

PLANNING COMMISSION

Agenda Item No.: G.2

Date: October 22, 2013

CASE NUMBER: PHG 13-0026

APPLICANT: City of Escondido

LOCATION: The new 3.45-acre Vista Verde Reservoir site is located at the crest of a hill just west of the terminus of Vista Verde Drive. The site is within a designated open space lot on Tract 932 and is a portion of APN 224-100-83.

TYPE OF PROJECT: Modification to Grading Exemptions, New Grading Exemption, and Vacation of Open Space Easement

PROJECT DESCRIPTION: A modification to four previously approved grading exemptions and a proposed new grading exemption in conjunction with a vacation of an existing open space easement to facilitate a revised project design for the new Vista Verde Reservoir Replacement Project. The water reservoir project was originally approved with grading exemptions in 2007 as part of the 179-lot Hidden Valley Ranch residential subdivision (TR 932) that is still valid, but not yet constructed. Revisions are proposed to previously approved Grading Exemption Nos. 17-20 to allow cut slopes up to 50 feet in height and fill slopes up to 14 feet in height for construction of the access road and water tank pad. A new Grading Exemption No. 21 is proposed for a 27-foot-high cut slope located in the area where the access road joins Vista Verde Drive. The proposal also includes the vacation of a 1.16-acre portion of an existing open space easement where it occurs on the City's reservoir property to facilitate construction of the water infrastructure project.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Estate II (up to 2 dwelling units per acre)

ZONING: PD-R 1.6 (Planned Development Residential – 1.6 dwelling units per acre)

BACKGROUND/SUMMARY OF ISSUES: On February 28, 2007, the City Council approved a 179-lot residential planned development (Tract 932) on a 149.9-acre site located northwest of Vista Verde Drive and east of Vista Avenue. The approved development plans included two replacement water reservoirs in the southern portion of the site near the terminus of Vista Verde Drive. The project entitlements included a 5-year Development Agreement that obligated the developer to construct one of the water tanks as part of the first phase of the development in return for credit on certain development fees. Development of the project stalled during the economic recession and no project-related construction has occurred to this point.

The City Council approved a five-year extension of the Development Agreement for Tract 932 on June 13, 2012, and amended the agreement to eliminate the fee credits and release the developer from responsibility to construct the water tank in return for dedicating land for the project to the City. This was requested by the Utilities Department to gain control and certainty over the construction of the water infrastructure improvements. The issue became more critical as the project construction stalled during the recession because of continuing deterioration of the existing Vista Verde water reservoir that currently provides water service to the area from a location approximately 2,000 feet east of the project site. The condition of the existing reservoir is such that there is now an immediate need to replace it.

The Utilities Department has assumed full control over the reservoir replacement project and has decided to move forward with constructing both water tanks at the same time. The final design for the water reservoir replacement project includes two, one-million gallon water tanks, an associated paved access road, drainage facilities, on and off-site pipelines, and related facilities. The proposed reservoir tanks would be cast-in-place pre-stressed concrete structures with concrete roof slabs, with each tank exhibiting an internal diameter of 84 feet and an internal height of approximately 30 feet. The lower

15 feet of the tanks would be located below grade resulting in a visible height of approximately 12 to 15 feet for the structures.

No changes to the approved residential part of the Tract 932 project are proposed as part of this request. Changes to the water tank project design include a single pad area for both tanks and slight deviations in the location of the access road and will require modifications to four previously approved grading exemptions and the addition of a new grading exemption. Additionally, it was known at the time the residential development and water tank project was approved that a portion of an existing open space easement would have to be vacated prior to construction of the water tanks. A small increase in the area of open space to be vacated is also proposed as part of the project to correspond with the boundaries of the 3.45-acre property recently dedicated to the City.

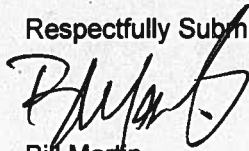
Staff feels that the issues are as follow:

1. Appropriateness of the proposed revision to the approved grading exemptions and whether the height of the proposed cut slopes would create an adverse visual impact as seen from adjacent properties.
2. Appropriateness of eliminating a portion of an existing open space easement.

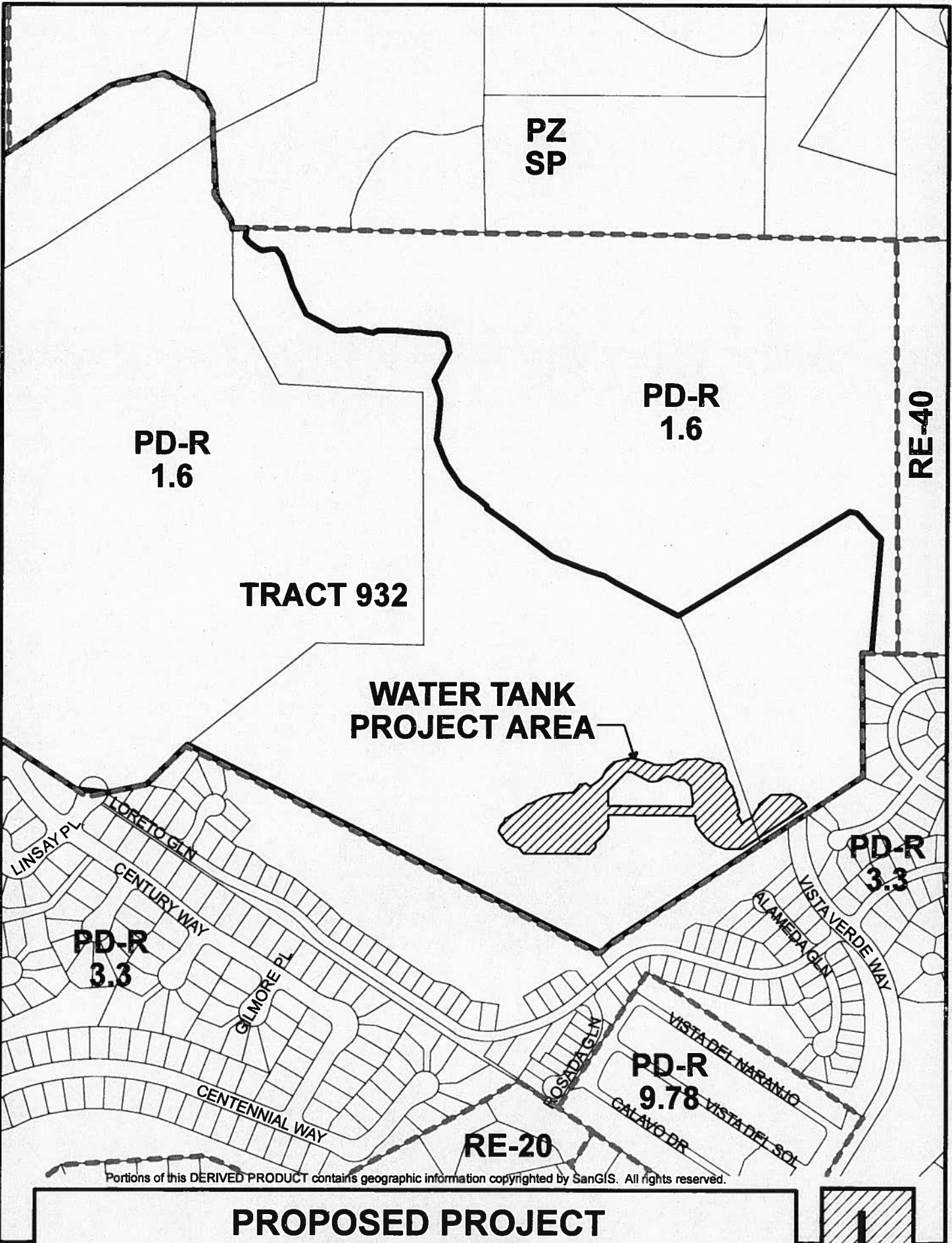
REASONS FOR STAFF RECOMMENDATION:

1. Staff feels the proposed revisions to the grading exemptions are appropriate since visibility of the cut slopes will be limited primarily to the residential neighborhood located to the east of the site which is approximately 300 feet or more from the most visible of the proposed grading exemptions. Views of the fill slopes will be limited primarily to future residents of Tract 932. All of the proposed slopes will be landscaped to soften the visual appearance of the slopes as viewed from nearby properties.
2. It was known at the time Tract 932 was approved that a portion of an existing open space easement would have to be vacated to facilitate construction of the water tanks on the site. The total area of open space easement within City property to be vacated is 1.16 acres. The loss of 1.16 acres of designated open space would not be considered significant because the habitat value is diminished by the active farming that legally occurs within the open space easement. All impacts to individual sensitive trees and fragmented coastal sage scrub habitat within the open space would be addressed in accordance with the approved biology mitigation measures in the adopted Mitigated Negative Declaration for Tract 932.

Respectfully Submitted,



Bill Martin
Principal Planner

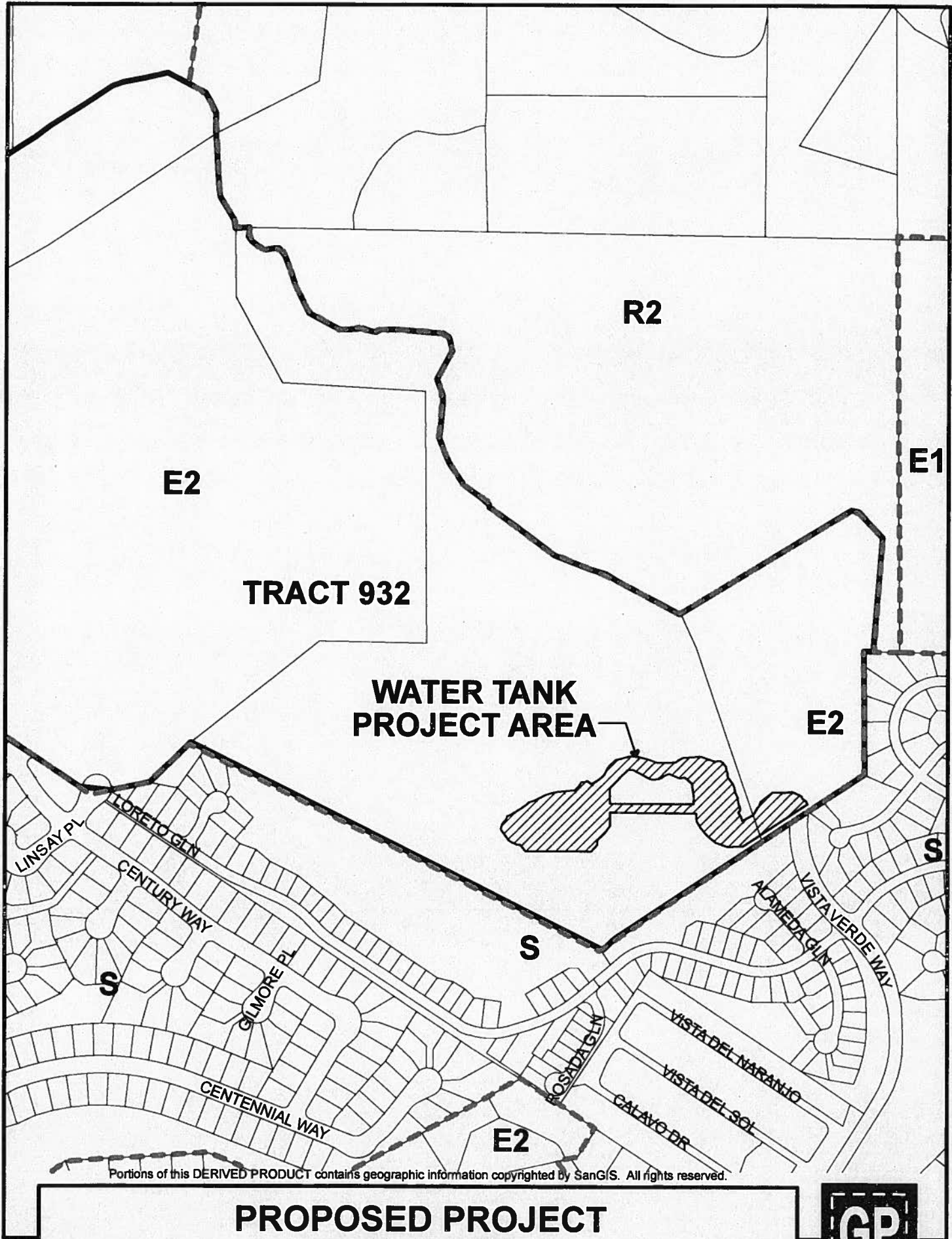


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**PROPOSED PROJECT
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LOCATION/ZONING



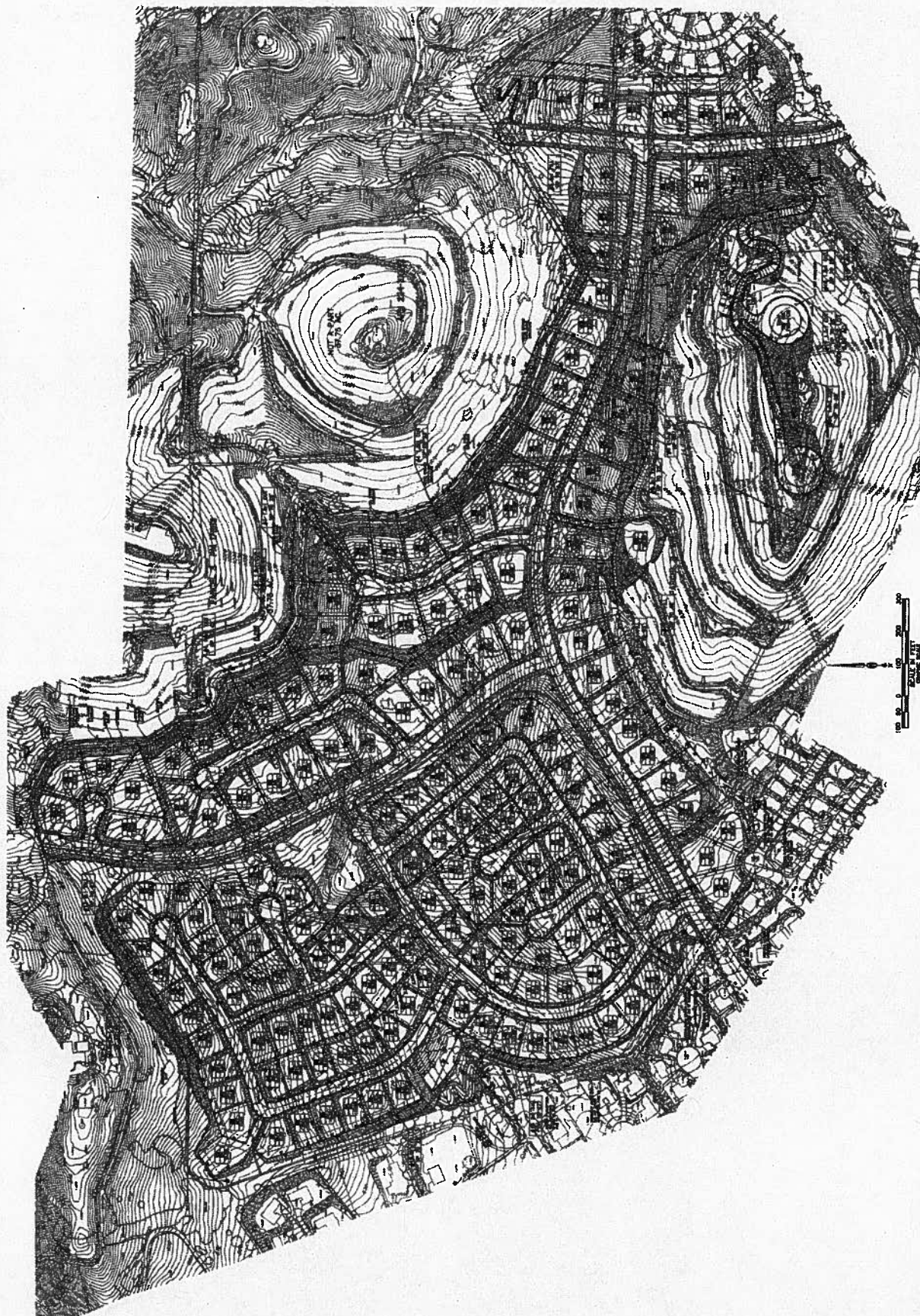
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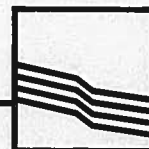


GENERAL PLAN

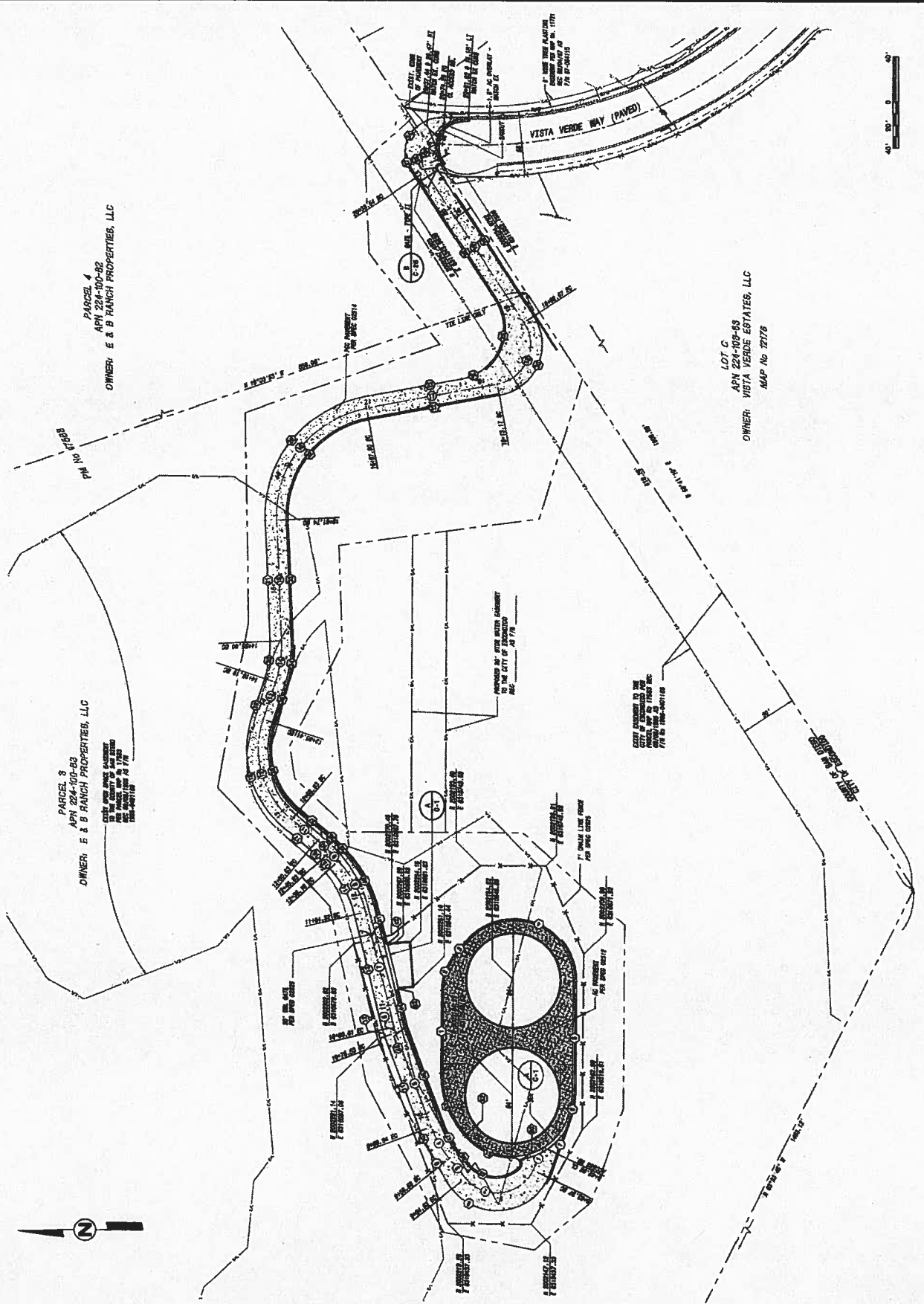
**APPROVED TRACT 932
GRADING EXEMPTIONS**



**PROPOSED PROJECT
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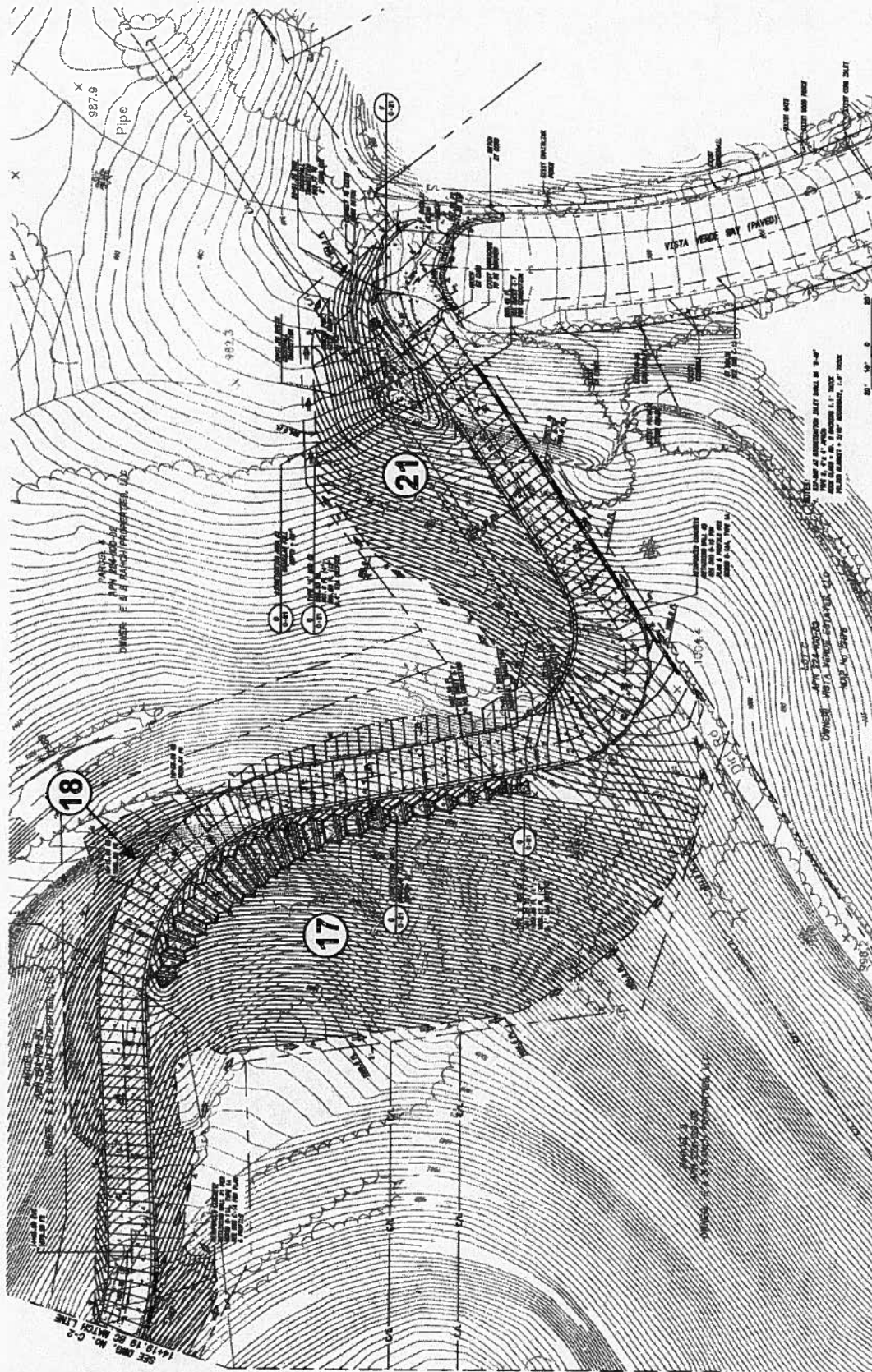
GRADING PLAN



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SITE PLAN

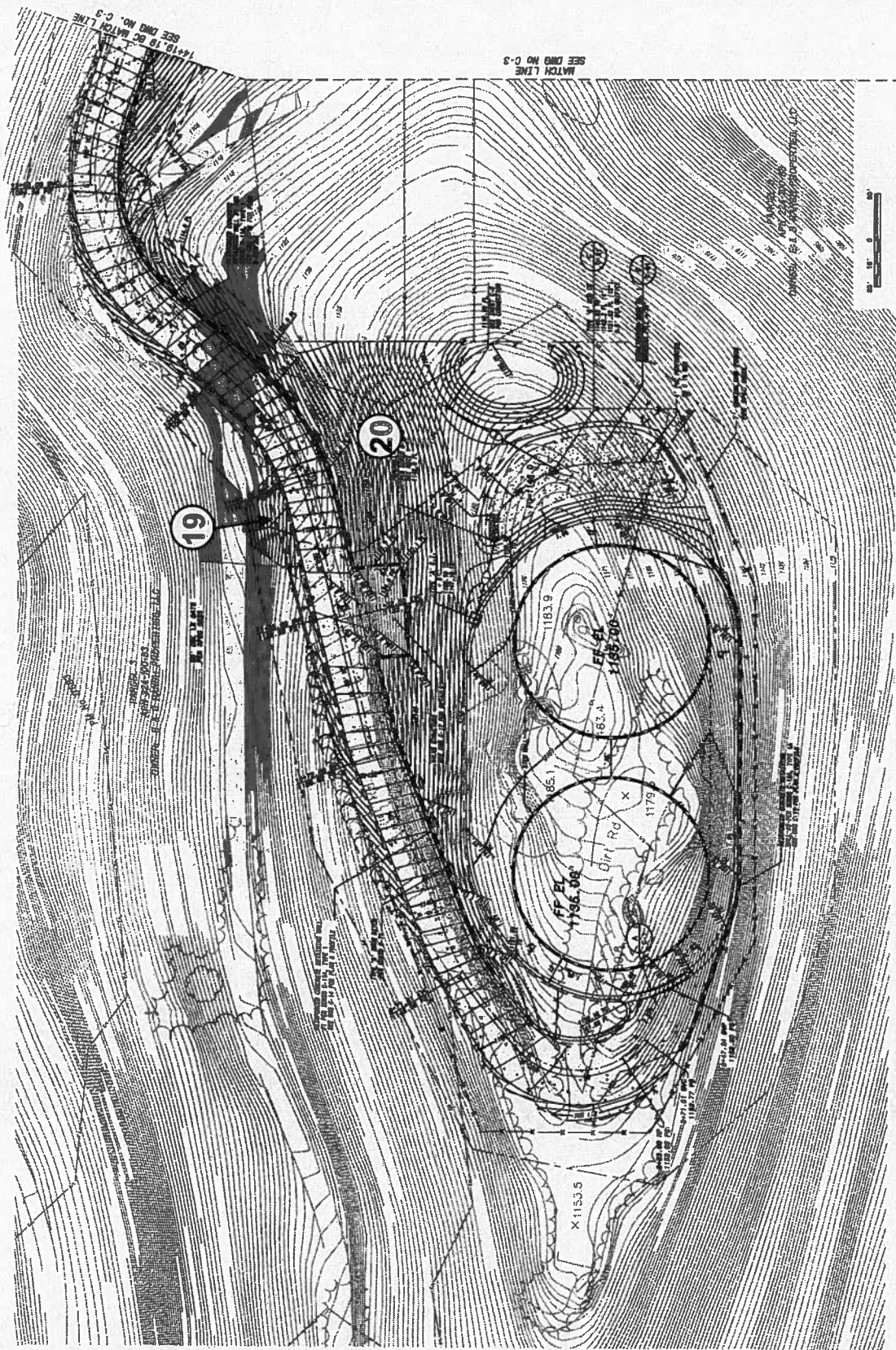


GRADING EXEMPTION NUMBERS

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GRADING PLAN

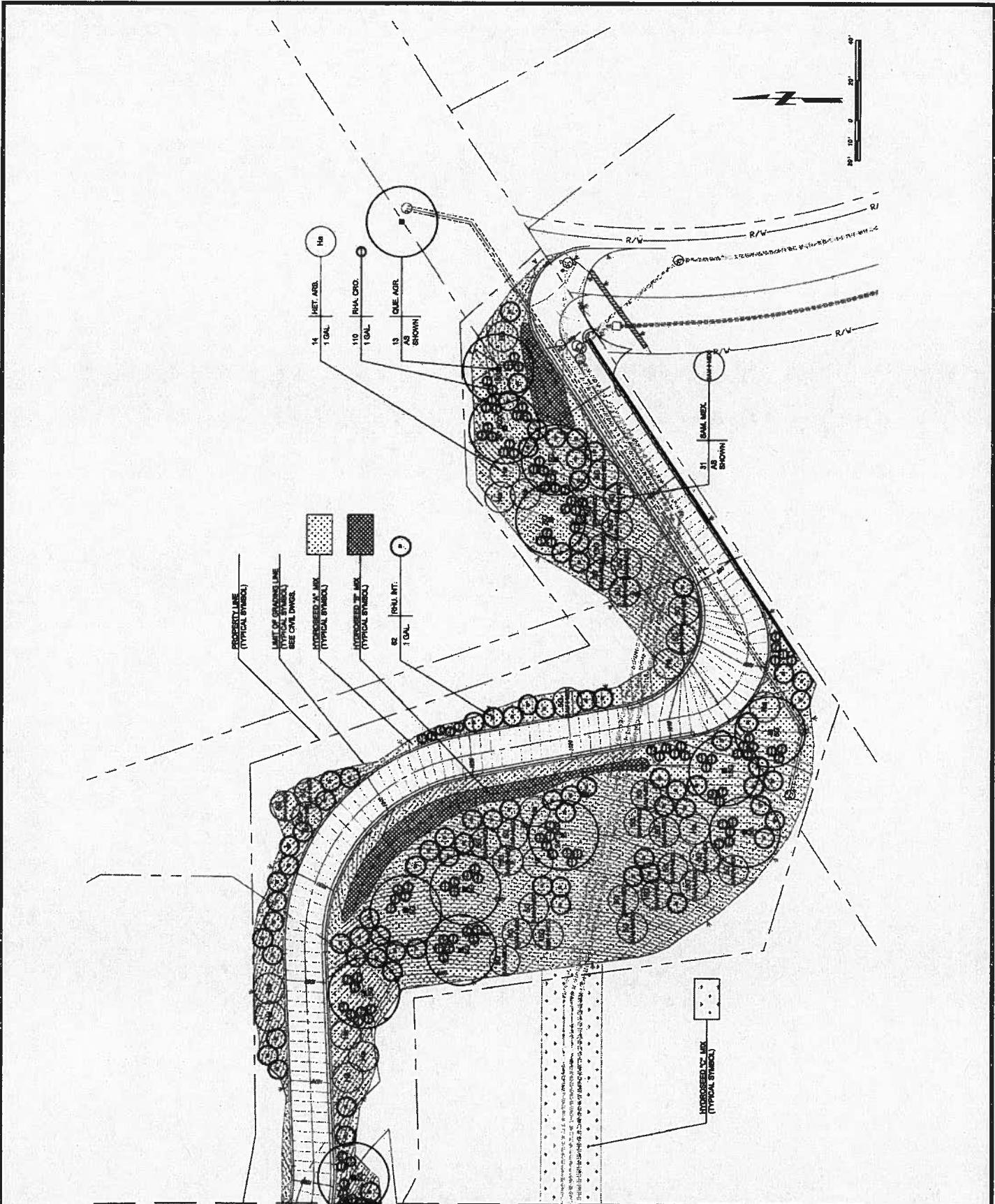


GRADING EXEMPTION NUMBERS

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GRADING PLAN



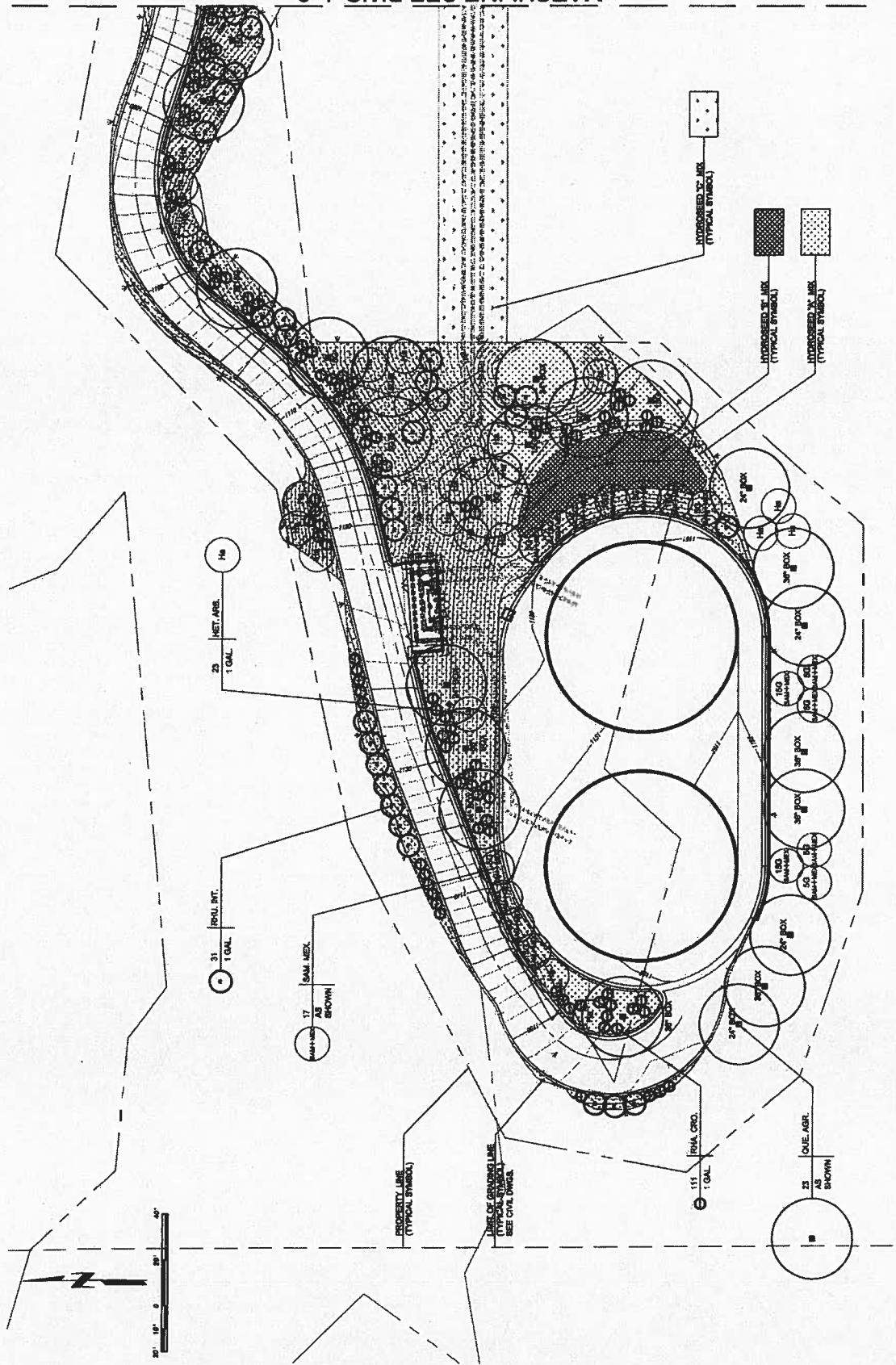
MATCHLINE SEE DWG. L-3

**PROPOSED PROJECT
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LANDSCAPE PLAN

MATCHLINE SEE DWG. L-8



**PROPOSED PROJECT
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LANDSCAPE PLAN

PLANT MATERIAL LEGEND

CALLOUT SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MINIMUM HEIGHT AND SPREAD	REMARKS	DETAIL	SHEET
TREES							
QUE. AGR.	QUERCUS AGRIFOLIA	COAST LIVE OAK	5 GAL.	30" X 18" (4' HEIGHT MAX)	STANDARD-TRUNK; FULL HEAD; VIGOROUS; <u>MUST NOT BE ROOT BOUND; NO KNUCKLES PRESENT. DO NOT STAKE</u>	A	L-9
QUE. AGR.	QUE. AGR.	QUE. AGR.	15 GAL.	4-5' X 3-4'	MULTI- TRUNK; FULL HEAD, GOOD CALIPER, <u>MUST NOT BE ROOT BOUND; NO KNUCKLES PRESENT. DO NOT STAKE</u>	A	L-9
QUE. AGR.	QUE. AGR.	QUE. AGR.	24" BOX	8-10' X 3-4'	STANDARD & STRAIGHT TRUNK; FULL HEAD, GOOD CALIPER, <u>MUST NOT BE ROOT BOUND; NO KNUCKLES PRESENT.</u>	B	L-9
QUE. AGR.	QUERCUS AGRIFOLIA	COAST LIVE OAK	38" BOX	12-14' X 5-6'	STANDARD & STRAIGHT TRUNK; FULL HEAD, GOOD CALIPER, <u>MUST NOT BE ROOT BOUND; NO KNUCKLES PRESENT.</u>	B	L-9
SAM. MEX.	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	5 GAL.	18" X 14"	NATURAL FORM; FULL HEAD; VIGOROUS <u>MUST NOT BE ROOT BOUND. DO NOT STAKE</u>	A	L-9
SAM. MEX.	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	15 GAL.	3' X 2'	FULL & BUSHY TO GROUND, GOOD COLOR, <u>MUST NOT BE ROOT BOUND. DO NOT STAKE</u>	A	L-9
SHRUBS							
HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL.	10" X 14"	SHRUB FORM; FULL & BUSHY TO GROUND, GOOD COLOR	C	L-9
RHA. CRO.	RHAMNUS CROCEA	LITTLELEAF REDBERRY	1 GAL.	8" X 4"	SHRUB FORM; FULL AND BUSHY, GOOD COLOR AND VIGOR.	C	L-9
RHU. INT.	RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL.	12" X 12"	FULL & BUSHY TO GROUND, GOOD COLOR.	C	L-9

**PROPOSED PROJECT
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HYDROSEED "A" MIX FOR VISTA VERDE RESERVOIR

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM % PURITY / GERM	LBS / ACRE
 57,628 S.F.	EROSION CONTROL MIX			
	AMBROSIA PSILOSTACHYA	WESTERN RAGWEED	20.00 / 30.00	2.00
	BACCHARIS PILULARIS	COYOTE BUSH	2.00 / 50.00	1.00
	ENCELIA CALIFORNICA	BUSH SUNFLOWER	40.00 / 80.00	4.00
	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	40.00 / 80.00	2.00
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	98.00 / 75.00	1.00
	LOTUS SCOPARIUS	DEERWEED	98.00 / 85.00	1.00
	LUPINUS SUCCULENTUS	ARROYO LUPINE	98.00 / 80.00	2.00
	MALOSMA (RHUS) LAURINA	LAUREL SUMAC	90.00 / 85.00	2.00
	NASSELLA (STIPA) PULCHRA	PURPLE NEEDLEGRASS	90.00 / 80.00	5.00
	SALVIA APIANA	WHITE SAGE	70.00 / 50.00	3.00
	VULPIA MICROSTACHYS	THREE WEEK FESCUE	90.00 / 80.00	3.00
	VIGRUIERA LACINATA	SAN DIEGO SUNFLOWER	40.00 / 50.00	1.50
	DIPLACUS (MIMULUS) AURANTIACUS	STICKY MONKEYFLOWER	5.00 / 70.00	2.00
PLANTAGO ERECTA	CALIFORNIA PLANTAIN	98.00 / 75.00	3.00	

EROSION CONTROL MIX SEED RATE: 32.50 LBS / ACRE
SEED MIX PROVIDED BY STOVER SEED COMPANY phone: (213) 626-9688 web: stoverseed.com

RECOMMENDED HYDROSEEDING SLURRY, PER STOVER SEED COMPANY:
2000 LBS / ACRE ECOFIBRE MULCH
150 LB / ACRE ENVIRON-MEND BINDER 20 LBS / ACRE MYCOAPPLY ENDO MYCORRHIZAL INOCULUM (4 SPECIES OF ENDO-MYCORRHIZAE)
800 LB / ACRE BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER


HYDROSEED "B" MIX FOR VISTA VERDE RESERVOIR

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM % PURITY / GERM	LBS / ACRE
 4,050 S.F.	BIO-RETENTION MIX			
	AMBROSIA PSILOSTACHYA	WESTERN RAGWEED	10.00 / 20.00	4.00
	BACCHARIS PILULARIS	COYOTE BUSH	2.00 / 40.00	1.00
	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	100.00 / 80.00	8.00
	JUNCUS ACUTUS	SPINY RUSH	90.00 / 40.00	1.00
	SCIRPUS (SCHOENOPLECTUS) CALIFORNICUS	CALIFORNIA TULE	97.62 / 85.00	2.00
	OENOTHERA CHEIRANTHIFOLIA	BEACH EVENING	98.00 / 75.00	1.00
	VULPIA MICROSTACHYS	THREE WEEK FESCUE	100.00 / 80.00	6.00
	PLANTAGO ERECTA	CALIFORNIA PLANTAIN	98.00 / 75.00	4.00
	FESTUCA RUBRA MOLATE	MOLATE FESCUE	95.00 / 80.00	8.00
	PLUCHEA ODORATA	MARSH FLEABANE	35.00 / 60.00	1.00

BIO-RETENTION MIX SEED RATE: 38.00 LBS / ACRE
SEED MIX PROVIDED BY STOVER SEED COMPANY phone: (213) 626-9688 web: stoverseed.com

RECOMMENDED HYDROSEEDING SLURRY, PER STOVER SEED COMPANY:
2000 LBS / ACRE ECOFIBRE MULCH
150 LB / ACRE ENVIRON-MEND BINDER 20 LBS / ACRE MYCOAPPLY ENDO MYCORRHIZAL INOCULUM (4 SPECIES OF ENDO-MYCORRHIZAE)
800 LB / ACRE BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER

HYDROSEED "C" MIX FOR VISTA VERDE RESERVOIR

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM % PURITY / GERM	LBS / ACRE
 8,402 S.F.	NON-IRRIGATED MIX			
	LOTUS SCOPARIUS (ASMISPON GLABER)	DEERWEED	90.00 / 80.00	3.00
	ERIGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	65.00 / 10.00	8.00
	ENCELIA CALIFORNICA	BUSH SUNFLOWER	40.00 / 80.00	4.00
	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	40.00 / 80.00	2.00
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	98.00 / 75.00	1.00
	LUPINUS SUCCULENTUS	ARROYO LUPINE	98.00 / 80.00	2.00
	NASSELLA (STIPA) PULCHRA	PURPLE NEEDLEGRASS	90.00 / 80.00	5.00
	SALVIA MELLIFERA	BLACK SAGE	70.00 / 50.00	3.00
	DIPLACUS (MIMULUS) AURANTIACUS	MISS. RED MONKEYFLOWER	2.00 / 55.00	2.00
	PLANTAGO ERECTA	CALIFORNIA PLANTAIN	98.00 / 75.00	3.00
	VULPIA MICROSTACHYS	THREE WEEK FESCUE	90.00 / 80.00	3.00
	HEMIZONIA FASCICULATA	FASCICLED TARWEED	10.00 / 25.00	3.00

NON-IRRIGATED MIX SEED RATE: 39.00 LBS / ACRE
SEED MIX PROVIDED BY STOVER SEED COMPANY phone: (213) 626-9688 web: stoverseed.com

RECOMMENDED HYDROSEEDING SLURRY, PER STOVER SEED COMPANY:
2000 LBS / ACRE ECOFIBRE MULCH
150 LB / ACRE ENVIRON-MEND BINDER 20 LBS / ACRE MYCOAPPLY ENDO MYCORRHIZAL INOCULUM (4 SPECIES OF ENDO-MYCORRHIZAE)
800 LB / ACRE BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER

**PROPOSED PROJECT
PHG 13-0026**

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - PD-R 1.6 (Planned Development Residential – 1.6 dwelling units per acre) zoning – All of the area north of the site is currently a mix of avocado groves and vacant land. Future home sites associated with Tract 932 would be located on the other side of approximately 450 feet of open space that lies directly north of the water tank site.

SOUTH - PD-R 1.6 and PD-R 3.3 (Planned Development Residential – 3.3 dwelling units per acre) zoning – The area directly south of the water tank site is currently planted in avocados and is designated as open space for Tract 932. Single-family residences on Loreto Glen with lots generally ranging in size from 3,500 SF to 5,000 SF are located approximately 400 feet south of the water tank site.

EAST - PD-R 1.6 and PD-R 3.3 zoning - The area directly east of the water tank site is currently planted in avocados and is designated as open space for Tract 932. Single-family residences on Maverick Glen and Buckskin Glen with lot sizes generally ranging from 4,000 SF to 6,000 SF are located approximately 300 – 1,300 feet east of the water tank site.

WEST - PD-R 1.6 and PD-R 3.3 zoning - The area directly west of the water tank site is currently planted in avocados and is designated as open space for Tract 932. Single-family residences on Milan Glen with lots generally ranging in size from 5,000 SF to 6,000 SF are located approximately 900 feet west of the water tank site. Additional open space and single-family residences on Loreto Glen with lot sizes generally ranging from 3,000 SF to 6,000 SF are located approximately 400 – 900 feet southwesterly of the water tank site.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has expressed no concern regarding their ability to provide service to the site.
2. Effect on Fire Service – The site is served by Fire Station No. 7 (1220 North Ash Street), which is within the seven and one-half minute response time specified for urbanized areas in the General Plan. The water reservoir tanks will be constructed with non-combustible materials. All access road grades will be at or below the 20% maximum allowed by the Fire Department. The Fire Department has indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic – The project takes access from the end of the cul-de-sac on Vista Verde Drive, which is classified as a Local Collector (56' r.o.w.) in the Mobility and Infrastructure Element of the Escondido General Plan. Vista Verde Drive operates at a Level of Service "A" under existing improvement conditions and will eventually be extended into the Tract 932 development to provide a connection to Vista Avenue. The water tank project would likely generate several maintenance trips per week, which is well within the capacity of the surrounding streets. According to the Engineering Division, the project does not materially degrade the levels of service on the adjacent streets.
4. Utilities – The City of Escondido Utilities Department has identified the need to replace the existing Vista Verde Reservoir, which is located approximately 2,000 feet to the east, due to structural issues with the existing reservoir tank roof. The two proposed new reservoirs would serve the Vista Verde Pressure Zone in the City's water service area (i.e., the same area served by the existing Vista Verde Reservoir). The existing tank would be abandoned and demolished once the proposed new reservoirs are placed into service. The project does not require sewer service.
5. Drainage – The project site is not located within a 100-year Flood Zone as indicated on current FEMA maps. There are no significant drainage courses within or adjoining the property. Runoff from the project will be directed into a series of BMP treatment swales and/or detention basins and/or inlet filter systems to separate targeted pollutants from

the runoff before it leaves the site. The project does not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. An Addendum to the Hidden Valley Ranch Residential Subdivision (TR 932) Mitigated Negative Declaration (ER 2005-34) was issued on October 3, 2013. The Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the Hidden Valley Ranch Residential Subdivision (TR 932) Mitigated Negative Declaration remain substantively unchanged by the proposed project, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Mitigated Negative Declaration. The fundamental conclusion of the Addendum is that the proposed changes to the project will not result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the previously adopted Mitigated Negative Declaration.
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements, previously identified mitigation measures, and the recommended conditions of approval.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

General Plan

The Mobility and Infrastructure Element of the General Plan (Pg. III-24) notes that existing water infrastructure will be maintained and priority given to fund critical infrastructure in need of improvements, while new development will not be constructed until adequate infrastructure is in place. Water System Policy 12.5 requires new development to provide adequate water facilities and/or finance the cost of improvements necessary to serve the demands created by the development. The owner of Tract 932 has contributed the 3.45-acres of land needed for the Vista Verde Reservoir Replacement Project and will be responsible for constructing water service infrastructure throughout the 179-lot residential development as well as paying standard connection fees.

Appropriateness of the Proposed Revisions to the Approved Grading Exemptions

The approved project entitlements for the Hidden Valley Ranch development depict two 100'-diameter water tanks, with one intended to be constructed with the project and the other intended for future construction. The water tanks were to be located approximately 370 feet apart near the crest of the hill located in the southernmost part of the Tract 932 development area. Grading exemptions for 1.5:1 cut slopes up to 65-feet high were required to construct flat pad areas for the tanks and an access road. The current proposal includes construction of two 84'-diameter water tanks approximately 16 feet apart on a single pad site created by lowering the crest of the hill approximately fifty feet. The smaller graded footprint and modified access road will require commensurate modifications to four Grading Exemptions that were approved for the water tanks as well as the addition of one new Grading Exemption as described below.

- Grading Exemption No. 17. **Approved** - 1.5:1 cut slope up to 43 feet high. **Proposed** - 2:1 cut slope up to 50 feet high. This east-facing exemption would slightly increase to accommodate a storm water bio-retention area and the water tank access road as it climbs in elevation from 1,000 feet AMSL to 1,050 feet AMSL.
- Grading Exemption No. 18. **Approved** - 1.5:1 cut slope up to 26 feet high. **Proposed** - 2:1 fill slope up to 14 feet high (within 50' of property line). This exemption changes from a cut slope to a minor north-facing fill slope based on the new design for the access road.
- Grading Exemption No. 19. **Approved** - 1.5:1 cut slope up to 28 feet high. **Proposed** - 2:1 fill slope up to 13 feet high (within 50' of property line). This exemption changes from a cut slope to a minor north-facing fill slope based on the new design for the access road.

- Grading Exemption No. 20. **Approved** – 1.5:1 cut slope up to 65 feet high. **Proposed** - 2:1 cut slope up to 45 feet high. This north-facing exemption is significantly reduced by locating the tanks closer together and raising the height of the tank pad from 1,120 AMSL to 1,150 AMSL.
- New Grading Exemption No. 21. **Proposed** – 2:1 cut slope up to 27 feet high where the Grading Ordinance permits a 20-foot high cut slope. This southeast-facing exemption would be located along the initial stretch of the access road near the point where it intersects with Vista Verde Drive to where the access road climbs in elevation to approximately 990 feet AMSL

The eastern edge of the water tank pad is approximately 650 feet west of the cul-de-sac for Vista Verde Drive. The access road will start at an elevation of 970' AMSL at the end of the cul-de-sac and ascend 180 feet to the pad level at 1150' AMSL. The short distance provided to gain the elevation requires several curves in the road to keep the driveway grade at or below 20%. The largest approved cut slope (Exemption No. 20 - 65 feet) occurred along the southern side of the access road between the two pad areas. This exemption has now been reduced to a 45-foot high cut slope by placing the tanks on a single-pad and eliminating one curve in the access road. Views to this north-facing slope will be limited primarily to new residents in the Tract 932 development. The elimination of that one curve in the road also changes two of the approved grading exemptions from cut slopes up to 28-feet high to fill slopes up to 14-feet high. These new fill slopes are also north-facing and would have limited visibility.

Three of the four approved grading exemptions for the water tank site are actually being reduced in height and the new exemption exceeds allowable height by only seven feet. Views of the proposed slopes would generally be limited to the residential neighborhood located east of the water tank site. Much of this area would have a direct view of the 50-foot high cut slope (Exemption No. 17) and the new 27-foot high cut slope (Exemption No. 21). Exemption No. 17 would be the most visible as it faces directly east and is located higher up the hillside. The change to this exemption is not likely to be very perceptible as it is only increasing in height by seven feet and most vantage points in the neighborhood range from approximately 300 feet to 1,300 feet away. Areas disturbed by project grading would be revegetated through installation of native trees and the use of a native hydroseed mix. Reducing the inclination of all the cut slopes from the previously approved 1.5:1 to the proposed 2:1 will assist in landscaping these areas. This landscaping would help screen and soften visual impacts associated with the manufactured slopes as viewed from surrounding properties.

Appropriateness of Eliminating a Portion of an Existing Open Space Easement

The project site contains a portion of a larger open space easement dedicated to the County of San Diego in 1995 as part of a four-lot parcel map on 110 acres. The parcel map property subsequently annexed to the City of Escondido as part of the Tract 932 development, and the County has indicated that authority over the easement now rests with the City. The open space easement appears to have been a "blanket" approach to conserve individual Engelmann oak trees and patches of Diegan coastal sage scrub that are interspersed among avocado trees that were actively being farmed at the time and remain so today. It was known at the time Tract 932 was approved that a portion of the existing open space easement would have to be vacated to facilitate construction of the water tanks on the site.

The adopted Mitigated Negative Declaration for Tract 932 identified two open space easements within the site although they technically are the same easement separated by an established grove road. The easement note on the final parcel map states that all grading, excavation, placement of soil, and construction of any building or structure shall be prohibited within the limits of the open space easement. An exception is included for maintenance of the established grove roads, irrigation system and avocado trees. While the proposed water tank facilities extend into both of the open space easement areas, the change to the project design does not result in new or substantially increased significant impacts based on the following considerations: (1) the water tank project designed as part of Tract 932 would have encroached into 0.84 acre of the on-site open space easements while the proposed project would encroach into 0.93 acre, resulting in a nominal increase of 0.09 acre of encroachment under the revised design; (2) the noted open space easement is not included in the Focused Planning Area in the City General Plan, the Pre-approved Mitigation Area in the County of San Diego Multiple Species Conservation Program (MSCP) North County Subarea Plan, or any other known regional or local planning documents; and (3) the open space easement was designated to protect individual Engelmann oaks (*Quercus engelmannii*) and stands of Diegan coastal sage scrub (DCSS) habitat that occur within avocado groves, with impacts to Engelmann oaks and DCSS also occurring in other portions of the site. Mitigation measures were developed as part of

the Tract 932 project to ensure that all affected oak trees would be replaced at a 3:1 ratio and the affected DCSS habitat would be mitigated at a 2:1 ratio. No change is proposed to that mitigation requirement and the Vista Verde Reservoir Replacement Project will be in full compliance by providing 72 Engelmann oak trees to replace the 24 trees that will be removed and by utilizing Daley Ranch habitat credits to offset the loss of coastal sage scrub. In light of the on-going mitigation requirements that offset the loss of protected habitat within the open space easement, the City is proposing to vacate the portions of the open space easement designations that fall within the City's 3.45-acre property, not just those portions that would be impacted. The total area of open space easement within City property to be vacated is 1.16 acres. The loss of 1.16 acres of designated open space would not be considered a significant land use impact under the revised design for the reasons listed above, and all impacts to sensitive trees and habitat within the open space would be addressed in accordance with the approved biology mitigation measures in the adopted Mitigated Negative Declaration for Tract 932. Staff feels this eliminates the need for the open space easement over the city-owned property.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The Vista Verde Reservoir Replacement Project site is located at the crest of a prominent knoll with a high-point elevation of 1,183 feet AMSL and includes an access road from the terminus of Vista Verde Drive. The knoll is located just north of Loreto Glen within the southern portion of the previously approved Tract 932, 179-lot residential development, and is actively being farmed as part of a larger avocado ranch. Remnants of native vegetation in the form of Engelmann oak trees and patches of coastal sage scrub are interspersed among the avocado trees and established grove roads.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 3.45 acres
2. Number of Lots: One
3. Water Reservoir Facilities: Two, one-million gallon water tanks, an associated 20-foot wide paved access road, drainage facilities, on and off-site pipelines, and related equipment. The proposed reservoir tanks would be cast-in-place pre-stressed concrete structures with concrete roof slabs, with each tank exhibiting an internal diameter of 84 feet and an internal height of approximately 30 feet. The lower 15 feet of the tanks would be located below grade resulting in a visible height of approximately 12 to 15 feet for the structures.
4. Grading Exemptions: Four approved exemptions to be modified, one new exemption.
 - Grading Exemption No. 17. **Approved** - 1.5:1 cut slope up to 43 feet high. **Proposed** - 2:1 cut slope up to 50 feet high. This east-facing exemption would slightly increase to accommodate a storm water bio-retention area and the water tank access road as it climbs in elevation from 1,000 feet AMSL to 1,050 feet AMSL.
 - Grading Exemption No. 18. **Approved** – 1.5:1 cut slope up to 26 feet high. **Proposed** – 2:1 fill slope up to 14 feet high (within 50' of property line). This exemption changes from a cut slope to a minor north-facing fill slope based on the new design for the access road.
 - Grading Exemption No. 19. **Approved** – 1.5:1 cut slope up to 28 feet high. **Proposed** – 2:1 fill slope up to 13 feet high (within 50' of property line). This north-facing exemption changes from a cut slope to a minor north-facing fill slope based on the new design for the access road.
 - Grading Exemption No. 20. **Approved** – 1.5:1 cut slope up to 65 feet high. **Proposed** - 2:1 cut slope up to 45 feet high. This north-facing exemption is significantly reduced by locating the tanks closer together and raising the height of the tank pad from 1,120 AMSL to 1,150 AMSL.
 - New Grading Exemption No. 21. **Proposed** – 2:1 cut slope up to 27 feet high where the Grading Ordinance permits a 20-foot high cut slope. This southeast-facing exemption would be located along the initial stretch of the access road near the point where it intersects with Vista Verde Drive to where the access road climbs in elevation to approximately 990 feet AMSL.

5. Open Space to be Vacated:	<u>Original TR 932 Water Tank Project</u>	<u>Revised Water Tank Project</u>
	0.84 acre	1.16 acre

All impacts to sensitive trees and habitat within the 0.93-acre portion of open space that would be disturbed by project construction would be addressed in accordance with the approved biology mitigation measures in the adopted Mitigated Negative Declaration for Tract 932 (ER 2005-34).

6. Landscaping:

Landscaping and irrigation will be provided for all manufactured slopes constructed as part of the project. Proposed landscaping generally consists of a mix of native trees and shrubs combined with native hydroseed mixes. Proposed trees will include Engelmann oaks (5 gal. to 36"-box) needed to satisfy mitigation requirements and Mexican elderberry. Proposed shrubs include toyon, lemonade berry and littleleaf redberry in 1 gallon containers. All landscaping shall be selected and installed to the satisfaction of the Planning Division.

**FINDINGS OF FACT
PHG 13-0026
EXHIBIT "A"**

Grading Exemptions

1. Granting this Grading Exemption is consistent with the Grading Design Guidelines for the following reasons:
 - a. The 45-foot high cut slope (Exemption No. 20) and the changes to two of the approved grading exemptions (Exemption Nos. 18 and 19) from cut slopes up to 28-feet high to fill slopes up to 14-feet high are on a north-facing slope where views would be limited primarily to new residents in the Tract 932 development. Views of the proposed 50-foot high cut slope (Exemption No. 17) and the new 27-foot high cut slope (Exemption No. 21) would generally be limited to the residential neighborhood located east of the water tank site where most vantage points in the neighborhood range from approximately 300 feet to 1,300 feet away. The change to Exemption No. 17 is not likely to be very perceptible as it is only increasing in height by seven feet and the new exemption exceeds allowable height by only seven feet. Views of these slopes from the residences to the east will be minimized by the 300-1,300 foot distance to the slopes as well as the landscaping which will help soften the visual effect.
 - b. The proposed cut and fill slopes would not block views from surrounding properties and would not result in potential overlooking impacts into adjacent properties because there is no residential development associated with these manufactured slopes.
 - c. The proposed design and location of the slopes would not adversely affect any adjoining septic systems since most of the slopes are set back a significant distance from adjacent residential development and all nearby residences are provided with sewer service.
 - d. The proposed slopes would not intrude into or disturb the use of any adjacent property since they would not block views from adjacent parcels, disturb any utilities or drainage facilities, obstruct circulation patterns or access, nor preclude the future development of any adjacent parcel.

Vacation of Open Space Easement

1. The proposed vacation does not conflict with any of the adopted elements of the Escondido General Plan with respect to the location, purpose, and extent of the easement because this particular open space is not identified in the General Plan as a required part of any resource conservation goal or policy.
2. The portion of open space easement to be vacated is unnecessary for present or prospective use as a public service easement because the protected habitat is deemed to be of low quality and any habitat disturbance or removal will be appropriately mitigated. The easement is not identified in the Focused Planning Area in the Escondido General Plan, the Pre-approved Mitigation Area in the County of San Diego Multiple Species Conservation Program (MSCP) North County Subarea Plan, or any other known regional or local planning documents.
3. Granting the vacation of the open space easement complies with the California Environmental Quality Act and will not have a significant effect on the environment as discussed in the Mitigated Negative Declaration for Tract 932 (ER 2005-34) and the Addendum to the Hidden Valley Ranch Residential Subdivision Tract 932 Mitigated Negative Declaration, issued on October 3, 2013. The open space easement was designated to protect individual Engelmann oaks (*Quercus engelmannii*) and stands of Diegan coastal sage scrub (DCSS) habitat that occur within avocado groves and mitigation measures were developed as part of the Tract 932 project to ensure that all affected oak trees would be replaced at a 3:1 ratio and the affected DCSS habitat would be mitigated at a 2:1 ratio.

**CONDITIONS OF APPROVAL
PHG 13-0026
EXHIBIT "B"**

Project Mitigation Measures

1. All construction and clearing of land on the project site shall be in conformance with all of the previously adopted mitigation measures for Tract 932 (Mitigated Negative Declaration ER 2005-34) to include the following excerpts from the Mitigation Monitoring Report.
 - a. Direct and indirect impacts to coastal sage scrub shall be mitigated at a 2:1 ratio by purchase of an appropriate amount of this habitat in a mitigation bank to the satisfaction of the City of Escondido and the Wildlife Agencies.
 - b. Any mature Engelmann or coast live oak trees removed in conjunction with the project shall be replaced at a 3:1 ratio to the satisfaction of the City of Escondido and the Wildlife Agencies.
 - c. To avoid impacts to nesting birds and their nests, removal of vegetation shall not occur between January 15 and September 15, unless otherwise agreed to by the Wildlife Agencies. Other work may occur during this time if a qualified biologist conducts a survey for nesting birds within three days prior to the work in the area, and ensures no nesting birds or their nests shall be affected by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be a minimum width of 100 feet (300 feet for raptors), shall be delineated by temporary fencing, and shall be in effect as long as construction is occurring or until the nest is no longer active. The dates noted for the breeding season may be revised if approved by a survey by a qualified biologist.
 - d. The project applicant shall provide archaeological monitoring should any significant subsurface archaeological deposits that might be present on the parcel be unearthed during grading or construction. These archaeological deposits may include privies, cisterns, trash deposit, and foundations. If archaeological features are encountered, the area shall be identified and the boundaries marked to avoid further ground disturbance. The archaeological remains should then be investigated using traditional excavation techniques and, if determined to have legitimate research potential, an adequate sample for analysis, should be removed or, in the case of structural remains, documented. A budget to adequately analyze the material and prepare a professional report should be obtained and analysis and report preparation completed. Copies should be provided to the Escondido City Planning Department, the Pioneer Room of the Escondido City Library, and the Escondido Historical Society.

Planning Division Conditions

1. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
2. If blasting is required, verification of a San Diego County Explosives Permit and a copy of the blaster's public liability insurance policy shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
4. All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting) of the Escondido Zoning Code. All outdoor lighting shall be provided with appropriate shields to prevent light from adversely affecting adjacent properties.
5. Colors, materials and design of the project shall be in substantial conformance with the plans/exhibits and details in the staff report to the satisfaction of the Planning Division.

6. No signage is approved as part of this permit. A separate sign permit shall be required prior to the installation of any signs. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance (Article 66, Escondido Zoning Code).
7. All new utilities shall be underground.
8. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with state law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "County Clerk", in the amount of \$2,206.25 for a project with a Negative Declaration. These fees include an authorized County administrative handling fee of \$50.00. Failure to remit the required fees in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. Commencing January 1, 2007, the State Clearinghouse and/or County Clerk will not accept or post a Notice of Determination filed by a lead agency unless it is accompanied by one of the following: 1) a check with the correct Fish and Game filing fee payment, 2) a receipt or other proof of payment showing previous payment of the filing fee for the same project, or 3) a completed form from the Department of Fish and Game documenting the Department's determination that the project will have no effect on fish and wildlife. If the required filing fee is not paid for a project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code).
9. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
10. The following revisions to the approved Grading Exemptions for Tract 932 are approved as part of this project.
 - Grading Exemption No. 17. 2:1 cut slope up to 50 feet high.
 - Grading Exemption No. 18. 2:1 fill slope up to 14 feet high (within 50' of property line).
 - Grading Exemption No. 19. 2:1 fill slope up to 13 feet high (within 50' of property line).
 - Grading Exemption No. 20. 2:1 cut slope up to 45 feet high.
 - New Grading Exemption No. 21. 2:1 cut slope up to 27 feet high.

Landscaping Conditions

1. All vegetation installed as part of the project shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.
2. Seven copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading permits, and shall be equivalent or superior to the concept plan attached as an exhibit to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Water Efficient Landscape Regulations) of the Escondido Zoning Code. The plans shall be prepared by, or under the supervision of a licensed landscape architect.

3. The conceptual landscape plan shall be modified to include 72 Engelmann oak trees to offset the loss of 24 mature Engelmann oak trees as required by the 3:1 mitigation ratio previously established as part of the TR 932 development.
4. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
- 5 Details of project fencing and walls, including materials and colors, shall be provided on the landscape plans.

ADDENDUM

to the

**HIDDEN VALLEY RANCH RESIDENTIAL SUBDIVISION
TRACT 932
FINAL MITIGATED NEGATIVE DECLARATION
Case Nos. PHG 13-0026, ER 2005-34**

For the proposed

**REVISION TO THE PREVIOUSLY APPROVED DESIGN FOR THE VISTA VERDE
RESERVOIR REPLACEMENT PROJECT**

Prepared for:

City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

October 3, 2013

INTRODUCTON

On February 28, 2007, the Escondido City Council adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (City File No. ER 2005-34) for the Hidden Valley Ranch (HVR) Residential Subdivision Project (City Council Resolution No. 2007-22R). The Initial Study and MND evaluated the impacts of the proposed 149.9-acre HVR Residential Subdivision (Tract 932), which included 179 residential lots, a water reservoir (tank), an associated pipeline (including an off-site segment along Vista Verde Way), and other related facilities/actions. The analysis identified several mitigation measures to address and mitigate potentially significant impacts to less than significant levels. The mitigation measures identified in the adopted MND are associated with impacts identified as "potentially significant" in the adopted MND for the following issue categories: agricultural resources, biological resources, cultural resources, hazards/hazardous materials, and transportation/traffic. Specifically pertaining to biological resources, in addition to impacts to sensitive habitat, the HVR project evaluated in the adopted MND also would have encroached into dedicated open space within the project site.

Since the project approval in 2007, the City of Escondido (City) has identified the need to replace the existing Vista Verde Reservoir, which is located off site to the east, due to structural issues with the existing reservoir tank roof. Accordingly, this Addendum addresses proposed modifications to the approved HVR project to construct two new reservoir tanks and related facilities on the project site (i.e., in lieu of the previously approved reservoir tank and associated facilities), and to compare the associated potential environmental impacts. This Addendum is an informational document, intended to be used in the planning and decision making process as provided for under Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Addendum does not recommend approval or denial of the proposed modifications to the project. The fundamental conclusions of this Addendum are that the proposed changes to the project will not: (1) result in new significant impacts; or (2) substantially increase the severity of previously disclosed impacts beyond those already identified in the adopted HVR MND. Thus, a subsequent Negative Declaration (ND) would not be required under CEQA to implement the proposed project modifications.

STATUTORY BACKGROUND

The City is the CEQA lead agency responsible for the proposed HVR project. Under CEQA, an Addendum to a certified Environmental Impact Report (EIR) or ND may be appropriate if minor technical changes or modifications to the proposed project occur (CEQA Guidelines §15164). Specifically, an addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. An Addendum need not be circulated for public review (CEQA Guidelines §15164[c]), although it must be considered by the decision making body, along with the adopted EIR or ND, prior to making a decision on the project (CEQA Guidelines §15164[d]).

This MND Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the HVR MND remain substantively unchanged by the situation described herein, and supports the finding that the proposed project modifications would not result in new significant impacts and would not exceed the level of impacts identified in the previous MND. Accordingly, recirculation of the adopted HVR MND for public review is not required, pursuant to Section 15164 of the CEQA Guidelines. The City has also determined that preparation of a Subsequent

EIR or ND is not required under Section 15162 of the CEQA Guidelines. To support this decision, the following discussion describes the proposed project modifications and the associated environmental analysis.

SUMMARY OF ORIGINAL PROJECT DESCRIPTION

The original project description analyzed under the Initial Study/MND (ER 2005-34) consisted of a 179-lot residential subdivision on a 149.9-acre site, with lots ranging in size from 10,000 to over 26,000 square feet (SF). The project site is located in the northern portion of the City, east of Vista and Lehner avenues and northwest of Vista Verde Way. The project also encompassed the following related actions and facilities: (1) administrative actions including a prezone to PD (Planned Development), a development agreement, grading exemptions for cut slopes of up to 50 feet and fill slopes of up to 42 feet, and the annexation of five parcels; (2) additional jurisdictional changes resulting from the noted annexation, including detachment from County of San Diego Service Area 135, the Rincon del Diablo Municipal Water District, and the Rincon Fire District; (3) construction of a new on-site water reservoir (tank), and a water line (pipeline) extending on site to the property boundary at Vista Verde Way, and then off site along this roadway for approximately 3,400 feet to an existing City water line in El Norte Parkway; and (4) off-site improvements to North Ash Street between Vista and Sheridan avenues, as well as to several off-site intersections. The property is located within the North Broadway/Tier 2A designation of the General Plan, with a land use designation of E2 (Estate II).

PROJECT REVISIONS

This document evaluates potential environmental effects associated with proposed changes to the reservoir site and associated water infrastructure. No changes to the previously approved residential development are contemplated as part of this review. The proposed project revisions consist of replacing the previously described on-site water tank and associated facilities with two, one million-gallon reservoir tanks, an associated paved access road/drainage ditch, on- and off-site pipelines, and additional related facilities. The proposed reservoir tanks would be cast-in-place pre-stressed concrete structures with concrete roof slabs, with each tank exhibiting an internal diameter of 84 feet and a "side water height" of 25 feet. The related facilities include: (1) a single valve vault (buried on three sides, accessible on one side) to be located slightly downhill from the tanks; (2) 16-inch-diameter inlet and outlet pipelines extending from each tank to the valve vault; (3) overflow piping; (4) a 16-inch diameter drain pipeline extending approximately 300 feet from the valve vault to the project site boundary at Vista Verde Way; (5) a 20-foot wide paved access road and drainage ditch (within a 20-foot wide alignment) extending approximately 400 feet from the proposed tanks to the project site boundary at Vista Verde Way (with the western portion of the proposed access road alignment generally following an existing unpaved road); (6) an off-site continuation of the 16-inch drain pipeline extending approximately 2,900 feet southeast along Vista Verde Way to an existing storm drain within that roadway; (7) a 16-inch inlet pipeline and fiber optic line extending from the project site boundary at Vista Verde Way approximately 2,000 feet southwest along Vista Verde Way and connecting to the existing Vista Verde Pump Station; and (8) a sump, perforated drains, valves and fittings to be installed at the existing pump station. Areas disturbed by project grading would be revegetated through installation of native trees and use of a native hydroseed mix. Vegetation management for fire protection purposes would occur only within the landscaped area.

The two proposed new reservoirs would replace the existing Vista Verde Reservoir located east of the project site as previously noted, with the proposed reservoirs to serve the Vista Verde Pressure Zone in the City's water service area (i.e., the same area served by the existing Vista Verde Reservoir). The existing Vista Verde Reservoir is in danger of failing due to a deteriorating roof. As a result, the existing tank would

be abandoned and demolished once the proposed new reservoirs are placed into service, with a temporary reservoir tank to be installed at the site of the existing tank to provide interim water storage. Installation of the temporary tank and related facilities was processed as a CEQA Categorical Exemption under Sections 15301 and 15302 of the CEQA Guidelines, and is not a part of this MND Addendum.

IMPACT ANALYSIS

City staff have reviewed the HVR Initial Study/MND in conjunction with the current project, and it has been determined that the proposed changes described in this Addendum would not result in new significant impacts or a substantial increase in the severity of significant impacts identified for the previously adopted MND. Analysis of the current project compared to the previously approved development is as follows:

LAND USE AND PLANING – The original project and revised project descriptions would affect the same project site and general development footprint, and would include the same type of land use and operations. The revised project would encompass construction of both reservoir tanks shown on the approved Tentative Map and some modifications to the associated facilities, including: (1) modified alignments for the paved on-site access road/drainage ditch and on-site drain pipeline; (2) a reduction in the length of the off-site drain pipeline by approximately 1,400 feet (with the off-site line to terminate at an existing pump station instead of continuing south to El Norte Parkway); and (3) addition or modification of applicable facilities at the existing off-site pump station, including a sump, drains, valves, and fittings. None of the described modifications would result in new or substantially increased significant impacts related to land use and planning, including effects to an established community or conflicts with established plans, policies or regulations as described in the HVR MND.

The adopted HVR MND identified two open space easements within the site. While the proposed facilities extend into both of these easements, no new or substantially increased significant impacts would result, based on the following considerations: (1) the Hidden Valley Ranch project would have encroached into 0.84 acre of the on-site easements while the proposed project would encroach into 0.93 acre, resulting in a nominal increase of 0.09 acre of encroachment under the revised design; (2) the noted easements are not included in the Focused Planning Area in the City General Plan, the Pre-approved Mitigation Area in the County of San Diego Multiple Species Conservation Program (MSCP) North County Subarea Plan, or any other known regional or local planning documents; and (3) the on-site easements were designated to protect individual Engelmann oaks (*Quercus engelmannii*) and stands of Diegan coastal sage scrub (DCSS) habitat that occur within avocado groves, with impacts to Engelmann oaks and DCSS also occurring in other portions of the site. All affected trees would be replaced at a 3:1 ratio and the affected DCSS habitat would be mitigated at a 2:1 ratio (i.e., the same mitigation ratios as identified in the adopted HVR MND). Based on the preceding factors, the City has proposed to vacate the portions of the open space easement designations that fall within the City's property on the project site, not just those portions that would be impacted. The total area of easement within City property to be vacated is 1.16 acres. The loss of 1.16 acres of designated open space would not be considered a significant land use impact under the revised design for the aforementioned reasons, and all impacts to sensitive trees and habitat within the open space would be addressed in accordance with the approved biology mitigation measures in the adopted HVR MND (as described below under Biological Resources).

The approved project entitlements for the Hidden Valley Ranch development depict two 100'-diameter water tanks, with one intended to be constructed with the project and the other intended for future use. The water tanks were located approximately 370 feet apart near the crest of the hill. The current proposal includes construction of two 84'-diameter water tanks approximately 16 feet apart at the crest of the hill.

The smaller graded footprint and modified access road will require commensurate modifications to four Grading Exemptions that were approved for the water tanks as well as the addition of one new Grading Exemption.

- Grading Exemption No. 17. Approved - 1.5:1 cut slope up to 43 feet high. Proposed - 2:1 cut slope up to 50 feet high. This east-facing exemption would slightly increase to accommodate a storm water bio-retention area and the water tank access road as it climbs in elevation from 1,000 feet AMSL to 1,050 feet AMSL.
- Grading Exemption No. 18. Approved – 1.5:1 cut slope up to 26 feet high. Proposed – 2:1 fill slope up to 14 feet high (within 50' of property line). This exemption changes from a cut slope to a minor north-facing fill slope based on the new design for the access road.
- Grading Exemption No. 19. Approved – 1.5:1 cut slope up to 28 feet high. Proposed – 2:1 fill slope up to 13 feet high (within 50' of property line). This north-facing exemption changes from a cut slope to a minor north-facing fill slope based on the new design for the access road.
- Grading Exemption No. 20. Approved – 1.5:1 cut slope up to 65 feet high. Proposed 2:1 cut slope up to 45 feet high. This north-facing exemption is significantly reduced by locating the tanks closer together and raising the height of the tank pad from 1,120 AMSL to 1,150 AMSL.
- New Grading Exemption No. 21. Proposed – 2:1 cut slope up to 27 feet high. This southeast-facing exemption would be located along the initial stretch of the access road from near the point where it intersects with Vista Verde Drive to where the access road climbs in elevation to approximately 990 feet AMSL

With respect to the visual/aesthetic concerns evaluated under this issue in the adopted HVR MND, the analysis provides the following conclusions:

- No significant light and glare impacts would result, due to the predominantly residential nature of the project.
- No significant visual/aesthetic impacts would be associated with the proposed reservoir, based on the following considerations: (1) project-related grading, excavation, earthwork and construction on ridgelines would be subject to applicable requirements under the City Hillside and Ridgeline Protection Ordinance; (2) the tank would be observed from an existing urban setting; (3) the tank would be located on an intermediate ridge rather than a skyline ridge; (4) the tank would be partially screened by vegetation; (5) tanks will be partially buried with only 15 feet above adjacent grades visible; and (6) paint for the tank would be selected to match the surrounding vegetation as closely as possible.

All of the described factors would also apply to the proposed project changes, with no new or substantially increased significant impacts related to visual/aesthetic issues to result for similar reasons as noted in the adopted HVR MND.

AGRICULTURAL RESOURCES – The revised project includes similar project elements and extents as described in the adopted HVR MND, and would thus not result in any new or substantially increased significant impacts related to Important Farmland designations, agricultural zoning/Williamson Act contracts, or conversion of Farmland to non-agricultural uses. Because the revised project would not

affect the residential land uses and locations as described in the adopted HVR MND, it would not affect the analysis of potential impacts to residential development in association with agricultural-related pesticide use. Accordingly, associated Mitigation Measure 1 would still be applicable to the use of agricultural chemicals and would avoid or reduce the related potential impacts below a level of significance, as described in the adopted HVR MND.

TRANSPORTATION/TRAFFIC – The original and revised project descriptions would result in identical development, except for the additional reservoir tank and related facilities for the revised project as described in this Addendum. Traffic generation associated with the new/modified project elements under this revised project design would generally be limited to access by City staff for scheduled inspection/maintenance and as-needed repairs to the tanks and/or related facilities. These efforts would typically be infrequent and limited to one or two relatively small vehicles (e.g., pick-up trucks). Traffic generation and related considerations such as traffic volumes, distributions, and associated roadway capacities for the residential portion of the Hidden Valley Ranch project would remain the same as those described in the adopted HVR MND. Therefore, no new significant impacts or substantial increases in the severity of significant impacts identified for the previously adopted MND would result. Mitigation Measures 2 through 11 would still be applicable to the proposed residential development, and would avoid or reduce potential impacts related to transportation/traffic below a level of significance as described in the adopted HVR MND. These measures relate to generation of traffic from residential uses, and are not applicable to the infrastructure facilities that are addressed under this Addendum.

BIOLOGICAL RESOURCES – The original and revised project descriptions include similar development types and extents, although some differences in impacts to biological resources would be associated with the proposed on-site water reservoirs and the related access road/drainage ditch alignment, as identified in the *Biological Resources Letter Report* prepared for the revised project (HELIX Environmental Planning [HELIX] 2013a). These differences are minor, however, and the revised project would not result in new significant impacts or substantial increases in the severity of significant impacts identified for the previously adopted HVR MND, based on the following considerations:

- The revised project would result in up to 0.3 acre of additional impacts to DCSS habitat (including disturbed DCSS). (Approximately 0.04 acre of the impacted DCSS habitat would be within the open space to be vacated.) Because the additional impact area would be subject to mitigation at a 2:1 ratio (the same as that identified in the adopted HVR MND), Mitigation Measure 12 from the adopted MND would also be applicable to the additional impact area. Implementation of this measure would reduce associated potential impacts to DCSS from the revised project to below a level of significance.
- The revised project would result in identical impacts to non-native grassland; none of these impacts would be associated with the water infrastructure facilities that are the subject of this Addendum. Mitigation Measure 13 of the adopted MND would remain applicable to the impacts that would occur from other elements of the project, and would reduce associated potential impacts to non-native grassland to below a level of significance.
- The revised project would result in identical impacts to jurisdictional habitats (i.e., wetlands and waters of the U.S./State, including southern willow scrub), as these features do not occur in the reservoir, pipeline, and road/drainage ditch impact area (and all related off-site impact areas occur in previously developed/disturbed areas such as roadways). Accordingly, no new or additional impacts to jurisdictional features would result from the revised project. Mitigation

Measure 14 of the adopted MND would remain applicable to the impacts that would occur from other elements of the project, and would reduce associated potential impacts to southern willow scrub to below a level of significance.

- The revised project would result in up to approximately 0.1 acre of additional impact to eucalyptus woodland, compared to the approved HVR project. While this habitat is not considered sensitive and does not require mitigation per se, eucalyptus trees can provide nesting sites for sensitive bird species, including raptors. Accordingly, Mitigation Measure 15 from the adopted MND, which requires a preconstruction nesting bird survey and appropriate protection if construction (or grading) is to occur during the nesting season, would also be applicable to the additional impact area. Specifically, if nesting birds are found, construction activities would be confined to more than 100 feet away from an active nest (or 300 feet away from an active raptor nest) until fledglings are no longer using the nest site. Implementation of this measure would reduce associated potential impacts from the revised project to birds nesting within eucalyptus woodland to below a level of significance.
- The referenced *Biological Resources Letter Report* for the revised project also analyzed the potential for indirect impacts to the coastal California gnatcatcher (*Polioptila californica californica*) in association with DCSS habitat (including disturbed DCSS) on or adjacent to the site. Based on protocol surveys conducted in spring of 2013, it was determined that the DCSS habitat in the project site is not occupied by the coastal California gnatcatcher, with no associated direct impacts from project implementation (HELIX 2013b). Potential impacts could nonetheless occur related to noise generation associated with proposed construction activities. If construction must occur during the gnatcatcher breeding season (February 15 to September 15 [dates specified in the draft Subarea Plan]), a preconstruction nesting bird survey would be conducted and appropriate protective measures would be implemented, consistent with Mitigation Measure 15. Specifically, if habitat within 300 feet of the limits of work is determined to be occupied during protocol surveys, then additional measures (e.g., noise walls) would be implemented to bring average noise levels to below 60 decibels hourly average (dB L_{eq}). Implementation of this measure would reduce associated potential impacts from the revised project to coastal California gnatcatcher to below a level of significance.
- The revised project would result in up to 0.5 acre of additional impacts to Engelmann oak woodland, within which 33 individual trees would be removed. (All but one of the impacted Engelmann oak trees would be within the open space to be vacated.) The impacts to individual trees would be subject to mitigation in the form of a 3:1 replacement ratio with trees of the same caliper as that removed to the satisfaction of City staff (the same ratio as that identified in the adopted HVR MND). Thus, Mitigation Measure 16 from the adopted MND would also be applicable to the additional impact area. Implementation of this measure would reduce associated potential impacts to Engelmann oaks from the revised project to below a level of significance.

CULTURAL RESOURCES – The original and revised project descriptions would involve similar disturbance areas, including previously recorded sites SDI-I-12,548 and SDI-I405 as described in the adopted HVR MND. Accordingly, no impacts to known cultural resources would occur from the proposed project revisions, including effects to the recorded sites listed above as they are within areas previously disturbed by agricultural activities. Mitigation Measure 17, however, which requires protection, monitoring, evaluation and (if applicable) appropriate processing of any cultural resources encountered during construction, would still be applicable to the revised project. Implementation of this measure, as identified in the previously adopted HVR MND, would avoid or reduce any associated

potential impacts to cultural resources from the revised project to below a level of significance. Accordingly, no new or substantially increased significant impacts to cultural resources would result from the revised project.

HAZARDS AND HAZARDOUS MATERIALS – The adopted MND for the original project identified a potentially significant impact associated with the previous removal of two 500-gallon underground fuel storage tanks from the site, with this information reportedly not available during the site Phase I assessment. As a result, Mitigation Measure 18 was included in the MND, which requires sampling and testing of soil and/or groundwater for petroleum compounds if evidence of such occurrence is observed during project grading (e.g., petroleum odors, soil discoloration, or an oily sheen on groundwater). Because the revised project would encompass essentially the same area of grading/disturbance as the original project description, this mitigation measure would still be applicable and would avoid or reduce all associated impacts related to hazards and hazardous materials below a level of significance. Accordingly, no new or substantially increased significant impacts related to hazards and hazardous materials would result from the revised project.

HYDROLOGY/WATER QUALITY – Based on drainage and water quality analyses conducted for the original project, the adopted HVR MND concluded that project implementation would not result in any significant impacts related to alteration of drainage patterns/directions; runoff volumes/velocities; the capacity of existing/planned drainage systems; flooding/floodplains; inundation by seiche, tsunami or mudflow; or water quality. According to a Preliminary Storm Water Management Plan for Vista Verde Reservoir, prepared by O'Day Consultants, dated September 24, 2013, the revised project design has been evaluated under current standards and includes selection, sizing, and preliminary design of storm water treatment and other control measures that meet the requirements of Regional Quality Control Board Order R9-2007-0001 and subsequent amendments. Therefore, the revised project would not generate any new significant impacts related to hydrology/water quality or substantially increase the severity of previously disclosed impacts.

AIR QUALITY, GEOLOGY/SOILS, MINERAL RESOURCES, NOISE, POPULATION/HOUSING, PUBLIC SERVICES, RECREATION, AND UTILITIES/SERVICE SYSTEMS – The adopted HVR MND concluded that potential impacts associated with all of the listed issues would be less than significant, based on considerations including the nature, location and extent of project-related disturbance and development; and requirements for conformance with applicable regulatory and industry standards. The original and revised project descriptions would affect essentially the same areas, include the same types of land use and operations, and would be constructed using similar grading/building practices. Accordingly, the impact conclusions noted for the listed issues would also apply to the revised project description, with all associated potential impacts to be less than significant as summarized below by topic.

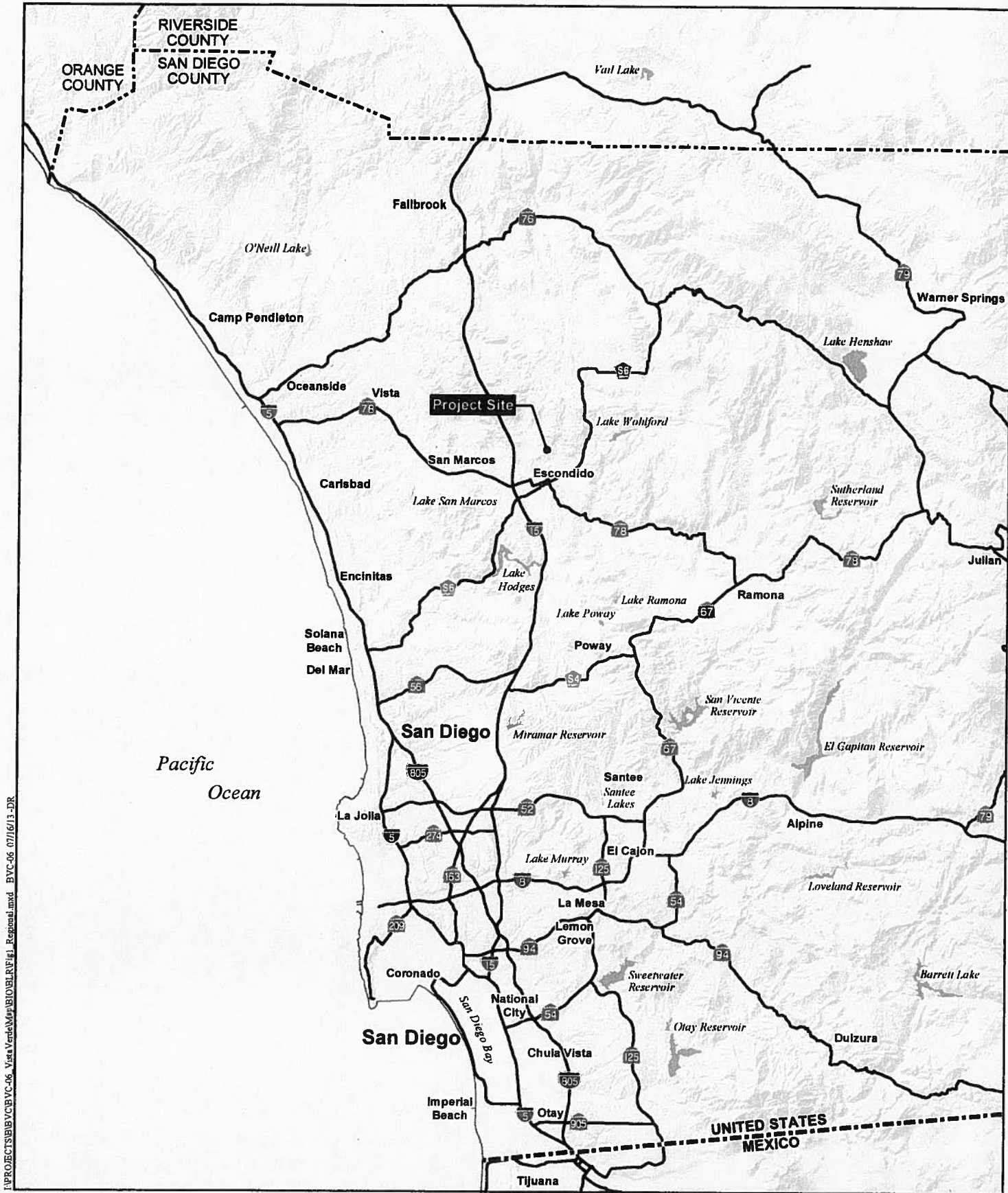
- Air Quality – As described for the previous project description in the adopted HVR MND, all construction- and operation-related emissions would be below established thresholds and subject to applicable regulatory standards for issues such as dust control. Similarly, all greenhouse gas emissions generated by the revised project would be consistent with the previously approved project. Accordingly, the revised project would not generate new significant impacts related to air quality or substantially increase the severity of previously disclosed impacts.
- Geology/Soils – No significant impacts related to geology/soils were identified in the adopted HVR MND based on the location of the site relative to active faults and requirements for conformance to applicable design, construction and inspection standards for facilities including

the proposed water reservoir tanks. Because the revised project would be located in the same general location and would also be subject to the noted standards, it would not generate any new significant impacts related to geology/soils or substantially increase the severity of previously disclosed impacts.

- Mineral Resources – The adopted HVR MND concluded that the original project site does not contain any significant mineral resources, with no associated adverse impacts identified. Based on the similar location and nature of the revised project design, this conclusion would also be applicable to the revised project. As a result, no new or substantially increased significant impacts related to mineral resources would result from implementation of the revised project.
- Noise – Based on required conformance with applicable City standards related to construction (including blasting) and operational noise levels (including the General Plan Noise Element and Noise Ordinance), the adopted HVR MND concluded that no significant noise impacts would result from implementation of the original project. Because the revised project would be located in essentially the same location and would also be subject to the noted standards, it would not generate new significant impacts related to noise or substantially increase the severity of previously disclosed impacts.
- Population/Housing – The adopted HVR MND concluded that the original project design would be consistent with applicable criteria in the City General Plan regarding the number, type, and density of proposed residential development. Because the revised project design would not change the previously proposed residential uses, the noted conclusion would also be applicable to the revised project. As a result, no new or substantially increased significant impacts related to population/housing would result from implementation of the revised project.
- Public Services/Utilities – Based on technical studies, analysis by applicable City departments, and review of related planning documents, the adopted HVR MND concluded that the original project design would not result in significant impacts to services including sewer, municipal water, storm water, refuse collection/disposal, fire protection, law enforcement, schools, or parks. Because the revised project design would not change the previously proposed residential uses, it would not result in demand increases for the noted services, and the related conclusions would also be applicable to the revised project. Accordingly, the revised project would not generate new significant impacts related to public services/utilities or substantially increase the severity of previously disclosed impacts.
- Recreation – The adopted HVR MND concluded that the original project would not adversely affect existing recreational opportunities on site, and that incremental demand increases for recreation associated with the project would be addressed by required development fees. Because the revised project design would not change the previously proposed residential uses or associated fees, it would not result in any increased demand for (or additional effects to) recreational facilities and the related conclusions would also be applicable to the revised project. As a result, no new or substantially increased significant impacts related to recreation would result from implementation of the revised project.

SUMMARY AND FINDINGS

For all impact areas, review indicated that the proposed project design modifications are in substantial conformance with the original design of the project. Accordingly, based on the impact comparisons provided above, the revised project would not result in new significant impacts, or a substantial increase in the severity of impacts previously identified in the adopted HVR MND (ER 2005-34). Thus, the revised project would not: (1) result in new or substantially increased impacts related to degradation of the environment, including floral or faunal habitats/species and historical/archaeological resources; (2) result in substantially increased cumulative impacts; or (3) result in increased substantial adverse effects on human beings, either directly or indirectly. No significant impacts to the environment as a result of this project have been identified when considering the mitigation measures included as part of the development plan. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly provided all mitigation measures and normal project conditions are followed. The Mitigation Monitoring and Reporting Program included as part of the adopted HVR MND remains valid and in force. In summary, the analysis concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Negative Declaration would occur from the proposed project modifications, and thus an Addendum to the HVR MND is appropriate to satisfy CEQA requirements for the proposed project pursuant to Section 15164 of the State CEQA Guidelines. The evidence in the file supports that no circumstances or conditions requiring the preparation of a subsequent MND are present in this case.



I:\PROJECTS\BIB\VC\BVC-06_VistaVerdeMap\BIB\BIB\Fig1_Regional.mxd BYC-06 07/16/13-DR

Regional Location Map

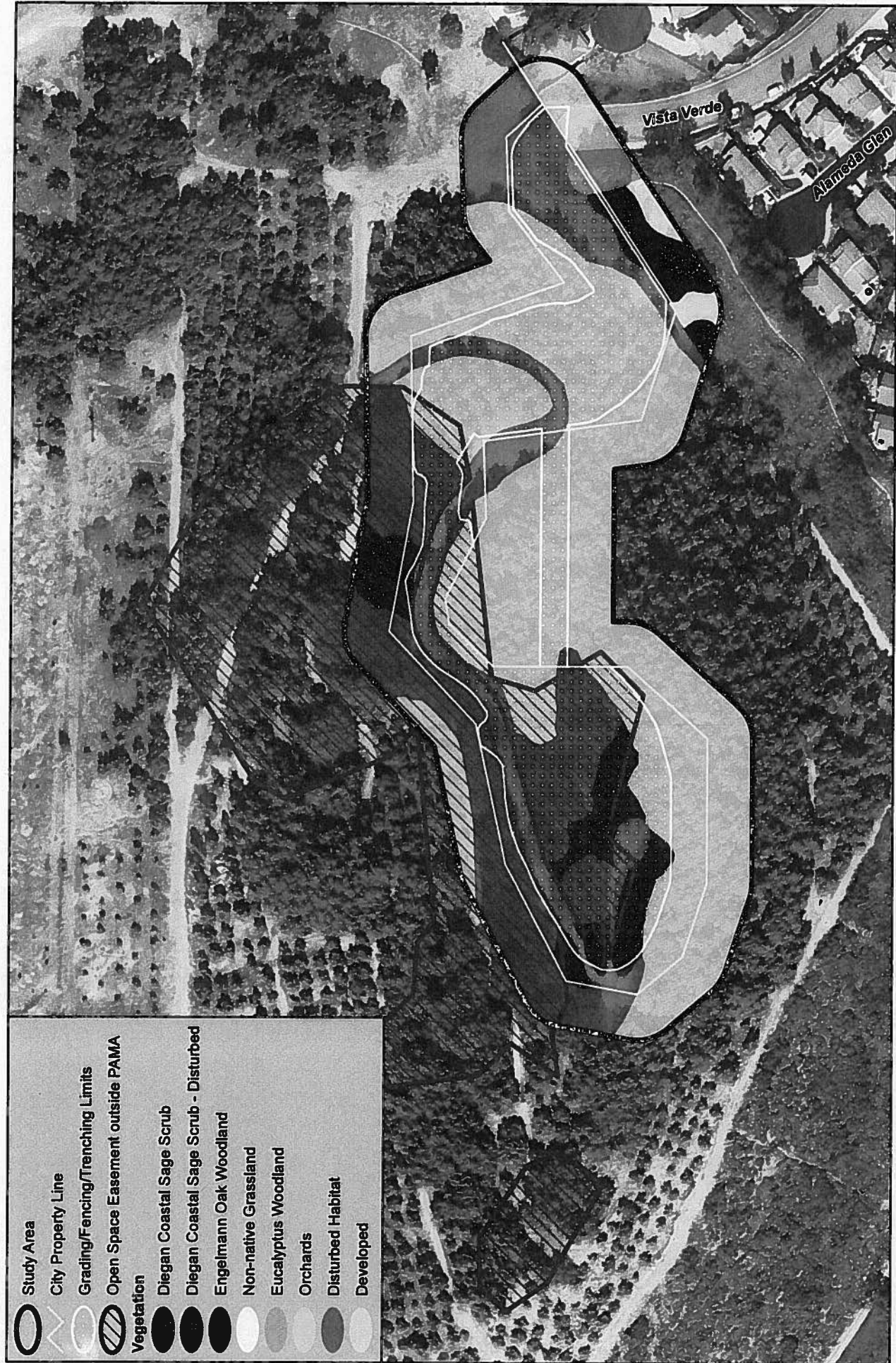
VISTA VERDE RESERVOIR

Figure 1



Project Vicinity Map (Aerial Photograph)

VISTA VERDE RESERVOIR



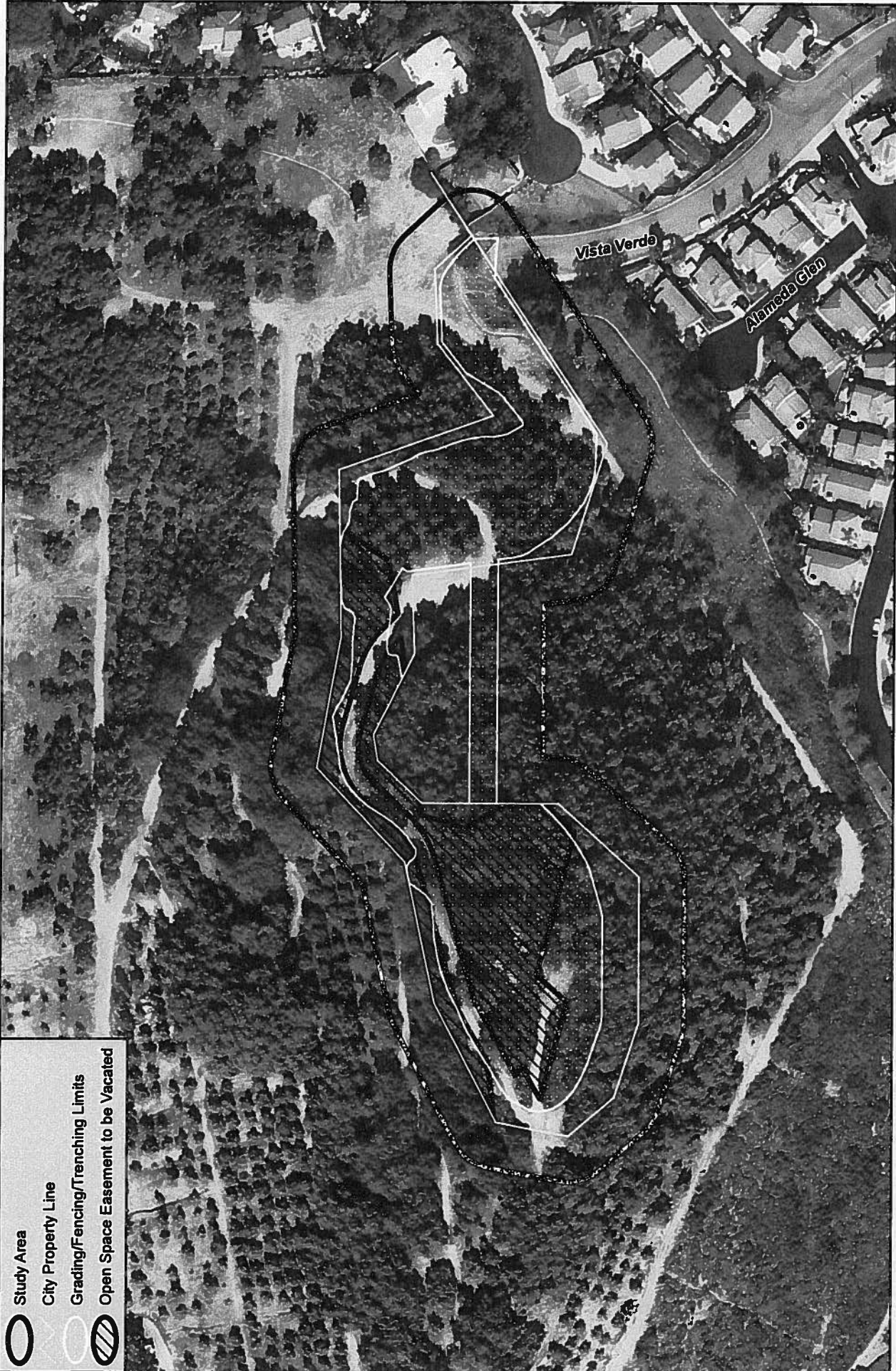
Vegetation and Sensitive Resources/Impacts

VISTA VERDE RESERVOIR

Figure 3



-  Study Area
-  City Property Line
-  Grading/Fencing/Trenching Limits
-  Open Space Easement to be Vacated



Open Space Easement to be Vacated

VISTA VERDE RESERVOIR

Figure 4

HELIX
Environmental Planning





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

MITIGATED NEGATIVE DECLARATION

Hidden Valley Ranch Residential Subdivision

Case Number: ER 2005-34, TR 932, 2005-47-PZ/PD/DA/GE, 2005-05-GPA, 2001-05-AN

Date Issued: November 30, 2006

Public Review Period: November 30, 2006 – December 29, 2006

Location: The project is located to the east of Vista Avenue and Lehner Avenue and to the northwest of Vista Verde Avenue (APNs 224-100-12, -57, -58, -59, and -60)

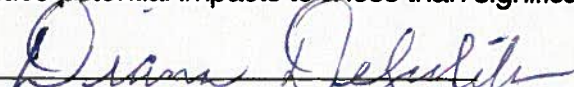
Address: 1185 Lehner Avenue, Escondido, CA

Project Description: The project involves a proposed 179-lot residential subdivision on a 149.9-acre site located east of Vista Avenue and Lehner Avenue and to the northwest of Vista Verde Avenue with lots ranging in size from 10,000 SF to 26,137 SF. The project also includes a request for a prezone to PD, development agreement, grading exemptions for cut slopes of up to 50 feet and fill slopes of up to 42 feet, and annexation of five parcels. Additionally, off-site improvements to Ash Street between Vista Avenue and Sheridan Avenue are proposed to mitigate for traffic impacts, as well as the intersections noted on the map, and will be part of this environmental review. A new water reservoir will be constructed as part of the project with an off-site water line extending down Vista Verde Drive between the southern boundary of the subject site and El Norte Parkway. A General Plan Amendment is proposed to redesignate a portion of Vista Avenue from a "Collector" to a "Local Collector." The five parcels are within the unincorporated territory of San Diego County, but are located in the City's Sphere of Influence and are contiguous with the City boundary. Annexation of the five parcels would necessitate the following jurisdictional changes: annexation to the City of Escondido, detachment from County Service Area (CSA No. 135) (San Diego Regional Communications System, detachment from Rincon del Diablo Municipal Water District (MWD) and Fire Department (ID "E"). The property is located within the North Broadway/Tier 2A designation of the general Plan and has a Land Use Designation of E2 (Estate II).

Applicant: Masson and Associates/Hallmark Communities

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines as well as Ordinances and Regulations of the City of Escondido. The Initial Study is on file at the City of Escondido Planning Division.

Findings: The finding of this review is that the Initial Study identified Agricultural, Biological, Traffic, Cultural Resources, and Hazardous Material impacts that may be potentially significant, but mitigation measures would reduce potential impacts to a less than significant level.


Diana Delgadillo, Associate Planner

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).
 Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish & Game.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services (Fire) | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
- I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by, or agreed to, the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
- I find that the proposed project might have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT shall be required.
- I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT shall be required, but it must analyze only the effects that remain to be addressed.
- I find that, although the proposed project might have a significant effect on the environment, because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further shall be required.

Diana Delgadillo
 Signature

11-28-06
 Date

Diana Delgadillo
 Printed Name

City of Escondido
 For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects

like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take into account the whole action involved, including off-site, on-site, and cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to the tiering, program EIR, or other CEQA. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where it is available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies normally should address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance of criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant

SAMPLE QUESTION

Issues:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No impact
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I. LAND USE AND PLANNING

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Physically divide an established community? (1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (1, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Have a substantial adverse effect on a scenic vista? (1, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (7,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Substantially degrade the existing visual character or quality of the site and its surroundings? (7, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (7, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

II. AGRICULTURE RESOURCES

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? (1, 2)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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III. TRANSPORTATION/TRAFFIC

Would the project:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)? (2, 4, 9)
- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (2, 4,9)
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (2, 4,9)
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (2, 4,9)
- e. Result in inadequate emergency access? (2, 8, 9)
- f. Result in inadequate parking capacity? (2, 8, 9)
- g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (1, 2, 8)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. AIR QUALITY

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

- a. Conflict with or obstruct implementation of the applicable air quality plan? (2, 4)
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (2, 9)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations? (2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people? (2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1, 2, 8, 10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1, 2, 8, 10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally projected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (1, 2, 8, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (1, 2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. CULTURAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (1, 2, 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (1, 2, 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1, 2, 11) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries? (1, 2, 11) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

VII. GEOLOGY AND SOILS

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1, 2, 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area? (1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)? (1, 2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (1, 2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site? (1, 2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts? (1, 2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Cause significant alteration of receiving water quality during or following construction? (8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Cause an increase of impervious surfaces and associated runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (1, 2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Cause potentially significant adverse impact on ground water quality? (1, 2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired? (1, 2, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Create or exacerbate already existing environmentally sensitive areas? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters? (1, 2, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m. Impact aquatic, wetland or riparian habitat? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n. Otherwise substantially degrade water quality? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (1,2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r. Inundation by seiche, tsunami, or mudflow? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. <u>MINERAL RESOURCES</u>				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (1,2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. <u>NOISE</u>				
Would the project result in:				
a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (1, 2, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. POPULATION AND HOUSING

Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES

Would the project:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (1, 2, 8)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XV. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (1, 2)
- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1, 2, 8)
- c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1, 2, 8)
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (1, 2, 8)
- e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (2, 8)
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (2, 8)
- g. Comply with federal, state, and local statutes and regulations related to solid waste? (2)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. MANDATORY FINDINGS OF SIGNIFICANCE

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source of Information/Material Used in Preparation of this Analysis

1. Escondido General Plan – 1990
2. Escondido General Plan EIR
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Traffic Impact Analysis, Hidden Valley Ranch, LLG, August 26, 2005
 Water Quality Technical Report, Masson & Associates, August, 2005
 Modified Phase I Environmental Site Assessment, Vinje & Middleton, Sept. 2002
 Geotechnical Report, Pacific Soils Engineering, Jan. 2002
 Updated Biological Resources Assessment, Pacific Southwest Biological Services Environmental Consultants, August 2006
 Archaeological Study, Brian Smith & Assoc., December 2001
 Air Quality Report, Urban Crossroads, November 2006
6. County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List
7. Site Visits/Field Inspection
8. Comments from Other Departments:
 - Engineering
 - Building
 - Fire
9. Project Description and Preliminary Information

Hidden Valley Ranch 179-Lot Subdivision Project
Initial Study Part II
ER 2005-34
Tract 932

Project Description:

The following section evaluates the potential environmental impacts associated with 179-lot residential subdivision with a grading exemption. The attached environmental Initial Study is consistent with the California Environmental Quality Act (CEQA) Guidelines, and has been used to focus this study on physical factors that may be impacted by the proposed project. This Initial Study will serve to identify and evaluate any effects determined to be potentially significant.

The environmental checklist was used to focus this study on physical factors that may be impacted from the proposed project. The Initial Study is the "preliminary analysis" that the lead agency processes in order to determine whether to prepare a Negative Declaration (ND) or an Environmental Impact report (EIR), and, if necessary, to identify the impacts to be analyzed in the EIR. When the agency determines that an EIR is unnecessary, the Initial Study serves the purpose of "providing documentation of the factual basis" for concluding that a Negative Declaration or Mitigated Negative Declaration (MND) is appropriate and the proposed project would not have a significant effect on the environment. The Initial Study also serves to identify any mitigation measures required to reduce potential impacts to a less than significant level leading to the issuance of a MND. As provided by CEQA, the San Diego Local Agency Formation Commission (LAFCO) will act as a responsible agency because of their role in reviewing and potentially approving the reorganization.

The project involves a proposed 179-lot residential subdivision on a 149.9-acre site located on the east of Vista Avenue and Lehner Avenue and to the northwest of Vista Verde Avenue with lots ranging in size from 10,000 SF to 26,137 SF. The project also includes a request for a rezoning to PD, development agreement, grading exemptions for cut slopes of up to 50 feet and fill slopes of up to 42 feet, and annexation of five parcels. The project also includes redesignating a portion of Vista Avenue from a "Collector" to a "Local Collector" road. The five parcels are within the unincorporated territory of San Diego County, but are located in the City's Sphere of Influence and are contiguous with the City boundary. Annexation of the five parcels would necessitate the following jurisdictional changes: annexation to the City of Escondido, detachment from County Service Area (CSA No. 135) (San Diego Regional Communications System, detachment from Rincon del Diablo Municipal Water District (MWD) and Fire Department (ID "E"). The property is located within the North Broadway/Tier 2A designation of the general Plan and has a Land Use Designation of E2 (Estate II).

Environmental Setting:

The site is made up of hilly terrain with several drainage courses transporting surface water generally in a southwesterly direction across the property. Elevations range from 798 - 1182 feet above seal level. The site is currently a working avocado grove, with portions of the site still undeveloped. A residence, several accessory structures, a dry reservoir, an abandoned well, and three water wells are also present on the site. Adjacent land uses are as follows:

- North: The Clark Ranch, avocado farm
- South: Single-Family Residences
- West: Single-Family Residences
- East: Part of the Hidden Valley Ranch that was purchased from Daley Ranch

I. Land Use and Planning

City of Escondido Significance Criteria

Significant land use impacts would occur if the project substantially conflicted with established uses, disrupted or divided an established community or resulted in a substantial alteration to the present or planned land uses. Consistency with the City of Escondido General Plan and zoning and other applicable environmental plans and policies, is evaluated in making a determination of potential significant land use impacts. Aesthetic impacts would be significant if the project resulted in the obstruction of any scenic view or vista open to the public; damage of significant scenic resources within a designated State scenic highway, create an aesthetically offensive site open to the public, and/or substantial degradation of the existing visual character or quality of the site and its surroundings. Significant aesthetic impacts would also occur if the project generated new sources of light or glare that adversely affected day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent properties or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the project.

The City of Escondido General Plan designates the proposed site as Estate II, allowing single-family residential development. The objective of the Estate II category is to promote single-family development with a maximum density of 2 units/acre and a minimum of lot size 10,000 square feet. This designation promotes a traditional neighborhood character of detached single-family units. Public water and wastewater collection and treatment are required in these areas.

The extent of dwelling units permitted on the proposed development by Estate II is dependent on the topography of the site. The General Plan indicates that the maximum development yield of Suburban lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	2 dwelling units per 1 acre
25-35%;	1 dwelling unit per 1 acre
35+:	1 dwelling unit per 20 acres

Based on the variable slope provisions of the Suburban designation contained in the City's General Plan, 179 dwelling units would be allowed for the 149.59 acres. The rezoning is proposed to be PD which is consistent with the General Plan and would allow for clustering of

the residential units. The clustering design would not increase the overall density of the site but would allow for smaller residential lots and larger common, open-space lots.

The applicant for the project is proposing to develop in accordance with the City's General Plan designation. The project is characterized as "in-fill" because development is planned within an established residential neighborhood and the project is surrounded by development in three directions. Because the proposed project would be consistent with existing adopted City of Escondido land use policies, no significant land use impact would occur as a result of the proposed project.

The County land use designation for the site is Residential (1) and is within the Current Urban Development Area (CUDA). By developing the subject site with City standards, the overall density would increase from approximately .80 dwelling units per acre to 1.22 dwelling units per acre. The proposal site is within the City's Sphere of Influence and General Plan area. The proposed density is consistent with the City's General Plan and would provide a transition from the denser residential areas to the south and west to the more rural property to the north. Additionally, the provision for clustering and minimum lot sizes proposed would preserve large areas of open space. As proposed, the project has a less than significant impact to land use since the ability to cluster and the preservation of open space resources on-site would allow a development that would not substantially change the character of the area.

Development of the subject site could result in a significant impact to the topographic features of the area. However, implementation of the Hillside and Ridgeline Protection Ordinance provision concerning excavation, grading, earthwork construction, and development along ridgelines and associated slopes will reduce this potential impact to a less than significant level.

The proposed residential use of the site would not divide an established community because the site is located at the perimeter of existing development at the northern edge of the City's boundary. The steep slopes within the project boundary are subject to Objective B2.1 of the General Plan Open Space Concept that requires that steep topography (generally over 25%) be protected from intensive urban development and included within the overall open space plan. The proposed clustered development and preservation of open space and steep slopes would allow for residential development that would not substantially change the character and arrangement of surrounding residential land uses.

Residential projects typically do not directly illuminate or reflect glare upon adjacent properties, therefore no significant light or glare impact would result from the proposed project.

The proposed water reservoir would not be a visual impact, even though it would be a new element in the visual landscape for the following reasons:

- The existing urban setting from which the tank would be observed;
- Its location on an intermediate ridge rather than a skyline ridge;
- Its partial screening by existing vegetation; and
- The paint selected would match the surrounding vegetation as closely as possible.

II. Agricultural Resources

City of Escondido Significance Criteria

Project impacts to agricultural resources would be significant if they lead to direct or indirect loss of Prime Farmland, Unique Farmland or Farmland of Statewide Importance, defined by the California Department of Conservation, or conflicted with the City's existing agricultural zoning or Williamson Act Contract.

The project site is listed as Unique Farmland as identified in the General Plan Final Environmental Impact Report, which was prepared for the City's most recent General Plan revisions in 2000. Although the subject site has been used for agricultural purposes, such as orchards, these uses may be incompatible with the current surrounding residential community. The property is also not involved in a Williamson Act Contract or other agricultural land contract.

The California Department of Conservation, which publishes farmland conservation reports, classifies the subject area as "Unique Farmland" which is defined as:

Unique Farmland is Land that does not meet the criteria for "Prime Farmland or "Farmland of Statewide Importance" that is currently used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season and moisture supply needed to produce sustain high quality or high yields of a specific crop. Examples of crops found on "Unique Farmland" include oranges, olives, avocado, and cut flowers.

The development of a residential community on the subject site would re not result in significant individual or cumulative impacts to agricultural resources because part of the existing groves will be maintained within the proposed open space area. The portion of the avocado grove that will be removed for the proposed development is not considered viable as it is slowly being destroyed by root rot.

Development on the subject site would not result in a significant impact to adjacent agricultural activity because most of the areas to the south and west are developed with residential uses, and lands to the north and east are vacant. Lands to the south and west of the area are designated for Suburban and Estate development, and the lands to the north are designated as Rural. Thus, development of this site would not lead to a conversion of adjacent lands to non-agricultural uses.

Because a portion of the site will remain in agricultural use and may require the use of pesticides, the following mitigation measure is included:

1. *Prior to the application of sprayed pesticides on the groves, property owners adjacent to the agricultural site shall receive notice of the date, time, and chemical composition of the pesticide.*

III. Transportation/Traffic

City of Escondido Significance Criteria

According to the City of Escondido Environmental Quality Regulation (Article 47, Sec. 33-924), impacts would be considered significant if the project:

- 1. Caused the level of service (LOS) of a circulation element street to fall below a mid-range of LOS "D" and /or added more than 200 ADT to a circulation element street with a LOS below the mid-range "D" yet above LOS "F". According to the Escondido General Plan, the minimum acceptable LOS is "C".*
- 2. Exceeded, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways.*
- 3. Resulted in a change of air traffic patterns, including either an increase in traffic levels or in a location that results in substantial safety risks or increased hazards due to a design feature.*
- 4. Results in inadequate emergency access or parking capacity, or the project conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).*

A Traffic Impact Analysis (TIA) was prepared for the project by Linscott Law & Greenspan August 25, 2005 and is available for review in the Planning Division of the City of Escondido. The TIA is summarized below.

The proposed project would take primary access from Vista Avenue and Vista Verde Way which are designated as a collector and local collector, respectively, in the City's Circulation Element. Access to the proposed 179 lots would be provided by one new public street and several private streets. The project would ultimately add approximately 1,790 daily trips to the local circulation system (1998 SANDAG Vehicle Trip Generation Rate table).

The Congestion Management Program (CMP) was first adopted on November 22, 1991, and is intended to link directly, land use, transportation, and air quality through Level of Service performance. Local agencies are required by statute to conform to the CMP. The CMP requires an enhanced CEQA review for all large projects that are expected to generate more than 2,400 ADT or more than 200 peak hour trips. Since the project is calculated to generate fewer than these amounts, this level of review is not required for the proposed project.

A review of potential projects in both the County of San Diego and the City of Escondido was conducted. All projects which would add an appreciable amount of traffic to the study area were included in the traffic study. The study area was chosen based on the locations which will accommodate the majority of project traffic. No County intersections in addition to those analyzed in the traffic study would have more than 10 peak hour trips added to them. Regional guidelines indicate that 50 peak hour trips is the threshold to determine whether an intersection is to be analyzed.

The project would require mitigation to improve Ash Street, Broadway, and Vista Avenue which are within the County of San Diego. The traffic mitigation of these areas will require construction permits, and approval from the County's Board of Supervisors. The applicant will coordinate with the County for the design and construction of traffic improvements within that jurisdiction. The project also includes a request for a General Plan Amendment to redesignate the portion of Vista Avenue through the project from a "Collector" to a "Local Collector". The traffic analysis indicates that the existing, plus project, and cumulative projects ADT forecasts that all segments of Vista Avenue would be substantially below (LOS A and LOS B) the LOS D significant impact threshold for a collector street. Therefore, the redesignation is warranted and would not have a significant impact on traffic.

The following table depicts the summary of the existing + project + cumulative street segment operations in the project area. All segments are calculated to operate at LOS D or better except the Ash Street segment, between Vista Avenue and Sheridan Avenue (worse than Mid LOS D).

Near-Term Street Segment Operations

Segment	LOS E Capacity	Existing			Existing + Project			Existing + Project + Cumulative		
		ADT	V/C	LOS	ADT	LOS	V/C Δ	ADT	V/C	LOS
Vista Avenue										
Broadway to Lehner Ave.	10,000	4,040	0.40	B	4,460	B	0.04	4,700	0.47	B
Lehner Ave. to Ash St.	10,000	2,760	0.28	B	3,108	B	0.04	3,200	0.32	B
Ash St. to Conway Dr.	10,000	3,030	0.30	B	4,450	B	0.14	4,470	0.45	B
Conway Dr. to Project Driveway	10,000	840	0.08	A	2,350	A	0.15	2,350	0.24	A
El Norte Parkway										
Broadway to Ash St.	37,000	25,450	0.69	C	25,710	C	0.01	26,150	0.71	C
As St. to Vista Verde Way	37,000	16,410	0.44	B	16,570	B	0.00	17,130	0.46	B
Ash Street										
Lehner Ave. to Vista Ave.	10,000	4,710	0.47	B	4,800	B	0.01	4,950	0.50	B
Vista Ave. to Sheridan Ave.	10,000	6,840	0.68	C	7,750	D	0.09	7,910	0.79	D
Sheridan Ave. to El Norte Pkwy.	15,000	7,358	0.49	B	8,298	C	0.06	8,458	0.56	C
Broadway										
Vista Ave. to Sheridan Ave.	34,200	10,340	0.30	A	10,680	A	0.01	11,080	0.32	A
Vista Ave. to Country Club Ln.	15,000	9,110	0.61	C	9,190	C	0.01	9,620	0.64	C
Rincon Avenue										
Ash Street to Conway	15,000	4,470	0.30	B	4,560	B	0.01	4,710	0.31	B
Lehner Avenue										
Vista Ave. to Ash St.	10,000	1,390	0.14	A	1,390	A	0.00	1,610	0.16	A
Ash St. to Conway Dr.	10,000	1,050	0.11	A	1,050	A	0.00	1,390	0.14	A
Conway Dr.										
Lehner Ave. to Rincon Ave.	10,000	740	0.07	A	830	A	0.01	950	0.09	A

The following table summarizes the existing + project intersections level of service. With the addition of the proposed project traffic, all intersections are calculated to operate at mid LOS D or better during both the AM and PM peak hours except for:

- Conway Drive/Rincon Avenue (LOS F during the AM peak hour)

- Ash Street/Lehner Avenue (LOS F during AM peak hour)
- Ash Street/Vista Avenue (LOS F during the AM peak hour)
- Ash Street/Sheridan Avenue (LOS F during both AM and PM peak hour)
- El Norte Parkway/Vista Verde Way (LOS F during both AM and PM peak hour)
- Broadway/Vista Avenue (LOS F during both AM and PM peak hour)

Intersection Operations

Intersection (Control Type)	Peak Hour	Existing		Existing + Project		Delay Δ	Existing + Project + Cumulative		With Mitigation	
		Delay	LOS	Delay	LOS		Delay	LOS	Delay	LOS
Conway Dr/Rincon Ave (NB/SB)	AM	51.2/10.4	F/B	53.9/10.4	F/B	2.7	70.8/10.7	F/B	11.8	B
	PM	17.3/15.8	C/C	17.7/15.9	C/C	0.4	18/617.0	C/C	10.1	A
Conway Dr/Lehner Ave (EB/SB)	AM	23.2/9.3	A/A	23.7/11.5	C/B	0.5	24.3/11.5	C/B		
	PM	9.0/9.3	A/A	9.0/9.4	A/A	0.1	9.1/9.5	A/A		
Conway Dr/Vista Ave	AM	8.5	A	8.8	A	0.3	9.5	A		
	PM	7.7	A	8.9	A	1.2	9.0	A		
Ash St/Lehner Ave EB/WB	AM	>100/>100	F/F	>100/>100	F/F	>10	>100/>10	F/F	>100	F
	PM	>100	B/B	13.0/13.7	B/B	0.7	0	B/B	9.4	A
Ash St/Vista Ave.	AM	>100	F	>100	F	>10	13.9/14.2	F	21.3	C
	PM	11.9	B	14.3	B	2.4	>100	B	12.9	B
Ash St/Sheridan Ave. (EBLT/SBL)	AM	>100/>100	F/F	>100/>100	F/F	>10	14.9	F/F	11	B
	PM	33.4/43.3	D/E	55.0/58.4	F/F	>10	>100/>1	F/F	7.7	A
Ash St/El Norte Pkwy	AM	22.7	C	23.5	C	0.6	23.7	C		
	PM	21.7	C	22.6	C	0.9	22.9	C		
El Norte Pkwy/Vista Verde (NBL/SBL)	AM	57.1/>100	F/F	59.4/>100	F/F	>10	65.2/>100	F/F	7.8	A
	PM	0/77.1	A/F	0.97.6	A/F	>10	0/>100	A/F	7/3	A
Vista Ave/Lehner Ave. (SBT)	AM	10.5	B	10.8	B	0.3	11	B		
	PM	9.1	A	9.2	A	0.2	9.3	A		
Broadway/Vista Ave. (SBL)	AM	>100	F	>100	F	>10	>100	F	10	A
	PM	41.3	E	49.4	D	8.1	58	F	8	A

Based on the above analysis of the segments and intersections covered in the TIA, six intersections and one segment would have significant impacts as a result of the proposed project. The intersection of Ash Street/Vista Avenue would still be at LOS F after mitigation; however, since the project would add 22 seconds of delay to this intersection and the required mitigation would reduce the delay by 40 seconds, the net impact to the intersection is an improved LOS. Additionally, this intersection is impacted to this level for approximately 20-30 minutes in the morning and is at acceptable levels the rest of the day. To address the traffic impacts the following mitigation is proposed:

- Conway Drive/Rincon Avenue: Install stop signs on both approaches of Conway Drive at Rincon Avenue, making the intersection All Way Stop Controlled;
- Ash Street/Lehner Avenue – Install stop signs on both approaches of Lehner Avenue at Ash Street, making the intersection, and provide a dedicated northbound right-turn lane;

- Ash Street/Vista Avenue - Install a traffic signal and provide a dedicated westbound left-turn lane at the Ash Street/Visa Avenue intersection;
- Ash Street/Sheridan Avenue – Signalize the Ash Street/Sheridan Avenue intersection;
- El Norte Parkway/Vista Verde Way – Signalize the El Norte Parkway/Vista Verde Way intersection;
- Broadway/Vista Avenue – Signalize the Broadway/Vista Avenue intersection
- Ash Street (Vista Avenue to Sheridan Avenue) – Improve Ash Street to City Local Collector standards from Vista Avenue to Sheridan Avenue;
- Install temporary signs on westbound Vista Avenue alerting driver to possible congestion during the 30 minutes directly before and after the school day and suggest alternate routes;
- Provide tubular delineators on Vista Avenue at the school pickup/drop-off area to prohibit eastbound to westbound U-turns. This, in conjunction with the school implementing a more stringent one-way traffic pattern, could alleviate some of the existing congestion; and
- Provide pedestrian walkways at the following locations:
 - Ash Street form Sheridan Avenue to Vista Avenue
 - North side of Vista from Ash Street to rear access driveway to Rincon Middle School
 - South side of Lehner Avenue from Vista Avenue to Ash Street
 - East side of Conway from Rincon Avenue to project site.

IV. Air Quality

City of Escondido Significance Criteria

Project impacts exceeding any of the following South Coast Air Quality Management District (SCAQMD) daily emissions criteria can be considered significant:

- | | |
|---------------------------|----------|
| • Carbon Monoxide | 550 lbs. |
| • Reactive Organic Gases | 55 lbs. |
| • Oxides of Nitrogen | 55 lbs. |
| • Fine Particulate Matter | 150 lbs. |

The project area is within the San Diego Air Basin (SDAB). Air quality at a particular location is a function of the kinds and amounts of pollutants being emitted into the air locally, and throughout the basin, and the dispersal rates of pollutants within the region. The major factors affecting pollutant dispersion are wind, speed and direction, the vertical dispersion of pollutants (which is affected by inversions) and the local topography. The air basin currently is designated a state and federal non-attainment area for ozone and particulate matter. However, in the SDAB, part of the ozone contamination is derived from the South Coast Air Basin (located in the Los Angeles area). This occurs during periods of westerly winds (Santa Ana condition) when air pollutants are windborne over the ocean, drift to the south and then, when the westerly winds cease, are blown easterly into the SDAB. Local agencies can control neither the source nor transportation of pollutants from outside the basin. The Air Pollution Control District (APCD) policy therefore, has been to control local sources effectively enough to reduce locally produced contamination to clean air standards.

For long-term emissions, the direct impacts of a project can be measured by the degree to which the project is consistent with regional plans to improve and maintain air quality. Local air-quality impacts are directly related to the number of vehicle trips and operation levels on adjacent streets and intersections. For planning purposes, the APCD assumed the City's General Plan designation of Suburban in calculating air quality impacts. According to CEQA Guidelines, a project normally is considered to have a significant air quality impact if it violates any ambient air quality standard, contributes substantially to an existing or projected air-quality violation or exposes sensitive receptors to substantial pollution concentrations.

Construction emissions were calculated using the URBEMIS2002 computer program assuming that construction would take place in the winter 2007. The following table depicts the daily emission levels for each criteria pollutant.

CONSTRUCTION EMISSIONS
(pounds per day)

Pollutant	Maximum Daily Emissions (pounds)	City of Escondido Significance Threshold (pounds/day)	APCD Significance Threshold (pounds/day)	Exceed Thresholds?
CO	115.36	550	550	No
ROG	14.27	55	--	No
NO _x	50.95	55	250	No
SO _x	0.03	250	--	No
PM ₁₀	41.25	150	100	No

AVERAGE DAILY PROJECT EMISSIONS TO THE SAN DIEGO AIR BASIN
(pounds per day)

Season/Pollutant	Area Emissions ¹	Mobile Emissions (vehicle)	Total Emissions ²	City of Escondido Threshold	APCD Threshold	Do Emissions Exceed Thresholds?
Summer						
CO	7.18	222.57	229.75	550	550	No/No
NO _x	2.27	22.28	24.55	55	250	No/No
ROG	15.92	17.92	33.84	55	-	No/-
SO _x ³	0.06	0.13	0.19	250	250	No/No
PM ₁₀	0.02	21.74	21.76	150	100	No/No
Winter						
CO	1.58	242.01	243.59	550	550	No/No
NO _x	3.72	33.72	37.44	55	250	No/No
ROG	15.12	19.75	34.87	55	-	No/-
SO _x ³	0.01	0.12	0.13	250	250	No/No
PM ₁₀	0.12	21.74	21.86	150	100	No/No

Source: San Diego APCD, Rule 20.2 (12/17/98); Escondido Municipal Code § 33-924(a)(1)(G)(i).

¹Area emissions include emissions from on-site stationary sources such as natural gas combustion (e.g., heating systems), landscaping maintenance, etc.

²Totals may differ due to rounding.

³Emissions calculated by URBEMIS2002 are for SO₂.

With respect to criteria air pollutants, no significant air quality impacts are identified for either the construction phase or operation of the proposed project. Accordingly, no mitigation is required.

While the proposed project would have an incremental impact to basin-wide air-quality issues resulting from the cumulative impacts of thousands of sources, the individual impacts attributed to the proposed project are immeasurably small on a regional scale and will not cause ambient air quality standards to be exceeded. Since the project would not materially degrade the levels of service on adjacent streets and intersections, and would not violate daily emissions thresholds, the project will not have a significant impact on air quality and no mitigation measures are required.

Construction-Related Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emission include:

- Fugitive dust from grading activities;
- Construction equipment exhaust;
- Construction-related trips by worker, delivery trucks and material-hauling trucks; and
- Construction-related power consumption.

Dust from grading and other site preparation would generate particulate matter emission. With appropriate use of grading and operation procedures (in conformance with APCD Best Management Practice for dust control), the project would not generate significant particulate matter or dust. The City of Escondido Grading Ordinance and erosion control requirements include provisions for dust control to reduce impacts to air quality during grading and construction activities. At a minimum, these ordinances and provisions require projects to perform regular watering and timely revegetation of disturbed areas to minimize the dust and airborne nuisance impacts to off-site receptors. Emissions from construction equipment, worker and delivery and material-hauling trucks, and construction-related power consumption would be temporary and would result in an extremely small contribution to the SDAB and therefore would not result in a significant impact.

V. Biological Resources

City of Escondido Significance Criteria

Project impacts upon biological resources may be significant if the project generates impacts that create any of the following results:

- *Substantial direct or indirect-effect on any species identified as a candidate, sensitive, or special status in local/regional plans, policies or regulations, or by the State of California Department of Fish and Game (F & G) or U.S. Fish and Wildlife Service (U.S. FWS);*
- *Substantial effect upon sensitive natural communities identified in local/regional plans, policies, regulations or by the agencies (F & G-U.S. FWS);*

- *Substantial affects (e.g. fill, removal, hydrologic interruption) upon federally protected wetlands under Section 404 of the Clean Water Act;*
- *Substantial interference with movement of native resident or migratory wildlife corridors or impeding the use of native wildlife nursery sites;*
- *Conflict with any local policies/ordinance that protect biological resources (e.g. tree preservation policy or ordinance)*
- *Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan.*

A biological assessment was conducted for the subject site by Pacific Southwest Biological Services, Inc. in January 2003, and updated September, 2005 is available for review in the Planning Division of City Hall. According to the assessment the entire site has been farmed for over thirty years and the majority of the site has been farmed for over fifty years. The site has been disturbed with the exception of the southern hill which contains isolated, dysfunctional remnants of Engelmann Oak woodland.

To mitigate the traffic impacts of the project, the widening of North Ash Street will be required. These improvements include the expansion of Ash Street between Vista Avenue and Sheridan Avenue to Local Collector standards. This proposed expansion would affect 0.30-acre of Non-native Grassland, 0.10-acre of Diegan coastal Sage Scrub, 0.31-acre of Disturbed Habitat and 0.25-acre of Urban/Developed Habitat. Additionally, improvements involving the replacement of telephone poles and drainage pipes would be necessary.

As previously noted, the site is substantially utilized as an active orchard, parts of which have declined. Three drainages appear to be jurisdictional using the methods outlined in the Corps of Engineer Wetland Delineation Manual (1987). The northern-most drainage was previously dammed and flows to Lehner Avenue. The second is a small swale that flows to Vista Avenue, The third lies to the south at the north base of the hill which ends at vista Avenue.

The three channels, tributary to Reidy Creek, have been determined to jurisdictional by the Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and by the California Department of Fish and Game Section 1603 of the Fish and Game Code.

A field survey of the site indicated to following vegetation communities:

Vegetation Type	Existing Area	Impacted Area (including off-site improvements)	Preserved/ Open Space
Eucalyptus Woodland	0.89 Ac	0.89 Ac	0
Extensive Agriculture/row crops	16.9 Ac	16.9 Ac	0
Orchards	84.0 Ac	79.24 Ac	4.76
Diegan Coastal Sage Scrub	1.6 Ac	1.70 Ac	0.0
Chamise Chaparral	0.22 Ac	0.22 Ac	0.0
Non-native Grassland	5.8 Ac	6.1 Ac	0.0
Urban Developed	2.1 Ac	2.1 Ac	0.0
Southern Willow Scrub	0.07 Ac	0.07 Ac	0.00
TOTAL	111.58	107.22	4.76

Even though the Eucalyptus Woodland is not native to the area, it does provide nesting space for numerous birds. To mitigate for the loss of the Eucalyptus Woodland the landscape plan for the project shall include, at a minimum the replacement of all mature trees with trees of the same caliper on a 1:1 ratio *with native trees that would provide the same biological function.*

The removal row crops and orchards have little to low habitat value and would not be considered a significant environmental impact. Additionally, the project proposes to retain approximately 17.55 acres of managed groves. However, the orchards are the location of the Engelmann Oaks, and if the oaks are removed they shall be replaced at a ratio of 3:1 with trees of an equal caliper.

The project would result in the direct loss of about 1.6 acres of degraded Diegan Coastal Sage Scrub to be mitigated by purchasing credits at a mitigation bank to the satisfaction of the City, and the resource agencies.

The project would impact 5.73 acres of non-native grassland and shall be mitigated by purchasing the appropriate credits at a mitigation bank.

The wetland-associated areas under the jurisdiction of the Army Corps of Engineers and the Department of Fish and Game shall be mitigated off-site to the satisfaction of the City and the previously noted resource agencies.

MITIGATION MEASURES:

1. *Diegan Coastal Sage Scrub Impacts:*

Direct impacts to approximately one acre and indirect impacts to 1.60 acres of Diegan Coastal Sage Scrub shall be mitigated at a 1:1 ratio by purchase of an appropriate amount of this habitat in a mitigation bank to the satisfaction of the City of Escondido and the Wildlife Agencies. This shall be accomplished through the Section 4(d) (Habitat Loss Permit) of the Endangered Species Act, via an application of the City of Escondido. Although the city of Escondido has utilized all of its "4(d) coastal sage allocation," mitigation may be achieved through the County of San Diego's remaining allocation.

2. *Non-native Grassland Impacts:*

The impacts to non-native grasslands shall be mitigated by purchase of credits at the ratio of .5:1 in the Daley Ranch Mitigation bank (or similar approved by the City and the Wildlife agencies) for a 6.1 acres disturbed.

3. *Southern Willow Scrub:*

The project would result in the loss of the Southern Willow Scrub on the site (approximately 0.07 acres) and shall be mitigated at a ratio of 2:1 at an appropriate mitigation bank to the satisfaction of the City and the Wildlife agencies.

4. *To avoid impacts to nesting birds and their nests, removal of vegetation shall not occur between January 15 and September 15, unless otherwise agreed to by the Wildlife Agencies. Other work may occur during this time if a qualified biologist conducts a survey for nesting birds within three days prior to the work in the area, and ensures no*

nesting birds or their nests shall be affected by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be a minimum width of 100 feet (300 feet for raptors), shall be delineated by temporary fencing, and shall be in effect as long as construction is occurring or until the nest is no longer active. The dates noted for the breeding season may be revised if approved by a survey by a qualified biologist.

5. *Any removal of Engelmann oaks, chemise chaparral, and coast live oak trees shall be replaced at a 3:1 ratio with trees of the same caliper as those removed to the satisfaction of the City and Wildlife Agencies.*
6. *The draft Habitat Loss Permit shall include a current color aerial photograph with an overlay of the outline of the project footprint. The aerial photograph should designate the existing vegetation, and include the locations of the 37.75-acre remainder parcel, the two grove lots on 22.31 acres, and the proposed water reservoir.*

VI. Cultural Resources

City of Escondido Significance Criteria

A significant impact to cultural resources would occur if implementation of the project causes substantial change to a historical or archaeological resource pursuant to Section 15064.5 of the California Environmental Quality Act Guidelines, the destruction of unique paleontological resources or unique geologic feature, or disturb any human remains.

A cultural resources study was prepared for the proposed project by Brian F. Smith and Associates dated December 2001, and is available for review at the Planning Division of the City of Escondido. A Native American Consultation was conducted in February 2006, since the project includes a General Plan Amendment for the Circulation Element. No local tribes expressed an interest in being consulted further regarding the project.

The archaeological record searches for the Hidden Valley Ranch Project revealed that one prehistoric site, SDI-12,548 and one isolate, SDI-I-405 were located within the project boundaries. Site SDI-12,548, was originally recorded in 1991 by ERC Environmental and Energy Services Company personnel. The site was characterized by a single bedrock milling feature with one milling surface. The isolate was also recorded by ERC personnel, which was characterized by a mano and a flake.

Within one mile of the project, 16 sites are present. The prehistoric sites in the area of the project consist of resource extraction and processing locations generally associated with the Late Prehistoric subsistence strategy. There have been ten studies previously conducted in the area of the Hidden Valley Ranch Project.

The current archaeological survey of the Hidden Valley Ranch Project did not result in the discovery of any archaeological sites, features, or isolate artifacts, or in the relocation of the previously recorded archaeological resources, including SDI-I-12,548, a bedrock milling feature, and SDI-I-405, and isolated find. The locations of the previously recorded resources coincided

with areas of agricultural disturbances, which likely destroyed any evidence of the features and artifacts located there. The area where the resources were located had been modified, including terracing and grading for avocado groves. The locations of the previously recorded resources are provided in the report. The negative survey is not surprising, given the extent of modifications and recent disturbances on the property.

The offsite improvements for traffic and the extension of the proposed water line will take place within the public right-of-way and will not have a significant impact on cultural resources.

Should any new resources be encountered during grading and construction the following mitigation applies:

MITIGATION MEASURE:

1. *The project applicant shall provide archaeological monitoring should any significant subsurface archaeological deposits that might be present on the parcel be unearthed during grading or construction. These archaeological deposits may include privies, cisterns, trash deposit, and foundations. If archaeological features are encountered, the area shall be identified and the boundaries marked to avoid further ground disturbance. The archaeological remains should then be investigated using traditional excavation techniques and, if determined to have legitimate research potential, an adequate sample for analysis should be removed or, in the case of structural remains, documented. A budget to adequately analyze the material and prepare a professional report should be obtained and analysis and report preparation completed. Copies should be provided to the Escondido City Planning Department, the Pioneer Room of the Escondido City Library, and the Escondido Historical Society.*

VII. Geology and Soils

City of Escondido Significance Criteria

A significant geologic impact would occur if a project exposed people or structures to major geologic hazards such as earthquake damage (rupture, ground shaking, ground failure, and landslides), slope and/or foundation instability, erosion, soil instability or other problems of a geologic nature.

The site is not located on any active or potentially active fault. The nearest active fault to the site is the Rose Canyon Fault, located approximately 17 miles to the west. The fault with the greatest seismic impact to the site is the Elsinore-Julian fault. Other nearby faults include the Elsinore-Temecula Fault, and the Newport-Inglewood Fault (offshore). According to the geotechnical investigation, the site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general.

The project would be constructed in conformance with the recommendations in the geology reports and therefore a significant geology and soils impact would not occur. Additionally, the proposed water reservoir would be subject to State construction and inspection standards. As such the reservoir would be situated and constructed in a manner that would meet the rigorous

safety criteria of the Federal, State, and local permitting agencies. Therefore, no significant impacts would occur from seismic impacts to the residential or infrastructure construction.

VIII. Hazards and Hazardous Materials

City of Escondido Significance Criteria

A significant impact to the environment and the public associated with hazards and hazardous materials would result from a project if any of the following occurred:

- 1. Creation of a significant hazard to the public or the environment through routine transport, use or disposal of hazardous materials or from reasonably foreseeable upset and accident;*
- 2. Emission and/or handling of hazardous materials substances or waste within one-quarter mile of an existing or proposed school;*
- 3. Location of a project on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5;*
- 4. Location within an airport land-use plan or within two miles of a public airport. Or the project is located within the vicinity of a private air strip;*
- 5. Impairment/interference with an adopted emergency response plan or emergency evacuation plan; and*
- 6. Expose people or structures to a significant risk of loss, injury or death involving wild fires.*

A Phase I assessment was performed by Vinje & Middleton Engineering, inc. (VME) on September 13, 2002 which is available for review in the Planning Division of the City of Escondido. Since the site has been used for agricultural purposes, environmental concerns would be associated with the use and storage of pesticides, herbicides, and petroleum projects. The use of legal chemical pesticides and herbicides as well as fertilizers at the Hidden Valley Ranch are regulated under a Permit Number 37PO152 issued by San Diego County Department of Agriculture Weights and Measures Pesticides Regulation Program. Non on-site storage of agricultural chemicals is reported. Additionally, soil samplings were made for the detection of organochlorine pesticides, chlorinated herbicides, organophosphate pesticides, arsenic and lead content. No significant level of any of those contaminants was detected and, therefore, further testing is unwarranted.

According the General Manager of Hidden Valley Ranch, two 500-gallon fuel underground storage tanks were removed from the driveway area in 2000. Removal of two, 500-gallon steel underground storage tanks (UST) from the sites was not disclosed in time to conduct an assessment of soil conditions surrounding their former locations. No reference to the USTs former location or contents was provided or known by persons contacted during the course of the investigation. Since no permits were obtained for the decommissioned tanks at the site, mitigation in the form of having the soil reviewed at the time of grading between the house and shed to determine if any contamination has occurred from the USTs is required.

The site is not adjacent or within two miles of an airport. The proposed development would not impair the City's emergency response plan according to discussions with the City Fire Department. The two areas will not expose people or structures to a significant risk of loss, injury or death involving wild fires since the site is in an urban setting and will be irrigated.

Therefore, no significant hazards and hazardous materials impact would occur as a result of the project.

MITIGATION MEASURE:

1. *If petroleum hydrocarbon odors, discolored soil, oily sheen on ground water is observed during grading, soil samples shall be retained for laboratory analysis of hydrocarbon content in both the gasoline and diesel ranges.*

IX. Hydrology and Water Quality

City of Escondido Significance Criteria:

Significant impacts associated with hydrology and water quality would result from the project if water quality standards or waste discharge requirements were violated; groundwater and surface water quality and quantity were substantially altered; drainage patterns were substantially altered so as to increase erosion/siltation and increase surface runoff; increased runoff would exceed the capacity of existing or planned drainage systems or add a substantial source of pollution; the project were located in a 100-year floodplain and cannot be protected; and, if the project exposed people to hydrological hazards, such as flooding or inundation by seiche, tsunami, or mudflow.

A preliminary water study and water quality technical report by Masson and Associates in May 2005, and are available at the Planning Division of the City of Escondido.

The topography of the site is relatively flat at the western end, with gentle to more abrupt topography located within the central and eastern portions of the site. Elevations across the site ranges from approximately 795 feet above mean sea level (MSL) to approximately 1185 feet above MSL. Five parcels comprise the project with the land sloping generally from east to the west. The site is currently used for agriculture with areas of hilly non-native grassland.

The majority of the project site currently drains towards three locations in the west. The proposed project is designed to conform to the natural slopes as much as possible to maintain the natural drainage patterns. An underground storm drain system is proposed to carry the majority of surface runoff from the subdivision in the City's existing underground storm drain system.

In general Basin A would discharge into the existing storm drain system in Lehner Avenue, Basin B would discharge into the existing storm drain system in Vista Avenue, Basin C would discharge into the existing system in Vista Verde Avenue, and Basin D would discharge into the undeveloped land to the northeast of the site.

The development of the proposed project would decrease discharges to the Lehner Avenue and Vista Verde Avenue storm drain systems, but increase discharges to the Vista Avenue storm drain system. However, the increased discharges would be mitigated through the construction of a detention pond that will be located near the entrance of the site off Vista Avenue.

The Engineering Department has determined that runoff from the project would not be considered significant and the project would not materially degrade the existing drainage facilities. The City would provide sewer and water service from mains within the adjacent street or easements; consequently, no significant impact is expected to occur to the groundwater table. The project is outside the 500-year flood plain area as identified on current Flood Insurance Rate Maps (FIRM). Therefore, the project site is not subject to potential flooding, landslides or mudflows.

The Vista Flume structure traverses the perimeter of much of the project site. The grading for the site has been proposed in a manner to avoid impacting the flume. Prior to grading or construction on the site, the developer will provide final engineering plans to the Vista Irrigation District for final approval.

The Water Quality Technical Report prepared for the project includes the following findings:

- The beneficial uses for the receiving waters have been identified. None of these beneficial uses will be impaired or diminished due to the construction and operation of the proposed project;
- The proposed project will not significantly alter drainage patterns on the site. The discharge points will not be changed. Overall existing drainage patterns throughout the project site as well as the natural drainage basins will be maintained. A detention pond and riprap energy dissipaters will be constructed near the entrance of the project site off Vista Avenue to attenuate flow velocities. Therefore, due to post-construction BMPs, post-development peak runoff flow rates and velocities from the project site will not increase significantly, and downstream sedimentation and erosion will not increase;
- The proposed project is not anticipated to result in any changes to the hydrologic regime. No conditions of concern are associated with the development of the project site;
- Open space areas and slopes will be landscaped (with native or drought-tolerant plant where practicable) to reduce or eliminate sediment discharge;
- Pad grading will divert runoff away from the tops of slopes;
- Catch basin inserts will be used to filter roadway runoff from the project; and
- The proposed construction and post-construction BMPs are designed to protect water quality, water quality objectives, and beneficial uses to the maximum extent practicable.

X. Mineral Resources

Significance Criteria

Impacts to mineral resources would be substantial if the proposed project resulted in the loss of significant state or locally important mineral resources.

Since the subject site does not contain any significant natural resources, the proposed subdivision would not substantially increase the use of, or result in the depletion of any nonrenewable natural resources. The proposal will not utilize substantial amounts of additional fuel or energy or require the development of new sources of energy due to its limited size and energy requirements.

XI. Noise

City of Escondido Significance Criteria

Significant noise impacts would occur if the project; exposed persons to, or generated noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies; exposed persons to, or generated excessive ground-borne vibration or ground-borne noise levels. Significant noise effects would also occur if the project resulted in substantial permanent or temporary/periodic increase in ambient noise levels in the project vicinity above noise levels existing without the project. According the General Plan Noise Policy E1.4, projects that increase noise levels by 5 dB or greater should be considered as generating a significant impact and should be mitigated.

The City's General Plan Noise Element contains noise policies, which outline acceptable noise levels associated with each type of land use. A 60 CNEL exposure is considered normally acceptable for residential land uses based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. The City requires that noise levels be presented in terms of Community Noise Equivalent Level (CNEL). CNEL is a weighted sound level during a 24-hour period, after the addition of 5 decibels (dB) to average sound levels at evening hours (7 PM to 10 PM) and 10dB to the average night hours (10 PM to 7AM). The addition of 5 and 10 dB is applied to account for noise sensitivity during evening and nighttime hours.

In order to assess future noise generation associated with the improvement of the City's circulation system, a Noise Contour map was prepared for the Noise Element of the General Plan. The Noise Exposure Map-Future Conditions Map contained in the General plan does not depict either of the two areas evaluated by this initial study as exposed to 60 CNEL or more. The August 2000 Final Environmental Impact Report prepared for the Escondido General Plan Update illustrates existing and future noise contours. Noise levels depicted for the subject site fall below the 60 CNEL standard contained in the Noise/Land Use Compatibility Guidelines of the General Plan. Therefore no significant noise impact from vehicular traffic would occur.

Grading and construction within the project would create temporary noise impacts. Modern construction equipment, properly used and maintained, meet the noise limits contained in the City's Noise Ordinance. All noise generated by the project would be required to comply with the City's Noise Ordinance. Upon completion of the project, all construction noise from the project will cease. Because construction operations would be required to conform to the City's Noise Ordinance and because construction noise is temporary, no significant impact from construction noise would occur.

The off-site pump station may require an additional pump with the project development; however, there would be no significant noise impacts because the new pump would reduce the load on the existing pump and would likely decrease the volume of the pumping. The water tank would also provide additional gravity flow, reducing the time the pump would have to operate.

The project may also include limited blasting as part of the proposed grading activities. The blasting would be performed in conformance with City of Escondido regulations and therefore no significant ground-borne vibration impacts would occur from the project.

XII. Population and Housing

City of Escondido Significance Criteria

Significant population and housing impacts would occur if the proposed project; induced substantial population growth in an area; and, displaced substantial numbers of people or existing housing.

Population within the City would incrementally increase as a result of developing the proposed 179 dwelling units. The City's General Plan anticipates single-family residential use on the project site and the density of the proposal is consistent with the City's General Plan Land Use Designation of Suburban. The proposed development would contribute 179 units toward the goal of 1,110 units in the above moderate-income category identified in the City's Regional Share Housing requirements therefore the project would not result in a significant population and housing impact.

XIII. Public Services

City of Escondido Significance Criteria

Impacts would be significant if the project resulted in demands for wastewater treatment requirements in excess of the capacity of existing facilities. Or if the project triggered the need for construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects. The project would cause significant impacts if the project required/resulted in, the construction of new storm water drainage facilities or expansion of existing facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Significant impacts would also occur if the project resulted in a determination by the wastewater treatment provider and/or a landfill operator, which serve, or may serve, the project that capacity of existing facilities to serve the project's projected demand in addition to the provider's existing commitments is inadequate.

Sewer Service – A Preliminary Sewer Study was performed by Masson and Associates on January 23, 2002 and updated September 20, 2005. The proposed development would connect to the existing 8" mains in Vista Avenue and Lehner Avenue. Interviews with City Public Utilities staff have confirmed that treatment capacity exists at the wastewater treatment plant located on Hale Avenue.

Water Service – The City's Water Master Plan identifies the subject site as the location of the Vista Verde Reservoir to increase storage capacity for this service area and to improve water pressure. The Water Master Plan, adopted March 2000, identified this site as being for the water reservoir to meet the demands of this water zone as the reservoir needs to be at the 1160 feet above mean sea level. This will reduce additional pumping to the higher elevations and increase pressures at critical high elevation areas near the existing Vista Verde Reservoir. Pumping efficiencies will also be improved. Additionally, an 18" water line will be extended down Vista Verde Drive from the project boundary to the existing 36" water line in El Norte Parkway. The

safety of the site for location of the water tank will be assured through the permitting requirements of the state.

Storm Water/Refuse Collection – The Engineering Division indicated the proposed project would not require the construction of significant new storm drain facilities or adversely impact existing facilities. Escondido Disposal currently provides solid waste service to the site and the project would not result in a significant increase in solid waste. The proposed amendment would not result in any individual or cumulative impacts to utilities and service systems.

Fire -The City Fire Department has indicated their ability to adequately serve the proposed project. The project site would be served by Fire Station No. 3, which is located at 2165 Village Road.

Law Enforcement - The City of Escondido Police Department has indicated the ability to provide adequate service to the proposed development.

Schools - The site is within the Escondido Union School District and the Escondido Union High School District. Secondary students would likely attend Escondido High School. Elementary students would likely attend North Broadway School (K-5th) and Rincon School (6th-8th). The incremental impact of the proposed residential developments on the school system would be offset by the impact fees collected upon issuance of building permits.

XIV. Recreation

City of Escondido Significance Criteria

Significant impact would occur if the project resulted in an increase of the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. A significant impact would also occur if the project includes or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

Development of the project would result in an incremental demand on the City's recreational facilities. However the development fees paid by this project would offset the anticipated impact on the existing facilities. The proposed project would not affect existing recreational opportunities since the site is not used for recreational activities and is not listed as a park site in the City's Master Plan of Parks, Trails and Open Space. Additionally, recreational amenities, including a public trail, are part of the proposal. Therefore no significant impact to recreational resources would occur as a result of the project.

XV. Mandatory Findings of Significance

No significant impacts to the environment as a result of this project have been identified. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly.

ATTACHMENT "A"
MITIGATION MONITORING REPORT

PROJECT NAME: Hidden Valley Residential Subdivision
PROJECT DESCRIPTION: Tentative Map for 179-lot Residential Subdivision Development Agreement, Pre-zone, Planned Development, Grading Exemptions, and Annexation
PHONE NUMBER: (760) 839-4555
PROJECT LOCATION: 1185 Lehner Avenue, Escondido, CA
CONTACT PERSON: Sean Santa Cruz, Hallmark Communities

ENVIRONMENTAL CASE NO: ER 2005-34
ASSOCIATED CASE NO: TR 932
APPROVAL BODY/DATE: City Council (TBD)
PROJECT PLANNER: Diana Delgado, Associate Planner

No.	Mitigation Measure	Location in Document	Responsibility for Implementation	Signature/Date Completed	Phase of Implementation	Comments
1.	Prior to the application of sprayed pesticides on the groves, property owners adjacent to the agricultural site shall receive notice of the date, time, and chemical composition of the pesticide.	Agricultural	Applicant		At time of use	
2.	Conway Drive/Rincon Avenue: Install stop signs on both approaches of Conway Drive at Rincon Avenue, making the intersection All Way Stop Controlled;	Transportation/Traffic	Applicant		Prior to issuance of building permits, traffic right-of-way shall be acquired, improvement plans submitted and approved, and financing and secured. Phasing of issuance of building permits and occupancy will be commensurate with level of improvement completion.	
3.	Ash Street/Lehner Avenue – Install stop signs on both approaches of Lehner Avenue at Ash Street, making the intersection, and provide a dedicated northbound right-turn lane	Transportation/Traffic	Applicant			
4.	Ash Street/Vista Avenue - Install a traffic signal and provide a dedicated westbound left-turn lane at the Ash Street/Vista Avenue intersection	Transportation/Traffic	Applicant			
5.	Ash Street/Sheridan Avenue – Signalize the Ash Street/Sheridan Avenue intersection	Transportation/Traffic	Applicant			
6.	El Norte Parkway/Vista Verde Drive – Signalize the El Norte Parkway/Vista Verde Drive intersection	Transportation/Traffic	Applicant			
7.	Broadway/Vista Avenue – Signalize the Broadway/Vista Avenue intersection	Transportation/Traffic	Applicant			
8.	Ash Street (Vista Avenue to Sheridan Avenue) – Improve Ash Street to City Local Collector standards from Vista Avenue to Sheridan Avenue	Transportation/Traffic	Applicant		Grading and construction equipment shall	

	Transportation/ Traffic	Applicant	not use the intersection of Ash Street and Lechner Avenue between the hours of 7:30 am to 8:30 am until improvements are complete.
9. Install temporary signs on westbound Vista Avenue alerting driver to possible congestion during the 30 minutes directly before and after the school day and suggest alternate routes	Transportation/ Traffic	Applicant	
10. Provide tubular delineators on Vista Avenue at the school pickup/drop-off area to prohibit eastbound to westbound U-turns. This, in conjunction with the school implementing a more stringent one-way traffic pattern, could alleviate some of the existing congestion	Transportation/ Traffic	Applicant	
11. Provide pedestrian walkways at the following locations: <ul style="list-style-type: none"> - Ash Street form Sheridan Avenue to Vista Avenue - North side of Vista from Ash Street to rear access driveway to Rincon Middle School - South side of Lechner Avenue from Vista Avenue to Ash Street - East side of Conway from Rincon Avenue to project site. 	Transportation/ Traffic	Applicant	
12. Direct impacts to approximately one acre and indirect impacts to 1.70 acres of Diegan Coastal Sage Scrub shall be mitigated at a 2:1 ratio by purchase of an appropriate amount of this habitat in a mitigation bank to the satisfaction of the City of Escondido and the Wildlife Agencies through a Section 4(d) (Habitat Loss Permit) of the Act can be utilized, via an application of the City of Escondido. Although the city of Escondido has utilized all of its "4(d) coastal sage allocation," mitigation may be achieved through the County of San Diego's remaining allocation.	Biological Resources	Applicant	Prior to issuance of grading permit
13. The impacts to non-native grasslands shall be mitigated by purchase of credits at the ratio of .5:1 in the Daley Ranch Mitigation bank (or similar approved by the City and the Wildlife agencies) for a 6.1 acres disturbed.	Biological Resources	Applicant	Prior to issuance of grading permit
14. The project would result in the loss of the Southern Willow Scrub on the site (approximately 0.07 acres) and shall be mitigated at a ratio of 2:1 at an appropriate mitigation bank to the satisfaction of the City and the Wildlife agencies.	Biological Resources	Applicant	Prior to issuance of grading permit
15. To avoid impacts to nesting birds and their nests, removal of vegetation shall not occur between January 15 and September 15, unless otherwise agreed to by the Wildlife	Biological Resources	Applicant	Prior to issuance of grading permit

	<p>Agencies. Other work may occur during this time if a qualified biologist conducts a survey for nesting birds within three days prior to the work in the area, and ensures no nesting birds or their nests shall be affected by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be a minimum width of 100 feet (300 feet for raptors), shall be delineated by temporary fencing, and shall be in effect as long as construction is occurring or until the nest is no longer active. The dates noted for the breeding season may be revised if approved by a survey by a qualified biologist.</p>					
16.	<p>Any removal of Engelmann oaks, chemise chaparral, and coast live oak trees shall be replaced at a 3:1 ratio with trees of the same caliper as those removed to the satisfaction of the City and Wildlife Agencies.</p>	Biological Resources	Applicant		Prior to issuance of grading permit	
17.	<p>The draft Habitat Loss Permit shall include a current color aerial photograph with an overlay of the outline of the project footprint. The aerial photograph should designate the existing vegetation, and include the locations of the 37.75-acre remainder parcel, the two grove lots on 22.31 acres, and the proposed water reservoir.</p>	Biological Resources	Applicant		Prior to issuance of grading permit	
18.	<p>The project applicant shall provide archaeological monitoring should any significant subsurface archaeological deposits that might be present on the parcel be unearthed during grading or construction. These archaeological deposits may include privies, cisterns, trash deposit, and foundations. If archaeological features are encountered, the area shall be identified and the boundaries marked to avoid further ground disturbance. The archaeological remains should then be investigated using traditional excavation techniques and, if determined to have legitimate research potential, an adequate sample for analysis should be removed or, in the case of structural remains, documented. A budget to adequately analyze the material and prepare a professional report should be obtained and analysis and report preparation completed. Copies should be provided to the Escondido City Planning Department, the Pioneer Room of the Escondido City Library,</p>	Cultural Resources	Applicant		Prior to issuance of grading permit	

	and the Escondido Historical Society.		Prior to issuance of grading permit, during grading				Applicant		Hazardous Materials	19. If petroleum hydrocarbon odors, discolored soil, oily sheen on ground water is observed during grading, soil samples shall be retained for laboratory analysis of hydrocarbon content in both the gasoline and diesel ranges
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ACKNOWLEDGEMENT OF ENFORCEABLE COMMITMENT

ER 2005-34

Hidden Valley Ranch Residential Subdivision, TR 932

The items listed on the above Mitigation Monitoring Program constitute an enforceable commitment pursuant to Section 21081.6(b) of the California Environmental Quality Act (Public Resources Code Sections 21000-21178.) The applicant will be required to provide and comply with all of the mitigation measures listed herein. These mitigation measures have also been included as conditions of the project approval.

11 / 28 / 06

Date

Sean Santa Cruz, Hallmark Communities



Applicant's Signature