cont.)						
<p>CUL-5: In the event that previously unidentified cultural resources that qualify as historical, unique archaeological, and/or tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.</p>	<ul style="list-style-type: none"> Require identification and preservation of any unidentified cultural resources. 	City of Escondido Community Development Department Planning Division; Project Archaeologist; County Coroner; Native American Monitor	X			
<p>CUL-6: If a potentially significant historical, unique archaeological, and/or tribal cultural resource is discovered, the qualified archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. Recommendations for the resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.</p>	<ul style="list-style-type: none"> Require identification and preservation of any significant historical, unique archaeological, and/or tribal cultural resource. Consultation with the City, the TCA Tribe, and the Native American Monitor. 	City of Escondido Community Development Department Planning Division; Project Archaeologist; Native American Monitor; TCA Tribe	X			
<p>CUL-7: The avoidance and/or preservation of significant cultural resources that qualify as historical, unique archaeological, and/or tribal cultural resources must first be considered and evaluated as required by CEQA. Where any significant resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and</p>	<ul style="list-style-type: none"> Require research design and data recovery program. Consultation with TCA Tribe and Native American Monitor. 	City of Escondido Community Development Department Planning Division; Project Archaeologist; Native American Monitor; TCA Tribe	X			

MITIGATION MONITORING AND REPORTING PROGRAM (cont.)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Cultural Resources (cont.)						
CUL-7 (cont.) the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.						
CUL-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment	<ul style="list-style-type: none"> Require identification and preservation of any undiscovered cultural resources or human remains. 	City of Escondido Community Development Department Planning Division; Project Archaeologist; Native American Monitor; Forensic Anthropologist; County Coroner		X		

MITIGATION MONITORING AND REPORTING PROGRAM (cont.)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Cultural Resources (cont.)						
CUL-8 (cont.) and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.	<ul style="list-style-type: none"> Require that a Native American monitor is present during any testing or cataloging. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe, and/or curated. 	City of Escondido Community Development Department Planning Division; Project Archaeologist; Native American Monitor		X		
CUL-9: If the qualified archaeologist elects to collect any archaeological materials that qualify as tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the archaeological materials that qualify as tribal cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. The project archaeologist shall document evidence that all cultural materials have been curated and/or repatriated as follows: 1. It is the preference of the City that all tribal cultural resources be repatriated to the TCA Tribe as such preference would be the most culturally sensitive, appropriate, and dignified. Therefore, any tribal cultural resources collected by the qualified archaeologist shall be provided to the TCA Tribe. Evidence that all cultural materials collected have been repatriated shall be in the form of a letter from the TCA Tribe to whom the tribal cultural						

MITIGATION MONITORING AND REPORTING PROGRAM (cont.)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Cultural Resources (cont.)						
<p>CUL-9 (cont.)</p> <p>resources have been repatriated identifying that the archaeological materials have been received.</p> <p>OR</p> <p>2. Any tribal cultural resources collected by the qualified archaeologist shall be curated with its associated records at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/ researchers for further study. The collection and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence that all cultural materials collected have been curated shall be in the form of a letter from the curation facility stating the prehistoric archaeological materials have been received and that all fees have been paid.</p>						
<p>CUL-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report.</p>	<ul style="list-style-type: none"> Require documentation of analysis and data by the qualified archaeologist. Consultation with Native American Monitor. 	Qualified Archaeologist; Native American Monitor			X	

MITIGATION MONITORING AND REPORTING PROGRAM (cont.)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Cultural Resources (cont.)						
CUL-10 (cont.) The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.						
Geology and Soils						
GEO-1: In the event of unanticipated discovery of paleontological resources, the City shall cease ground-disturbing activities within 100 feet of the find until it can be assessed by a qualified paleontologist. The qualified paleontologist shall assess the find, implement recovery measures if necessary, and determine if paleontological monitoring is warranted once work resumes.	<ul style="list-style-type: none"> Discovery of paleontological resources requires assessment by qualified paleontologist. 	Applicant; Qualified Paleontologist		X		
Hazards and Hazardous Materials						
HAZ-1: Soil and Groundwater Construction Management Plan. A soil and groundwater management plan (SGWMP) shall be prepared prior to project construction to minimize exposure in the event that adverse environmental conditions are encountered during soil and groundwater disturbance activities. The plan shall include, but not be limited to, observation and monitoring activities in areas with known potential soil contamination (CREC) and any areas where contaminated or potentially contaminated soil or groundwater are encountered; community health and safety practices; roles and responsibilities of the contractor; and handling, sampling, transportation, and disposal, as applicable, of contaminated or potentially contaminated soil and/or groundwater.	<ul style="list-style-type: none"> Require preparation of a soil and groundwater management plan. 	Applicant; Construction Contractor	X			

MITIGATION MONITORING AND REPORTING PROGRAM (cont.)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<p>Noise</p> <p>NOI-1: Construction Equipment Noise Reduction. Noise levels from project-related construction equipment shall not exceed 75 dBA L_{EQ} (one hour). To reduce noise levels, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • All construction equipment operating at the project site shall be equipped with properly operating mufflers. • Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses east of the project site. • When the use of impact tools is necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible. • All stationary construction noise sources used at the project site shall be located away from adjacent receptors, to the extent feasible, and be muffled and enclosed within temporary sheds or other insulation barriers to the extent feasible. 	<ul style="list-style-type: none"> • Require construction equipment to be operated in a manner that does not exceed 75 dBA L_{EQ}. • Require designation of a construction relations officer. 	<p>Applicant; Contractor; Construction Relations Officer</p>	X			

MITIGATION MONITORING AND REPORTING PROGRAM (cont.)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<p>Noise (cont.) NOI-1 (cont.)</p> <ul style="list-style-type: none"> A construction relations officer shall be designated for the proposed project to serve as a liaison with surrounding residents and property owners and be responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted that include permitted construction days and hours at the project site. 						
<p>Tribal Cultural Resources</p> <p>See mitigation measures CUL-1 through CUL-10 under Cultural Resources.</p>						