

Amanda Estates Development Project

Final Initial Study / Mitigated Negative Declaration

City Project No. PHG 13-0034 and SUB 13-0007

March 10, 2015

Prepared for:
New Urban West, Inc.
1733 Ocean Avenue, Suite 350
Santa Monica, California 90401

Prepared by:

ATKINS

3570 Carmel Mountain Road, Suite 300
San Diego, California 92130

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Mitigated Negative Declaration

Subject: Amanda Estates

- I. **Project Location:** Amanda Estates is located in the unincorporated area of Escondido in San Diego County, California. The project site is generally located west of Interstate 15, north of Gamble Lane, and is bounded by Amanda Lane to the south. The project address is 2115 Amanda Lane (APN 235-202-35).
- II. **Project Description:** The project includes a Tentative Subdivision Map (City File No. SUB13-0007) for 21 single-family residential cluster lots on an approximately 11.2-acre property along with a Master and Precise Development Plan with a proposed pre-zoning designation of Planned Development - Residential (PD-R 1.9). Grading exemptions are also required for cut and fill slopes and retaining walls. Residential lot sizes range from approximately 10,205 to 20,404 square feet. The project includes annexation (City File No. PHG13-0034) of the subject site from County jurisdiction to the City of Escondido along with three contiguous developed residential parcels (APNs 235-202-56, 57 & 58) located to the south of the project site along with a private road easement connecting Amanda Lane to Gamble Lane. The reorganization includes approximately 14.8 acres involving detachment from CSA No. 135 (Regional Communications/ Fire Protection and EMS), and exclusion from Improvement District "E" of the Rincon Del Diablo Fire Protection District. The project includes pre-zoning the three adjacent developed residential parcels to Residential Estate (RE-20). Off-site roadway and drainage improvements are proposed along Amanda Lane and Gamble Lane from Eucalyptus Avenue on the east to the gated terminus on the west. In addition, to comply with State laws governing LAFCO, a second but separate reorganization proposal would be filed to annex an adjacent "Disadvantaged Unincorporated Community (DUC)." The approximately 17-acre territory, which consists of developed single-family homes, is proposed for a pre-zone of RE-20 and RE-40.
- III. **Environmental Setting:** See Section 2.1 of the attached Initial Study for a discussion of the project's environmental setting.
- IV. **Determination:** The proposed project would result in potentially significant impacts if appropriate mitigation measures are not implemented. Those potential impacts would be associated with Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation/Traffic, and Utilities and Service Systems. Mitigation measures would be implemented to reduce these impacts to a less than significant level.
- V. **Documentation:** The attached Initial Study documents the reasons to support the determination discussed above.
- VI. **Mitigation Measures:** See attached Mitigation Monitoring and Reporting Program.
- VII. **Public Review Distribution:** The following individuals, organizations, and agencies received a copy or notice of the Draft Initial Study and Mitigated Negative Declaration and were invited to comment on its adequacy and sufficiency:

State of California

Department of Fish and Wildlife, Region 5
Native American Heritage Commission
Department of Toxic Substances Control
Regional Water Quality Control Board, Region 9
State Clearinghouse

Local Agencies

County of San Diego Department of Public Works
County of San Diego Planning and Development Services
Escondido Police Department
Escondido Fire Department
Escondido Union Elementary School District
Escondido Union High School District
Rincon del Diablo Municipal Water District
San Diego County Clerk's Office
San Diego Sheriff's Department
San Diego Local Agency Formation Commission

Other

San Diego County Archaeological Society

The Final Initial Study and Mitigated Negative Declaration are available for review at the City of Escondido, Planning Division, City Hall, First Floor, 201 North Broadway, Escondido, California 92025.

Jay Petrek, Assistant Director of Planning
City of Escondido Planning Division

Date

Comments Received on the Draft IS/MND and Responses

Comment Letters Received

The following agencies submitted written comment letters to the City during the 30-day public review period on the Draft IS/MND (December 23, 2014 – January 21, 2015). The name of the agency and date of the letter is provided below.

- A. Governor's Office of Planning and Research (State Clearinghouse) (January 22, 2015)
- B. Department of Toxic Substances Control (January 20, 2015)
- C. County of San Diego (January 21, 2015)
- D. San Diego Local Agency Formation Commission (January 21, 2015)
- E. San Diego County Archaeological Society (January 24, 2015)
- F. San Diego County Archaeological Society (February 2, 2015)
- G. San Luis Rey Band of Mission Indians (January 21, 2015)
- H. Samuel W. Sullivan (January 21, 2015)

The comment letters received on the Draft IS/MND have been numbered and the City has provided a written response to each numbered comment. The comment letters and responses are provided on the following pages in side-by-side format. The numbered comments are provided on the left side of the page and the City's response is provided on the right side of the page opposite each comment.

Revisions to the Draft IS/MND

Some comment letters received during the Draft IS/MND public review period contained comments that resulted in changes to the Draft IS/MND text. These changes to the text are summarized below and indicated by ~~strikeout~~ (deleted text) and underlined (inserted text) markings in the Final IS/MND document.

1. Section 2.3.2 (Project Features) in Chapter 2.0 (Project Description) was revised as follows:
 - a. Added a short paragraph explaining the remedial activities for the small area that was presumably a burn pit.
 - b. Included the testing of polycyclic aromatic hydrocarbons and dioxin/furan compounds and metals in the Response Plan.
 - c. Clarified that the off-site roadway improvements to Gamble Lane fall within the jurisdiction of the City.
2. Section 2.3.3 (Construction) in Chapter 2.0 (Project Description) was revised to state that construction activities would include the remediation activities for the burn pit site.
3. Section 2.4 (Discretionary Actions) in Chapter 2.0 (Project Description) was revised by adding the Department of Toxic Substances Control as a Responsible Agency.
4. Mitigation measure Haz-1 was revised to provide clarity regarding remedial activities.
5. Removed references to the Soil Management Plan from mitigation measures Haz-5 and Haz-6.

6. Mitigation measure Cul-1 within Chapter 4.0 (Discussion of Environmental Impacts), Section 4.5 (Cultural Resources) was revised as follows:
 - a. Include Native American participation during grading and construction of the proposed project;
 - b. Require Native American monitor consultation in the event that a cultural resources discovery is made; and
 - c. Specify that repatriation of any cultural resources discovered during site grading would occur after all exhaustive laboratory studies have been completed and the collection has no further archaeological research potential.

The revisions to the IS/MND do not rise to the level of requiring recirculation of the document because the document has not been substantially revised. As identified in Section 15073.5(c) of the CEQA Guidelines, recirculation is not required under the following circumstances:

1. Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.
2. New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.
3. Measures or conditions of project approval are added after circulation of the negative declaration which is not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.
4. New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

The revisions to the Final IS/MND merely clarify the information provided in the Draft IS/MND; therefore, recirculation of the IS/MND document is not required.

Letter A - State Clearinghouse



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

January 22, 2015

Jay Paul
City of Escondido
201 North Broadway
Escondido, CA 92025-2798

Subject: PHG13-0034 and SUB13-0007 (Amanda Estates)
SCH#: 2014121084

Dear Jay Paul:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on January 21, 2015, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

A-1.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

A-1 This comment letter acknowledges that the City complied with the State Clearinghouse review requirements for Draft IS/MND pursuant to CEQA. The letter confirms that the Draft IS/MND was submitted to select state agencies for review. At the close of public review on January 21, 2015, no state agencies had submitted their comments to the State Clearinghouse. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

**Document Details Report
State Clearinghouse Data Base**

SCH# 2014121084
Project Title PHG13-0034 and SUB13-0007 (Amanda Estates)
Lead Agency Escondido, City of

Type Neg Negative Declaration
Description The proposed project includes a Tentative Subdivision Map, along with a Master and Precise Development Plan for 21 single-family residential clustered lots on approximately 11.2-acre of land. Grading Exemptions for cut slopes in excess of 20 feet in height and fill slopes in excess of 10 feet in height, and retaining walls also are requested. Residential lot sizes range from approximately 10,025 sf to 20,404 sf. The existing home on the site would be removed. The project includes annexation/reorganization of the subject site to the City of Escondido, along with three adjacent developed parcels and a portion of a private road easement connecting Amanda Lane to Gamble Lane. Reorganization includes detachment from CGA No. 135 (Regional Communication/Fire Protection and EMS) and exclusion from Improvement District "E" of the Rincon Del Diablo Fire Protection District. The project includes pre-zoning of the subject site to City Planned Development-Residential (PD-R 1.9) and the three adjacent developed residential parcels to RE-20 (Residential Estate, 20,000 sf min. lot size). Off-site roadway and drainage improvements are proposed along Amanda Lane and Gamble Lane from Eucalyptus Avenue on the east to the gated terminus on the west. In compliance with SB 244, "Disadvantaged Unincorporated Community" eight additional properties would be included in the pre-zoning process to define a future City zoning designation of PZ-RE-40 for six of the parcels (APNs 232-202-37, -38, -79, -80, -81 and -82) and PZ-RE-20 for two of the parcels (APNs 235-202-20 and -55) but they would not be included in this annexation.

Lead Agency Contact
Name Jay Paul
Agency City of Escondido
Phone 760 839 4537
email
Address 201 North Broadway
City Escondido
Fax
State CA **Zip** 92025-2798

Project Location
County San Diego
City Escondido
Region
Lat / Long
Cross Streets Gamble Lane/Citracado Parkway
Parcel No. Various
Township 12S **Range** 2W **Section** 28 **Base**

Proximity to:
Highways I-15
Airports
Railways
Waterways Escondido Creek
Schools Various
Land Use various

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Geologic/Seismic; Noise; Public Services; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Landuse

Document Details Report
State Clearinghouse Data Base

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Services, California; Resources, Recycling and Recovery; California Highway Patrol; Caltrans, District 11; Air Resources Board; Regional Water Quality Control Board, Region 9; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 12/23/2014 **Start of Review** 12/23/2014 **End of Review** 01/21/2015

COMMENTS



Department of Toxic Substances Control



Edmund G. Brown Jr.
Governor

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630


Matthew Rodriguez
Secretary for
Environmental Protection

January 20, 2015

Bill Martin, AICP
Deputy Planning Director
City of Escondido,
Planning Division
201 North Broadway
Escondido, CA 92025

COMMENTS ON DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION,
AMANDA LANE SITE, 2115 AMANDA LANE, ESCONDIDO, SAN DIEGO COUNTY,
CALIFORNIA 92029 (SITE CODE: 401662-11)

Dear Mr. Martin:

B-1. The Department of Toxic Substances Control (DTSC) has reviewed the "Draft Initial Study/ Mitigated Negative Declaration" (Draft IS/MND) for the Amanda Estate Development Project (Project), dated December 18, 2014, prepared for New Urban West, Inc. by Atkins. The purpose of the Draft IS/MND is to determine the potential significant impacts associated with the construction and operation of the proposed project and incorporate mitigation measures into the project design as necessary to reduce or eliminate the significant or potentially significant effects of the proposed Project. The Draft IS/MND also discusses the contamination on the site and future remedial activities that may be undertaken after the DTSC's approval of a Response Plan. Since DTSC has discretionary authority over approval of the Response Plan, DTSC should be clearly identified as a Responsible Agency under the California Environmental Quality Act (CEQA).

B-2. Attached please find DTSC's comments on the Draft IS/MND that should be incorporated into the Final IS/MND. If you have any questions, please contact me at (714) 484-5471 or by email at poonam.acharya@dtsc.ca.gov.

Sincerely,

Poonam Acharya
Project Manager
Brownfields and Environmental Redevelopment Program – Cypress

Letter B - Department of Toxic Substance Control

- B-1** This comment states that the Department of Toxic Substance Control (DTSC) has reviewed the Draft IS/MND and states the purpose of the proposed project. Further, this comment reiterates the IS/MND's discussion on the existing contamination on the project site and future remedial activities that may be undertaken after the DTSC's approval of a Response Plan. This comment also states that since the DTSC has discretionary authority over the Response Plan, the DTSC should be identified as a Responsible Agency under CEQA. The City agrees with the commenter that the DTSC should be listed as a Responsible Agency. Minor text edits in Chapter 2 (Project Description), Section 2.4 (Discretionary Actions), have been implemented in the Final IS/MND in response to this comment. These minor revisions do not constitute significant new information pursuant to Section 15088.5 of the CEQA Guidelines.
- B-2** This comment introduces comments B-3 through B-9, which outline the commenter's specific concerns. Refer to the responses to these comments. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

COMMENTS

RESPONSES

Mr. Bill Martin
January 20, 2015
Page 2

cc: Kim A. Hudson, AICP (via email)
Senior Environmental Planner
Kimberley.Hudson@dtsc.ca.gov
Department of Toxic Substances Control
Office of Planning & Environmental Analysis

Emad Yemut, Unit Chief (via email)
DTSC-Cypress
Emad.yemut@dtsc.ca.gov

COMMENTS

RESPONSES

**DTSC COMMENTS
DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (DRAFT IS/MND)
AMANDA ESTATES DEVELOPMENT PROJECT**

- B-3.** 1. Chapter 3: Project Description, Section 3.3.2: Project Features , pg. 11:
DTSC Comment: This section should include a short paragraph about the need to remediate a small area that was presumably a burn pit.
- B-4.** 2. Chapter 3: Project Description, Section 3.4: Discretionary Actions, pg. 20:
DTSC Comment: This section should be rephrased to include DTSC as one of the responsible agencies.
- B-5.** 3. Chapter 3: Project Description, Section 3.3.3: Construction, pg. 20:
DTSC Comment: Please revise this section to clarify that "construction activities" (particularly as used in the mitigation measures) would include the remediation activities.
- B-6.** 4. Chapter 5.0: Discussion of Environmental Impact, Section 5.8: Discussion of Environmental Impacts, pg.76:

DTSC Comment: Mitigation Measure Haz-5 indicates that the contaminated soil will be excavated, tested, transported by a licensed hazardous waste contractor and disposed offsite in a landfill certified to accept Cal-Hazardous waste. However in Section 3.3.3, pg.20, "Construction" it states that cut and fill will be balanced and no soil will be exported off site. Please revise the Draft IS/MND to avoid discrepancies. Please list metals along with polyaromatic hydrocarbons and dioxin/furan compounds as chemicals to be tested in the upcoming Response Plan as metal pollutants were also detected in the undocumented fill to be excavated.
- B-7.** Mitigation Measures Haz-5 and Haz-6 refer to a DTSC-approved Soil Management Plan (SMP). Please remove this reference as DTSC may not require a separate SMP if proper procedures for testing and handling of soils excavated from the property are included in the Response Plan.
- B-8.** 5. Chapter 5.0: Discussion of Environmental Impact, Section 5.9: Hydrology and Water Quality, pg.78:

DTSC Comment: Please clarify if Best Management Practices (BMPs) discussed in this section will be in place during remedial activities. Please revise this section accordingly.

- B-3** This comment states that Section 2.3.2 (Project Features) in Chapter 2 (Project Description) should include a short paragraph about the need to remediate a small area that was presumably a burn pit. The City agrees with the commenter that a short paragraph about the need to remediate the small drainage swale previously used as a burn pit be included in Section 2.3.2. A minor text addition has been implemented in the Final IS/MND in response to this comment. This minor addition does not constitute significant new information pursuant to Section 15088.5 of the CEQA Guidelines.
- B-4** This comment states that the DTSC should be listed as a Responsible Agency for the project in Chapter 2 (Project Description), Section 2.4 (Discretionary Actions). The City agrees with the comment. Refer to response B-1 for a response to this comment.
- B-5** This comment requests that Section 2.3.3 (Construction) in Chapter 2 (Project Description) be revised to clarify construction activities would include the remediation activities. In response to this comment, minor text edits have been implemented in the Final IS/MND in response to this comment. These minor revisions do not constitute significant new information pursuant to Section 15088.5 of the CEQA Guidelines.
- B-6** This comment requests that metals along with polyaromatic hydrocarbons and dioxin/furan compounds be included as chemicals tested in the Response Plan. This information has been included in the discussion of remedial activities added to Section 2.3.2 (Project Features) in Chapter 2 (Project Description). Metals will be identified along with PAHs and dioxin/furan compounds as chemicals to be tested for in the upcoming Response Plan.
- B-7** This comment states that mitigation measures Haz-5 and Haz-6 refer to a DTSC-approved Soil Management Plan (SMP) and recommends removing the reference to a SMP as this separate plan might not be necessary if the Response Plan is followed correctly. In response to this comment, all references to the SMP have been omitted from mitigation measures Haz-5 and Haz-6. These minor revisions do not constitute significant new information pursuant to Section 15088.5 of the CEQA Guidelines.

COMMENTS

RESPONSES

DTSC Comments
Draft Initial Study/Mitigated Negative Declaration
Amanda Estates Development Project
January 20, 2015
Page 2

- B-9. 6. Chapter 5.0: Discussion of Environmental Impact, Section 5.8: Discussion of Environmental Impacts, pg.73:

DTSC Comment: Mitigation Measure Haz-1. This mitigation seems unrelated to "accidental release". It is also ambiguous since it states that no further investigation is warranted and then goes on to discuss the need for remedial activities and the Response Plan. Please include the information on contaminated soil and the appropriate remedial activities to improve clarity.
- B-10. 7. Appendix M "Site Assessment Report"

DTSC Comment: On January 2nd 2015, DTSC issued comments on the "Site Assessment Report (Report)" dated November 17, 2014. This Report is included here under Appendix M. DTSC is looking forward to receiving a final Report that will incorporate DTSC' s comments. DTSC recommends replacing this Report with the Final Report once approved by DTSC.

- B-8 This comment requests clarification on whether Best Management Practices (BMPs) would be put into place during remediation activities as discussed in Section 4.9 (Hydrology and Water Quality). The project applicant has committed to installing BMPs during remediation activities. In response to this comment, references to the BMPs have been included in Section 4.9 regarding water quality. These minor revisions do not constitute significant new information pursuant to Section 15088.5 of the CEQA Guidelines.
- B-9 This comment states that mitigation measure Haz-1 is unrelated to "accidental releases" and is confusing. Further, this comment requests additional clarification regarding the appropriate remedial activities for the project. As stated in Section 4.8(b), mitigation measure Haz-1 is related to the potential to encounter agricultural chemical residue during project construction and is not referring to accidental releases from implementation of the project. The City agrees with the commenter that clarifying language needs to be added to mitigation measure Haz-1. In response to this comment, minor text revisions have been implemented to provide clarity regarding the remedial activities identified in mitigation measure Haz-1. These minor revisions do not constitute significant new information pursuant to Section 15088.5 of the CEQA Guidelines.
- B-10 This comment requests that a copy of the final Site Assessment Report be provided to DTSC once completed. Further, this comment also recommends that the final report should replace the existing draft report attached to the Draft IS/MND as Appendix M. The City agrees with the comment. In response to this comment, the Final Site Assessment Report shall replace the draft report as Appendix M of the Final IS/MND contingent on approval from DTSC.

COMMENTS

RESPONSES



County of San Diego

Letter C - County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

January 21, 2015

Jay Petrek, Assistant Director
Planning Division
City of Escondido
Planning Division
210 North Broadway
Escondido, CA 92025-2798

Via email to jpaul@ci.escondido.ca.us

COMMENTS ON THE NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR AMANDA ESTATES PLANNED RESIDENTIAL DEVELOPMENT AND ANNEXATION; SUB 13-0007; PHG13-0034

Dear Mr. Petrek:

- C-1. The County of San Diego (County) has received and reviewed the Initial Study and Mitigated Negative Declaration (IS/MND) for the Amanda Estates Planned Residential Development and Annexation dated December 23, 2014, and appreciates this opportunity to comment. County Planning & Development Services (PDS) and Department of Public Works (DPW) have completed their review and have the following comments regarding the content of the above documents. Please note that these comments should not be construed as County support for the project or the annexation.
- C-2. 1. The City should clarify in the IS/MND that the Off-site roadway improvements proposed along a segment of Gamble Lane are within the City's jurisdiction and are maintained by the City.
- C-3. 2. The City should ensure that any proposed Off-site improvements within Amanda Lane do not preclude the City's future connection of Citricado Parkway (SA 580).
- C-4. The County appreciates the opportunity to continue to participate in the environmental review process for this project. We look forward to receiving and future environmental documents

- C-1 This comment states that the County has reviewed the Draft IS/MND and introduces comments C-2 through C-4, which outline the County's specific concerns. This comment also states that the County's comments should not be construed as support for the project. Refer to the responses to these comments.
- C-2 This comment states that the Draft IS/MND should clarify that the off-site roadway improvements proposed along Gamble Lane are within the City's jurisdiction and, as such, would be maintained by the City. The City agrees with the comment. In response to this comment, minor text revisions have been implemented in Chapter 2 (Project Description), Section 2.3.2 (Project Features), in the Final IS/MND to clarify that the off-site roadway improvements to Gamble Lane fall within the jurisdiction of the City. These minor revisions do not constitute significant new information pursuant to Section 15088.5 of the CEQA Guidelines.
- C-3 This comment states that the City of Escondido should ensure that any proposed off-site improvements within Amanda Lane do not preclude the future Citracado Parkway extension (SA 580). The City confirms that the improvements within Amanda Lane would not impede the connection of the Citracado Parkway extension. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.
- C-4 This comment expresses the County's appreciation for the opportunity to participate in the environmental review process and requests to receive future environmental documents for this project. This comment also provides contact information if the City has any further questions or needs assistance. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

COMMENTS

RESPONSES

Mr. Jay Petrek
January 21, 2015
Page 2 of 2

C-4.
cont.

related to this project or providing additional assistance at your request. If you have any questions regarding these comments, please contact Sheri McPherson, Land Use/Environmental Planner, at (858) 694-3064, or via email at sheri.mcpherson@sdcounty.ca.gov.

Sincerely,


ANDREW SPURGIN, Chief
Advanced Planning Division
Planning & Development Services

Email cc:

- Adam Kaye, Policy Advisor, District 3
- Conor McGee, CAO Staff Officer, LUEG
- Michael Ott, Executive Officer, LAFCO
- Richard Chin, Associate Transportation Specialist, Department of Public Works
- Nick Ortiz, Land Development Project Manager, Planning & Development Services
- Jeff Kashak, Program Coordinator, Department of Public Works
- Sheri McPherson, Land Use/Environmental Planner, Planning & Development Services

COMMENTS

RESPONSES

Letter D - San Diego Local Agency Formation Commission

From: Barry, Robert [mailto:Robert.Barry@sdcounty.ca.gov]
Sent: Wednesday, January 21, 2015 3:09 PM
To: Jay Petrek
Cc: Jay Paul; Ott, Mike
Subject: Notice of Intent to Adopt a MND for Amanda Estates (PHG13-0034; SUB13-0007)

Jay,

D-1. Thank you for the opportunity to provide comments on the Draft Mitigated Negative Declaration (MND) for the Amanda Estates project (PHG13-0034; SUB13-0007). After review of the draft MND, San Diego LAFCO has no additional comments on the document. Please let me know if you have any questions.

Thanks,
Robert

Robert Barry, AICP
San Diego LAFCO
9335 Hazard Way, Suite 200
San Diego, CA 92123
858 614-7788
www.sdlafco.org

D-1 This comment states that the San Diego Local Agency Formation Commission (LAFCO) has reviewed the Draft IS/MND and agrees with the conclusions and mitigation measures included in the Draft IS/MND. They do not have comments on the document. No further response is required.

Letter E - San Diego County Archaeological Society
(January 24, 2015)



San Diego County Archaeological Society, Inc.

Environmental Review Committee

24 January 2015

To: Mr. Jay Paul
Planning Division
City of Escondido
201 North Broadway
Escondido, California 92025-2798

Subject: Draft Mitigated Negative Declaration
Amanda Estates
PHG13-0034, SUB13-0007

Dear Mr. Paul:

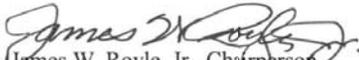
I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

E-1. While it is a few days past the January 21st deadline for comments, I would like to confirm that, based on the information contained in Appendix D to the MND, we concur with the impact analysis and mitigation measures as presented.

Thank you for providing this DMND to SDCAS for comment, and I apologize for missing the deadline.

E-1 This comment states that the San Diego County Archaeological Society (SDCAS) has reviewed the Draft IS/MND and agrees with the impact analysis and mitigation measures identified in the Draft IS/MND in regards to cultural resources. Additionally, this comment apologizes for submitting the comment letter after the January 21, 2015 deadline. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: Brian F. Smith & Associates
Atkins
SDCAS President
File

Letter F - San Diego County Archaeological Society
(February 2, 2015)



San Diego County Archaeological Society, Inc.
Environmental Review Committee

2 February 2015

To: Mr. Jay Paul
Planning Division
City of Escondido
201 North Broadway
Escondido, California 92025-2798

Subject: Draft Mitigated Negative Declaration
Amanda Estates
PHG13-0034, SUB13-0007

Dear Mr. Paul:

- F-1. The San Diego County Archaeological Society's Board of Directors has extensively discussed the issue of requests to not curate archaeological collections resulting from CEQA compliance mitigation measures. In consultation with the SDCAS President and the Immediate Past President, both registered with the Register of Professional Archaeologists, and on behalf of the SDCAS Board, I would like to make these comments regarding treatment of collections that may be generated by the Amanda Estates cultural resources mitigation measures:
- F-2. (1) Curation is required by the City's General Plan EIR. On page 46, For Issue 2, Archaeological Resources, Measure Cul-3 states that "Any significant artifacts recovered during excavation, other than cultural material subject to repatriation, shall be curated with its associated records at a curation facility approved by the City." Material subject to repatriation is human remains and associated burial goods, the standard that has been applied for the past several decades. It is not the entire collection, else the statement itself makes no sense.
- F-3. (2) Curation is required by the Standards of Research Performance of the Register of Professional Archaeologists (RPA), which states that "Specimens and research records resulting from a project must be deposited at an institution with permanent curatorial facilities, unless otherwise required by law." RPA registration is indicative of an archaeologist's professional qualifications to serve as a Principal Investigator (PI). It provides a guarantee that the person will perform to the highest professional standards, and that a grievance procedure provides a means and process for removal of registration if the person fails to perform accordingly.
- F-4. (3) Last year, consequent to a similar situation in another jurisdiction in the county, SDCAS enquired of RPA President Pat Garrow whether a PI who failed to curate material that was not by law subject to repatriation could be subject to a grievance complaint. We received confirmation. The response received from RPA Grievance Coordinator Jim Bruseth stated:

- F-1 This comment provides an introduction to the comment letter and summarizes the SDCAS' concerns regarding the curation of archaeological collections in conformance with CEQA compliance mitigation measures. This comment introduces comments F-2 through F-5, which outline the commenter's specific concerns. Please refer to the responses to these comments.
- F-2 This comment states that curation is required by the City's General Plan EIR and specifies that material subject to repatriation is human remains and associated burial goods and not the entire collection. The City will abide by its General Plan policies with respect to repatriation of collections. No further response is required.
- F-3 This comment states that curation is required by the Standards of Research Performance of the Register of Professional Archaeologists (RPA). The comment also states that the RPA registration is a guarantee that a person will perform to the highest professional standards and that a grievance procedure provides a means and process of removal of registration is failing to do so. The standards of the RPA are acknowledged; however, this comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.
- F-4 This comment states that an archaeologist failing to curate material that was not by law subject to repatriation could be subject to a grievance complaint. The project archaeologist is in receipt of the information in the comment letter from the SDCAS; however, this comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

COMMENTS

RESPONSES

F-4.
cont.

A RPA who was the principal investigator on such a project where the artifacts were repatriated without addressing proper curation of the objects could be subject to a grievance complaint for failing to follow RPA Standards of Research Performance. While we support Native American repatriation according to state and federal law, we also would urge those involved in cultural resource work in San Diego County to ensure that the artifacts are also curated in a manner that is consistent with 36 CFR Part 79.

I have attached a copy of Mr. Bruseth's email. It appears to SDCAS that, were an RPA directed by a jurisdiction to repatriate an entire collection, a grievance filing could result in revocation of that person's RPA membership. That, in turn, could impact that person's professional status and result in legal action against the jurisdiction.

F-5.

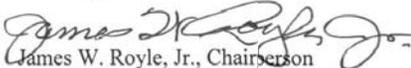
(4) Since repatriation of an entire collection would result in a clear diminution of the cultural resources base for future study and cultural use with no mitigation provided or possible, and since CEQA does not permit unmitigated impacts under a mitigated negative declaration, a full EIR would be required for this project. Only via an EIR could findings be proposed to support acceptance of those unmitigated impacts. Hence, the City could not proceed to accept the subject DMND and approve the project. Instead, an EIR would need to be prepared and circulated.

F-6.

SDCAS emphasizes that we strongly support repatriation in accordance with the federal standards established by the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA) for all projects, federal or not. We also have long supported curation of collections not subject to repatriation, the standard for curation facilities being the federal 36 CFR 79.

Thank you for your and the City's careful consideration of the above.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
SDCAS Secretary
File

F-5

This comment states the opinion of the SDCAS that repatriation of the entire collection would have the potential to require an EIR to be prepared. As stated in response to comment F-2 above, the City will abide by its General Plan policies with respect to repatriation of collections. Any collections found on the site would be cataloged and analyzed as required to comply with the City's mitigation measures for the project, including the implementation of a data recovery program, if needed. Repatriation of the collections would be considered only after exhaustive analysis and special studies are completed. No artifacts have been recovered to date from the proposed project site and the archaeological field survey did not identify any prehistoric sites on the project site. Thus, the potential for recovery of any artifacts is considered minimal. No revisions have been made to the Draft IS/MND in response to this comment.

F-6

This comment emphasizes that the SDCAS supports repatriation in accordance with the federal standards established by Native American Graves Protection and Repatriation Act and also supports the curation of collections not subject to repatriation. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

COMMENTS

RESPONSES

From: Jim Bruseth [mailto:jim.bruseth@gmail.com]
Sent: Thursday, October 02, 2014 9:36AM
To: Pentney, Sandra P
Cc: Patrick Garrow
Subject: County of San Diego Cultural Resources Planning

Dear Ms. Pentney,

Thank you for your recent letter, forwarded to me by RPA President Pat Garrow, concerning new mitigation measures related to artifact disposition being developed by the County of San Diego, California. I am the current Grievance Coordinator for RPA and have reviewed your letter. I agree that the new language for requiring repatriation of all artifacts from a cultural resource project to a Native American tribe, without stipulations for proper curation, is problematic. A RPA who was the principal investigator on such a project where the artifacts were repatriated without addressing proper curation of the objects could be subject to a grievance complaint for failing to follow RPA Standards of Research Performance. While we support Native American reparation according to state and federal law, we also would urge those involved in cultural resource work in San Diego County to ensure that the artifacts are also curated in a manner that is consistent with 36 CFR Part 79.

F-7.

Sincerely,
Jim Bruseth, Grievance Coordinator, Register of Professional Archaeologists

Jim Bruseth, Ph.D, RPA
Guest Curator, Bullock Texas State History Musewn
512-288-6053

F-7 This email was attached to the San Diego County Archaeological Society letter dated February 2, 2015 (Letter E) and provides supporting information for the comments in that letter. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

SAN LUIS REY BAND OF MISSION INDIANS

*1889 Sunset Drive • Vista, California 92081
760-724-8505 • FAX 760-724-2172
www.slrmissionindians.org*

Letter G - San Luis Rey Band of Mission Indians

January 21, 2015

Jay Petrek, AICP
Principal Planner
Planning Division
City of Escondido
201 North Broadway
Escondido, CA 92025

VIA ELECTRONIC MAIL
jpetrek@escondido.org

**RE: COMMENTS ON THE NOTICE OF INTENT TO ADOPT A MITIGATED
NEGATIVE DECLARATION FOR THE AMANDA ESTATES
DEVELOPMENT PROJECT (CITY PROJECT NO. PHG 13-0034 AND
SUB 13-0007)**

Dear Mr. Petrek:

We, the San Luis Rey Band of Mission Indians (“Tribe” or “SLR”) thank you for the opportunity to submit the following comments regarding the Amanda Estates Development Project Draft Initial Study/Mitigated Negative Declaration (“MND”) hereinafter referred to as the Amanda Estates Development Project (“Project”). The Project is requesting the City of Escondido (“City”) to approve a tentative subdivision map that consists of the construction of 21 single-family residences on approximately 11.2 acres. The Project also proposes annexation of the Project Location from the County of San Diego jurisdiction to the City of Escondido. The Project Site is located at 2115 Amanda Lane and is currently located within the unincorporated of Escondido, CA (“Project Location” and/or “Project Area”).

G-1.

We are a northern San Diego County Luiseño Tribe whose traditional territory includes Camp Pendleton, the current cities of Oceanside, Carlsbad, Vista, San Marcos and Escondido, as well as the unincorporated areas in northern San Diego City, such as the communities of Fallbrook, Bonsall and Valley Center. We are resolute in the preservation and protection of cultural, archaeological and historical sites within all these jurisdictions.

It is important for the City to understand that the Tribe does not oppose the proposed development and/or improvements contemplated within the MND generally; however, we *are* passionately opposed to any plans that may damage or destroy any potentially significant cultural landscapes or sacred sites and ancestral remains that may be located within the Project’s proposed location. After the Tribe’s review of the MND, the Tribe believes that at the minimum, additional and refined mitigation measures for cultural resources are justified and necessary to be in compliance with the California Environmental Quality Act (“CEQA”). Currently, the MND

G-2.

G-1 This comment summarizes the proposed project and states that the proposed project may be within the San Luis Rey Band of Mission Indians’ (Tribe) traditional tribal territory. The comment also states that the Tribe is resolute in the preservation and protection of cultural, archaeological, and historical sites within their traditional tribal territory. The City acknowledges the Tribe’s stated tribal territory, however, also acknowledges that project site may be located within the tribal jurisdiction of the Kumeyaay. However, as no Kumeyaay tribal representatives have commented on the proposed project, the City will consider the San Luis Rey Band of Mission Indians as the principal Native American representative for the proposed project. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

G-2 This comment states the while the Tribe does not oppose the proposed project, they do oppose any plans that may damage or destroy any potentially significant cultural landscapes or sacred sites within the project site. Further, this comment calls for the inclusion of the additional mitigation measures drafted by the Tribe to ensure that any potentially significant impacts to cultural resources during construction would be mitigated. In response to this comment, adjustments have been made to the Mitigation Monitoring and Reporting Program (MMRP), cultural resources survey and Final IS/MND to respond to the Native American community’s concerns over the treatment of culturally sensitive issues. The changes to the MMRP are provided in the Cultural Resources Survey for the Amanda Lane Project prepared by Brian F. Smith and Associates (Appendix B). Minor text revisions have been implemented in the Final IS/MND in response to this comment. Specifically, mitigation measure Cul-1 within Chapter 4 (Discussion of Environmental Impacts), Section 4.5 (Cultural Resources), has been revised to include Native American participation during grading and construction of the proposed project. These minor revisions do not constitute significant new information pursuant to Section 15088.5 of the CEQA Guidelines.

G-2.
cont.

provides for mitigation measures as recommended solely by the Project Archaeologist. Without the incorporation of the proposed measures of mitigation for cultural resources, as detailed below, the Tribe firmly believes that the potential significant impacts associated with the construction and development of the Project will NOT have been mitigated to reduce or eliminate the significant or potentially significant effects to our sacred cultural resources.

I. NATIVE AMERICAN CULTURAL RESOURCES MAY BE SIGNIFICANTLY IMPACTED BY THIS PROJECT DURING THE PROPOSED EARTH DISTURBING ACTIVITIES AND AS SUCH A LUISEÑO NATIVE AMERICAN MONITOR MUST BE PRESENT DURING ALL EARTH DISTURBING ACTIVITIES.

According to the MND, the proposed project would result in potentially significant impacts to cultural resources if appropriate mitigation measures are not implemented. Yet, the MND fails to require the presence of a Luiseño Native American monitor during earth disturbing activities. Activities that may negatively impact evidence of our ancestors habitation, land use, and/or ancestral burials, at a very minimum, should require that Luiseño Native American monitors be present during all ground and/or earth disturbing activities contemplated by the MND (including, but not limited to, any and all off-site improvements and preparation and installation of infrastructures) and not be limited to only an archaeological monitor being present. As stated in the MND and the accompanying archaeological report, the Project Location is within very close proximity to a sacred area of the Luiseño people, and as such, an appropriate mitigation measure would be the inclusion of Luiseño Native American monitors being present during **all** ground disturbing activities to adequately protect and preserve our Native American cultural resources that may be impacted.

G-3.

Moreover, the absence of a Luiseño Native American monitor during the archaeological survey of the Project Location is unacceptable to the Tribe. Having a Luiseño Native American monitor and/or Luiseño tribe participate in the initial review of a project is valuable not only for the Lead Agency responsible for evaluating a project's potential impact on cultural resources as required under CEQA, but also for the project applicant. This is most evident through the passage of AB 52. Furthermore, although no features were located during the archaeological survey, does not translate to the Tribe that no features actually exist on the property. There has been a multitude of instances whereby the archaeological team could not locate features on a property, but Native American monitors are able to locate and identify features that are associated with their ancestors. The Project Area is surrounded, in close proximity, by known sacred sites to the Tribe making it reasonable that additional resources may be negatively impacted subsurface if a Luiseño Native American monitor is not present. Therefore, the Tribe strongly recommends that a Luiseño Native American monitor be present during all ground disturbing activities must be a requirement of the Project MND.

G-3 This comment states that a Native American monitor should be present during earth disturbing activities since the project site is in close proximity to known sacred sites. As stated in response to comment G-2, Native American monitoring will become a provision of the MMRP in mitigation measure Cul-1. A Native American monitor will participate in the observation of grading in conjunction with the archaeologist. Both Native American monitoring and archaeological monitoring will be limited to those soil horizons which, in the opinion of the project archaeologist, have the potential to contain cultural deposits. Grading of the project site that includes formational soils that do not have the potential to contain cultural deposits will not be monitored by the Native American representative or the archaeologist. The location and duration of monitoring for both the Native American and the archaeologist shall be determined by the project archaeologist.

COMMENTS

RESPONSES

II. THE FINAL MND SHOULD INCLUDE AN ADDITIONAL MITIGATION MEASURE THAT REQUIRES THAT A PRE-EXCAVATION AGREEMENT BE ENTERED INTO AS A PRE-REQUISITE TO MND APPROVAL.

G-4. The Tribe requests that the City, as Lead Agency, require the Applicant to enter into a Pre-Excavation Agreement, otherwise known as a Cultural Resources Treatment and Monitoring Agreement, with the Tribe prior to the commencement of any ground disturbing activities. This agreement will contain provisions to address the proper treatment of any cultural resources or Luiseño Native American human remains inadvertently uncovered during the course of the Project. The agreement will outline the roles and powers of the Luiseño Native American monitors and the archaeologist. Such an agreement is necessary, as the City is aware, to guarantee the proper treatment of cultural resources or Luiseño Native American human remains displaced during a project development. The Tribe requests that the Pre-Excavation Agreement be added as a requirement in the Final MND.

III. THE MND MITIGATION MEASURE CUL-1, NUMERAL 7, MUST BE AMENDED TO REFLECT THAT ANY AND ALL UNCOVERED ARTIFACTS OF LUISEÑO NATIVE AMERICAN CULTURAL IMPORTANCE SHOULD BE RETURNED TO THE TRIBE, AND/OR THE MOST LIKELY DESCENDENT AND NOT BE CURATED.

G-5. Currently the MND’s Mitigation Measure Cul-1, numeral 7, states that all cultural resource material will be collected by the archaeologist and curated. The Tribe is opposed to this mitigation measure based on our religious and spiritual beliefs and on California’s policy¹ on repatriation, not curation of cultural resources. It is the religious belief, custom, and practice of the Tribe to repatriate all cultural resources that are unearthed during ground disturbing activities. Therefore, any plans to curate any such items would blatantly disregard the respect due to these cultural resources. Instead, any such items should be returned to the Tribe and/or the Most Likely Descendant, if applicable, as determined by the Native American Heritage Commission. This Project is located within the traditional and aboriginal territory of our Tribe and our sister tribes. The Tribe considers all cultural items found in this area to belong to their ancestors, and the ancestors of their sister tribes. Moreover, there is no California statute and/or regulation requiring a Lead Agency under CEQA to curate Native American cultural resources. Therefore this request should be included in the Final MND.

IV. THE MND MITIGATION MEASURE CUL-1, NUMERAL 5, MUST BE AMENDED TO REFLECT NATIVE AMERICAN MONITORS AND ARCHAEOLOGICAL MONITORS SHOULD BOTH BE TREATED WITH RESPECT FOR THEIR TRAINING AND EXPERIENCE AND SHOULD HAVE JOINT AUTHORITY TO TEMPORARILY DIVERT AND/OR HALT CONSTRUCTION ACTIVITIES.

G-6.

G-4 This comment requests that the City require the applicant to enter into a Pre-Excavation Agreement, otherwise known as a Cultural Resources Treatment and Monitoring Agreement, with the Tribe prior to the start of any ground disturbing activities. Further, this comment summarizes the requirements and purpose of the Pre-Excavation Agreement and states that the agreement would guarantee the proper treatment of cultural resources or Luiseño Native American human remains displaced during project development. In response to this comment, the City finds that a Pre-Excavation Agreement between the Tribe and the City, or the project applicant, is not necessary, as the proper treatment of cultural resources or Luiseño Native American human remains displaced during project development are adequately addressed in the mitigation measures presented in the IS/MND. The reiteration of these measures in a separate Pre-Excavation Agreement would be redundant.

G-5 This comment opposes mitigation measure Cul-1, #7, which states that all cultural resource material would be collected and curated by the project archaeologist. Further, this comment states that any cultural resource material should be returned to the Tribe and/or the Most Likely Descendant as determined by the NAHC. The Tribe considers all cultural resources found in the project area to belong to their Tribe/Sister Tribes and states that there is no California statute and/or regulation requiring curation. In response to the Tribe’s letter, modifications have been made to mitigation measure Cul-1, #7. Artifacts discovered on the project site may be repatriated to the Tribe after all exhaustive laboratory studies have been completed and the collection has no further archaeological research potential. Should the Tribe decline the collections, the materials would be permanently curated at the San Diego Archaeological Center. The repatriation of collections must abide by the City’s General Plan policies with respect to repatriation of collections.

¹ See California Public Resources Code Section 5097.991.

COMMENTS

RESPONSES

G-6. cont.

Archaeologists and Native American monitors are trained to perform different analysis of Native American cultural resources. An archaeologist looks at the deposits value for research purposes and its scientific worth. Whereas, a Native American monitor looks at the deposits importance as it relates to its religious significance and cultural relevance. Each opinion is equally important and both should be taken in equal consideration. Therefore, the MND Mitigation Measure Cul-1, Numeral 5, should be amended to reflect that the Luiseño Native American monitors be accorded the same amount of respect for their training and professional opinions in regards to the identification and protection of cultural resources as the archaeologist.

Moreover, Mitigation Measure Cul-1, Numeral 5, should also be amended to reflect that if cultural resources are discovered during construction, all earth-moving activity within and around the immediate discovery area must be diverted until the Luiseño Native American monitor and the archaeologist can assess the nature and significance of the find. As mentioned above, Native American monitors and archaeologists approach culturally sensitive finds very differently. Therefore both must be given the same amount of authority and respect from the City. We therefore request that the Luiseño Native American and archaeological monitors be given joint-authority to divert or halt ground disturbing operations when cultural resources are discovered so each may access the nature and significance of such find.

V. MITIGATION MEASURE CUL-1, NUMERAL 5, SHOULD ALSO BE AMENDED TO REFLECT THAT THE TRIBE MUST BE CONSULTED IF A SIGNIFICANT CULTURAL RESOURCE AND/OR UNIQUE ARCHAEOLOGICAL RESOURCE IS DISCOVERED DURING GROUND DISTURBING ACTIVITIES AND THAT RESPECTFUL AND DIGNIFIED MEASURES BE OBSERVED IF ANCESTRAL REMAINS ARE UNEARTHED.

G-7.

Currently MND Mitigation Measure Cul-1, Numeral 5, states that the archaeologist, in consultation with the City, shall determine the significance of any discovered Native American cultural resources. This mitigation measure is inadequate and offensive to the Tribe. If a significant cultural resource and/or unique archaeological resource are unearthed during ground disturbing activities for this Project, the Tribe must be notified and consulted with in regards to those resources significance, as well as the respectful and dignified treatment of those resources. The Tribe's preference will always be for avoidance and that the resource be protected and preserved in perpetuity. The Tribe is opposed to any pre-determined decision in the MND that data recovery is the only acceptable mitigation measure if a significant resource is discovered. The MND should reflect the City's preference, as shared under California Public Resources Code Section 21083.2 for avoidance of a significant Native American cultural resource, not the destruction of said resource through a data recovery plan. If however, the Applicant is able to demonstrate that avoidance of our sacred resources is infeasible and a data recovery plan is the only option available to the City, then Tribe respectfully requests that as a condition of any authorization, the Tribe be consulted regarding the drafting and finalization of any such recovery.

G-6 This comment states the different training and analysis techniques between an archaeologist and a Native American monitor and requests that mitigation measure Cul-1, #5, be amended to allow a Tribal monitor, along with the project archaeologist, the ability to divert earth-moving activities in the area of discovered cultural resources until the nature of find can be assessed. In response to the Tribe's letter, modifications have been made to mitigation measure Cul-1, #5. The project archaeologist, in consultation with the Native American monitor, will have authority to temporarily divert grading in the event that a discovery is made. However, the project archaeologist is charged with the primary responsibility to determine the significance of the discovery under CEQA criteria, and whether or not subsequent measures are required to mitigate impacts to any important discoveries. The Native American monitor will provide input to the archaeologist, but will not have independent authority to divert construction activities.

G-7 This comment states that mitigation measure Cul-1, #5, is inadequate and offensive to the commenter due to lack of Tribal consultation included in the mitigation measure in the event of encountering cultural resources during ground-disturbing activities. Further, this comment stresses that avoidance of significant Native American cultural resources is preferred, but if the City and applicant can demonstrate that avoidance is infeasible and a data recovery plan is the only option, the commenter requests to be consulted in the drafting and finalization of the data recovery plan. In response to the Tribe's letter, modifications have been made to mitigation measure Cul-1, #5. The project archaeologist shall consult with Tribal representatives in those instances where discoveries and significance evaluations are made. In the event of a discovery, artifacts will be curated in accordance with the modified mitigation measure Cul-1, #7, and be repatriated after all laboratory studies have been completed.

COMMENTS

RESPONSES

G-8. In addition, when cultural resources are discovered during the Project, if the archaeologist collects such resources, a Luiseño Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Luiseño Native American monitor, may in their discretion, collect said resources and provide them to the Tribe for respectful and dignified treatment in accordance with the Tribe’s cultural and spiritual traditions.

G-9. Lastly, if Native American remains and/or associated burial goods are unearthed during the Project, and prior to a Most Likely Descendant being determined by the Native American Heritage Commission, it is the Tribe’s request that the ancestral remains be kept *in situ* (in place), or in a secure location in close proximity to their discovery and that a forensic anthropologist perform their analysis of the remains on-site in the presence of a Luiseño Native American monitor. Any transportation of the ancestral remains would be considered by the Tribe as disrespectful and undignified treatment. Therefore, the Tribe requests that in addition to the strict adherence to the protocol stated in the California Health and Safety Code Section 7050.5 and California Public Resource Code Section 5097.98, the Final MND reflect that if suspected Native American remains are discovered, the Native American remains shall be kept in situ, or in a secure location in close proximity to where they were found, and that the analysis of the remains occur only on-site in the presence of a Luiseño Native American monitor.

VI. MND MITIGATION MEASURE CUL-1, NUMERAL 8, SHOULD BE AMENDED TO REFLECT THAT THE TRIBE RECEIVES A COPY OF ANY AND ALL REPORTS GENERATED FOR THIS PROJECT IN REGARDS TO NATIVE AMERICAN CULTURAL RESOURCES

G-10. The MND Mitigation Measure Cul-1, Numeral 8, states that a report documenting the field and analysis results and, if necessary, interpreting the artifact(s) and research data, shall be completed and submitted to the City. The Tribe firmly believes that any information relating to the interpretation of any Native American cultural resources should be done in consultation with the Tribe. In addition, the Tribe respectfully requests that any and all documentation created for this Project as it relates to Native American cultural resources be provided to the Tribe in addition to the City’s Planning Department.

VII. THE MND SHOULD INCLUDE AN ADDITIONAL MITIGATION MEASURE REQUIRING ONLY “CLEAN FILL” TO BE UTILIZED DURING THIS PROJECT

G-11. The Tribe is opposed to any undocumented fill being used during the proposed development. In the event fill will be imported into the Project area, the Tribe requests that any proposed use of fill be clean of cultural resources and documented as such. It has been a practice of many in the construction profession to utilize fill materials that contained cultural resources from other “unknown” areas thereby contaminating the potential cultural landscape of the area being filled. This type of fill material is unacceptable. Moreover, if fill material is to be utilized from areas within the Project Site, then that fill will need to be analyzed and confirmed by an

G-8 This comment requests that if the project archaeologist collects any cultural resources, a Native American monitor should be present during any testing or cataloging of said resources and also states that if the archaeologist doesn’t collect any unearthed cultural resources, the Native American monitor may collect the resources and provide them to the Tribe for treatment. In the event that cultural resources are collected by the project archaeologist and returned to the laboratory for processing, Native American monitors may voluntarily visit the archaeologist’s laboratory for the purpose of reviewing any cultural artifacts, as deemed appropriate by the project archaeologist.

G-9 This comment requests that any discovered human remains and/or burial goods remain *in situ* or in a secure location in close proximity to their discovery and that a forensic anthropologist perform an analysis on site in the presence of the Native American monitor. As stated in the Draft IS/MND in Section 4.5(d), if human remains are encountered during construction, the find would be handled in accordance with California Health and Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to California Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Adherence to California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98 would prevent potentially significant impacts to human remains. No revisions have been made to the Draft IS/MND in response to this comment.

G-10 This comment states that a report documenting the field analysis results, including interpretation of artifacts, should involve Tribe consultation. The commenter requests that all documentation regarding Native American cultural resources be provided to the Tribe. The City agrees that the project archaeologist should work with the Tribe during the preparation of the field analysis report. The archaeologist will provide documentation regarding Native American cultural resources to the Tribe.

COMMENTS

RESPONSES

G-11. cont. archeologist and Luiseño Native American monitor that such fill material does not contain cultural resources. A requirement that fill material be absent of any and all cultural resources should therefore be included as an additional mitigation measure of the Final MND.

VIII. ALL NATIVE AMERICAN CULTURAL RESOURCES AND/OR MATERIALS COLLECTED FROM THE PROJECT LOCATION SHOULD BE RETURNED TO THE TRIBE FOR REPATRIATION PURPOSES

G-12. According to the MND and archaeological report, Native American cultural resources and/or materials have been collected from the Project Location and are currently being temporarily curated at an off-site location. As discussed earlier, the Tribe is opposed to any curation of our ancestors' cultural resources and/or materials. Therefore, the Tribe respectfully requests that all Native American cultural resources and/or materials collected from the Project Location be returned to the Tribe for respectful and dignified repatriation.

IX. CONCLUSION

G-13. In conclusion, the San Luis Rey Band of Mission Indians appreciates this opportunity to provide the City of Escondido with our comments on the Amanda Estates Development Project Initial Study/Mitigated Negative Declaration. The Tribe is hopeful that the City will adopt the mitigation measures for Cultural Resources as herein requested and that they will appear in the Final MND. As always, we look forward to working with the City to guarantee that the requirements of the CEQA are rigorously applied to this MND.

G-11 This comment opposes the use of any undocumented fill during the project construction. No fill import is anticipated for the project as the project site would be balanced during grading. No revisions have been made to the Draft IS/MND in response to this comment.

G-12 This comment states that Native American cultural resources have been collected from the project site and are currently being temporarily curated at an off-site location. Further, this comment states that the Tribe opposes any curation of Native American cultural resources and requests that all cultural resources be repatriated to the Tribe. Artifacts that are being temporarily curated which meet the State and City policies regarding repatriation will be repatriated to the Tribe after all exhaustive laboratory studies have been completed and the collection has no further archaeological research potential. Should the Tribe decline the collections, the materials would be permanently curated at the San Diego Archaeological Center.

G-13 This comment provides a closing statement to the letter and reiterates that the additional mitigation measures should be included in the Final IS/MND. Consideration of the Tribe's comments has resulted in modifications to the MMRP, mitigation measures and Final IS/MND text as discussed in responses to comments G2 – G12.

Sincerely,



Merri Lopez-Keifer
Tribal Legal Counsel

cc: Mel Vernon, SLR Captain
Carmen Mojado, SLR Secretary of Government Relations and President of Saving Sacred Sites

SAMUEL W. SULLIVAN

Letter H - Samuel W. Sullivan

January 21, 2015

Ms. Barbara J. Redlitz, AICP
Director of Community Development
City of Escondido
201 North Broadway
Escondido, California 92025-2798

Re: “Amanda Estates” City File No. PHG 13-0034 and SUB 13-0007

Dear Ms. Redlitz:

I received the attached letter regarding the above referenced property. I live adjacent to and immediately downhill of the subject property.

H-1. The purpose of my letter is to formally object to the intent to adopt a Mitigated Negative Declaration for “Amanda Estates”, City file No. PHG13-0034 and SUB13-0007.

H-2. My understanding is that there are also requests for exemptions from the applicable Codes related to 1) cut slopes in excess of 20 feet in height, 2) fill slopes in excess of 10 feet in height, and, 3) retaining walls that are being requested. I would like to formally object to the granting of Code exemptions, including grading, retaining walls, etc. on several grounds, including endangering my family and my property. I live adjacent to and at the bottom of a hill, which is Amanda Estates.

H-3. The subject property is zoned for one acre lots and I formally object to any proposed zoning change from one acre lot size.

My residence is immediately adjacent to and downhill at the very bottom on the west side of the subject property, such that I am at the bottom of a slope that is approximately 120 to 160 feet above my property and street elevation. There are numerous reasons for my opposition to this matter, some are listed below. This is not intended to be all inclusive of my position and reasons for opposition.

H-4. I have lived in my residence for over 13 years and in that time there were several very rainy seasons. When historically we have experienced a very rainy season, my property gets completely saturated from run-off from the Amanda property. This oversaturation of my property takes several months to dry-out. The ground literally bubbles-up water as it oozes down the Amanda property slope and onto my backyard and continues for many weeks after the rains are gone. The grade of the Amanda property is very steep and has no natural drainage, except downhill to my property.

H-1 This comment states that the commenter lives adjacent and immediately downhill from the project site and objects to the City’s intent to adopt the Draft IS/MND for the proposed project. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

H-2 This comment opposes granting Code exemptions for cut slopes, fill slopes and retaining walls on the project site because it would, in the commenter’s opinion, endanger his personal property. The City disagrees with the comment. As discussed in the Draft IS/MND, implementation of the proposed project would divert the majority of runoff from the project site into a new storm drain system in Amanda Lane. The amount of runoff discharged from the project site to the commenter’s property would be reduced, not increased. Thus, the proposed project would improve the current flooding situation occurring at the commenter’s property and would decrease the current risk to his personal property.

H-3 The commenter does not support any zoning changes from one acre lot size and states incorrectly that the project site is zoned for one acre lots. The commenter is incorrect in assuming that the proposed project would result in zoning changes. The Draft IS/MND states that the Escondido General Plan identifies the project site as Estate II (1 du/0.5, 1, 20 acre), which allows one dwelling unit per 0.5, 1, or 20 acres depending on the topography/ slop categories. In addition, the project site would be pre-zoned to Planned Development-Residential (PD-R 1.9) to be consistent with the Escondido General Plan (see Draft IS/MND page 87). Therefore, there are no zoning changes proposed with implementation of the proposed project.

H-4 This comment states that the commenter’s personal residence is located immediately adjacent to and downhill, with a slope approximately 120 to 160 feet high, on the west side of the project site. Further, this comment states that project site is very steep and during rainy periods the commenter’s property receives large amounts of runoff from the project site, so much that the property is saturated for a long time after the rainy period has ended. As discussed in response to comment H-2, implementation of the proposed project would reduce the amount of runoff flowing from the project site to the commenter’s property and improve the overall drainage associated with the existing site.

COMMENTS

RESPONSES

H-5. My understanding is the proposed plan calls for the conversion of significant amounts of pervious land to impervious land, making the drainage deficiency extremely severe and dangerous. The soil is decomposed granite. Further, there is no watershed, including plant root beds as weeds cover most of the west side of the Amanda property, which is adjacent to my property. From experience, when decomposed granite is churned-up, as it will be during construction of the proposed project, the decomposed granite creates landslides and mudslides. Further, these mud and land slides would come down on my property and residence, both of which I have a significant investment in.

H-6. I have the right to my enjoy my property without fear of safety issues and concerns. I purchased my residence 13 years ago and assumed I could rely on the City of Escondido to honor their own zoning and code requirements just as my builder and I did and continue to do. Without this predictability, homeowners have no certainty and their safety and property is at risk.

H-7. There are sound reasons that the City of Escondido originally adopted the Code and zoning requirements. For safety and other reasons, the Code dictates certain requirements and conditions be followed. For the City of Escondido to change zoning requirements and allowing Code exemptions to make this project more profitable for the new property developer owner in order to expand the incorporated city limits of Escondido seems to disadvantage the current land owners who have a right to have the City of Escondido enforce Escondido's own Code and zoning rules, laws and procedures.

H-8. Thank you very much for your consideration to my formal objection to these requests. My concern is heightened as I am an immediate, downhill, adjacent landowner.

Thank you again for your time and consideration.

Please advise me of the next steps that I should take to ensure fair and due process.

Sincerely,



Samuel W. Sullivan

Enclosure

cc: Jay Paul

H-5 This comment states that the proposed project would convert a significant amount of pervious surface to impervious surface, which would result in a drainage deficiency, and would be further exacerbated by the underlying decomposed granite and lack of vegetation on the western portion of the project site. Further, this comment states that construction activities would churn up the decomposed granite, causing mudslides and landslides that would ultimately flow down to the commenter's property. As stated in Section 4.9 (Hydrology and Water Quality) of the Draft IS/MND, the proposed project would comply with the NPDES Construction General Permit, which requires the development of a Storm Water Pollution Prevention Plan (SWPPP), would minimize the potential for erosion or siltation and flooding through the implementation of best management practices (BMPs). Refer to Section 4.9(a) for a full list of all potential BMPs that could be implemented to ensure that construction of the proposed project would not violate any water quality standards or waste discharge requirements. Further, the project would also implement a Major Storm Water Management Plan and comply with the Escondido Grading and Erosion Control Ordinance (Article 55 of the Escondido Municipal Code). Therefore, the proposed project would comply with all applicable regulations and implement two plans to avoid erosion from occurring on and off site. No revisions to the Draft IS/MND are required in response to this comment.

H-6 This comment states that the commenter has a right to enjoy his personal property without fear of safety issues or concerns and states that the City should honor their own zoning and code requirements. Please refer to responses to comments H-2 through H5. No further response is required.

H-7 This comment opposes the City changing zoning requirements to make the proposed project more profitable at the disadvantage of the current surrounding landowners. Please refer to responses to comments H-2 through H5. No further response is required.

H-8 This comment express appreciation for the opportunity to respond with comments to the Draft IS/MND and reiterates concern about the proposed project as an immediate, downhill, adjacent landowner. Further, this comment provides a closing statement to the comment letter and request advice on the next steps to ensure fair and due process. The commenter will be notified of upcoming hearings for the Draft IS/MND and proposed project.

Environmental Initial Study

1.0 Introduction

1.1 California Environmental Quality Act Compliance

The City of Escondido is the lead agency pursuant to the CEQA and is responsible for analyzing and adopting the Initial Study/Mitigated Negative Declaration (IS/MND) document for the proposed project. The City has determined that a MND is the appropriate environmental document to be prepared in compliance with CEQA. This finding is based on the IS Checklist (Chapter 3.0) and Discussion of Environmental Impacts (Chapter 4.0). As provided in CEQA Statute Section 21064.5, an MND may be prepared for a project subject to CEQA when the project will not result in significant environmental impacts that cannot be mitigated to a level below significance.

This IS/MND has been prepared in conformance with CEQA Guidelines Section 15070. The purpose of the IS/MND is to determine the potential significant impacts associated with the construction and operation of the proposed project and incorporate mitigation measures into the project design as necessary to reduce or eliminate the significant or potentially significant effects of the proposed project.

1.2 Public Review Process

In accordance with CEQA, a good faith effort has been made during preparation of this IS/MND to contact affected public agencies, organizations, and persons who may have an interest in the proposed project. In reviewing the Draft IS/MND, affected and interested parties should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the proposed project would be avoided or mitigated.

The Draft IS/MND and associated appendices were available for review on the City of Escondido Planning Division website at <http://www.escondido.org/planning.aspx>. The Draft IS/MND and associated appendices were also be available for review during regular business hours at the City of Escondido Planning Division (City Hall, First Floor, 201 North Broadway, Escondido, California 92025).

Comments on the Draft IS/MND were accepted in writing during the 30-day comment period, which commenced on December 23, 2014 and ended on January 21, 2015. Written comments on the Draft IS/MND were due by 5:00 p.m. on January 21, 2014 and were required to be directed to:

Jay Petrek, Assistant Director of Planning
City of Escondido Planning Division
City Hall, First Floor
201 North Broadway
Escondido, California 92025
Fax: (760) 839-4313

City Council will consider the IS/MND and the comments received during the public review period in determining whether to approve the proposed project.

1.3 Incorporated by Reference

According to Section 15150 of the CEQA Guidelines, an MND may incorporate by reference all or portions of another document which is a matter of public record. The incorporated language shall be considered to be set forth in full as part of the text of the MND. All documents incorporated by reference are available for review at, or can be obtained through, the City of Escondido Planning Division located at the address provided above.

- City of Escondido, 2012. City of Escondido General Plan. May.
- City of Escondido, 2012. Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Environmental Impact Report, Volume I – Final Environmental Impact Report. April 23.

2.0 Project Description

2.1 Project Location and Site

The proposed Amanda Estates project is located in an unincorporated pocket in the southwest portion of the City of Escondido in northern San Diego County, California (Figure 1). The existing gross site area is 11.2 acres. As shown in Figure 2, the project site consists of a square-shaped property with a southerly panhandle bounded on all four sides by residential development including Blackhawk Glen to the north, Amanda Lane to the south, Greenwood Place to the west and Eucalyptus Avenue to the east. The project site is located approximately 0.5 mile west of Interstate 15 (I-15) and is accessed from the south along Gamble Lane and Amanda Lane (private street). The project site is generally characterized as east to west facing slopes associated with a degraded north/south intermediate ridgeline that passes through the central portion of the property with adjoining developments on all four sides of the property. One existing single-family residence is currently located in the center of the property with the majority of the remaining land having been previously disturbed. There is little native vegetation present because the proposed project site was used for agricultural purposes in the past.

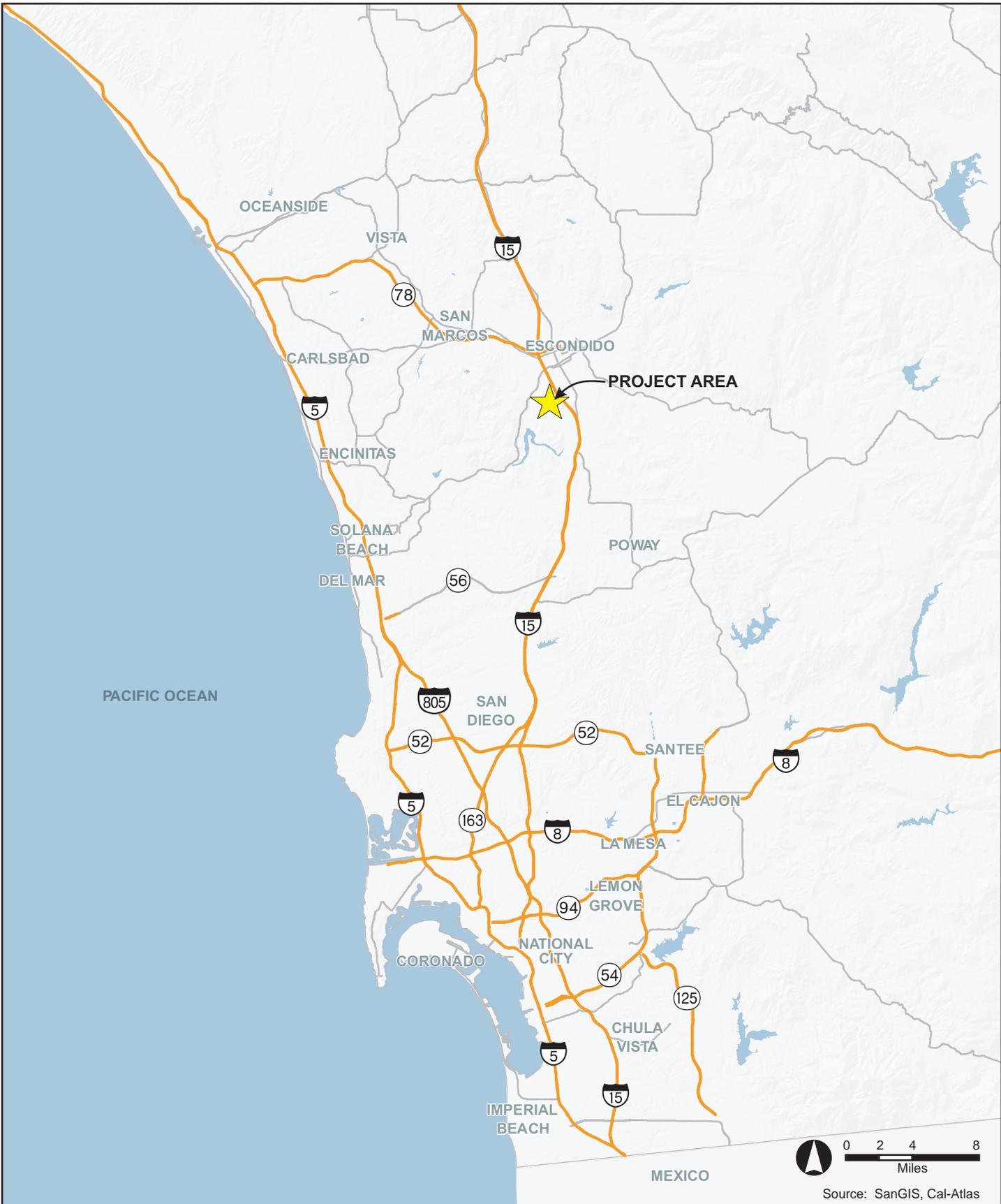
The project site is within the Escondido Sphere of Influence (SOI) and would be annexed to the City as part of the proposed project. Based on requests from neighboring property-owners, three additional developed residential parcels and a private road easement would also be included as part of the proposed reorganization (Figure 3). The approximately 14.8 acre reorganization area would require annexation to the City of Escondido and detachment from CSA No. 135 (Regional Communications/Fire Protection and EMS). The territory will also be excluded from Improvement District "E" of the Rincon Del Diablo Municipal Water District (RDDMWD). The adopted Escondido SOI encompasses both the Amanda Estates property and the neighboring contiguous properties.

Figure 3a illustrates the boundaries of the Disadvantaged Unincorporated Community (DUC) reorganization which would include annexation to the City of Escondido and detachment from CSA No. 135. An exclusion from Improvement District "E" of RDDMWD would be necessary. The territory is within the City of Escondido Sphere of Influence. Section 2.3.1 provides additional information regarding the proposal to annex the adjacent DUC area.

2.2 Purpose and Need

The purpose of the proposed project is to provide housing within the City of Escondido, consistent with the Escondido General Plan Update (City of Escondido 2012). The project site is within the SOI of the City of Escondido, which describes its probable physical boundaries and service area.

The Escondido Housing Element identifies the existing and future housing needs for all income groups throughout the City, as well as policies and programs to help meet those needs. Between 2000 and 2010, the City population increased approximately eight percent. The Regional Housing Needs Allocation (RHNA) allocates to each city and county a "fair share" of the region's projected housing needs by household income group. Escondido's share of regional future housing needs is a total of 4,175 new units for the January 1, 2010 to December 31, 2020 period. As of January 2010, the City's credits towards the RHNA were 778 new units, with a remaining need of 3,397 new units. Therefore, the proposed project would help meet the City's RHNA requirement by providing 20 additional residential units (the addition of 21 new homes minus one existing home to be demolished).



Source: SanGIS, Cal-Atlas

FIGURE 1
Regional Location



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Amanda Estates Development Project IS/MND



ATKINS

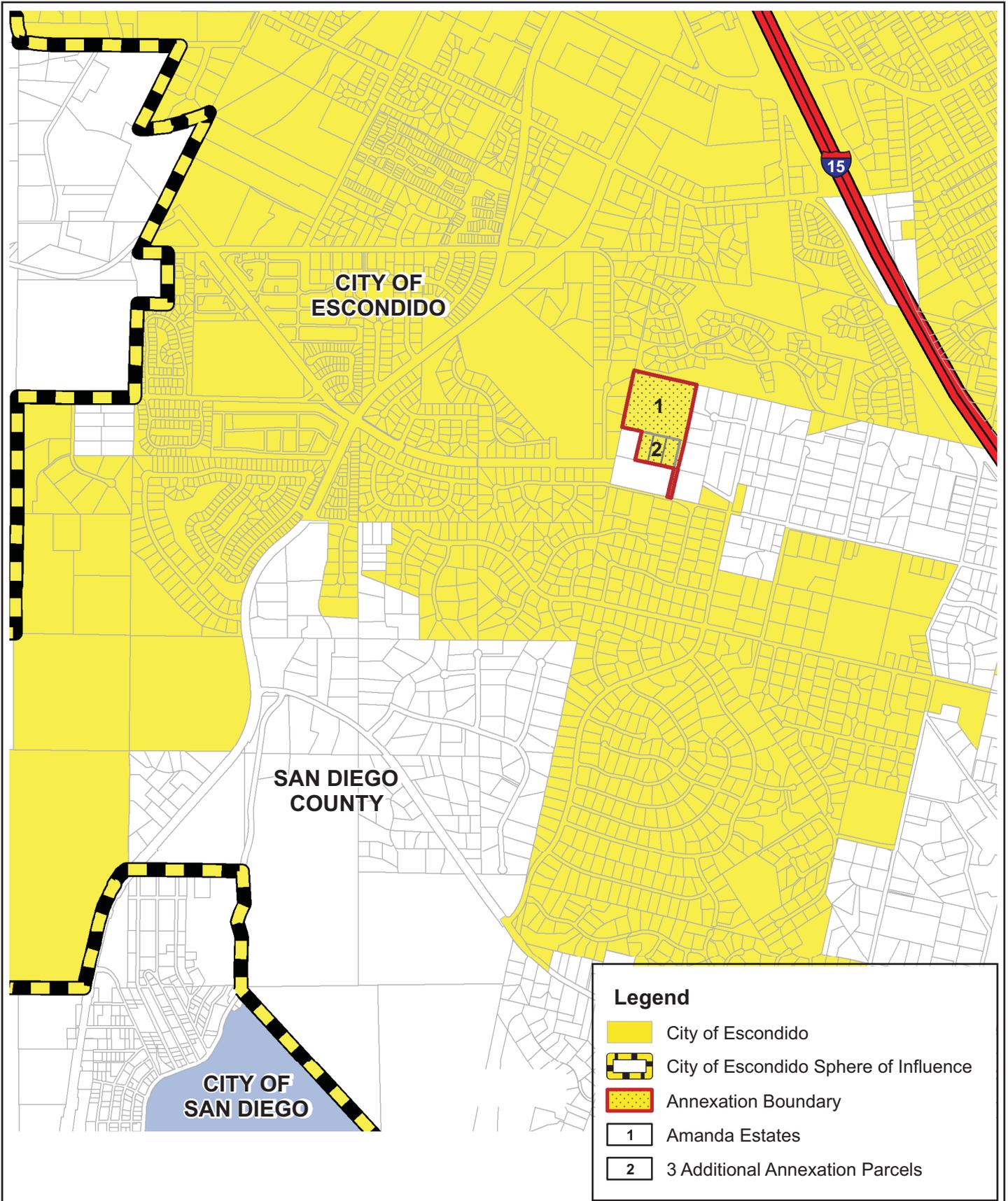
FIGURE 2
Project Location

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Source: GoogleMap Pro 2014

Amanda Estates Development Project IS/MND



Legend

- City of Escondido
- City of Escondido Sphere of Influence
- Annexation Boundary
- 1 Amanda Estates
- 2 3 Additional Annexation Parcels

FIGURE 3
Reorganization Area

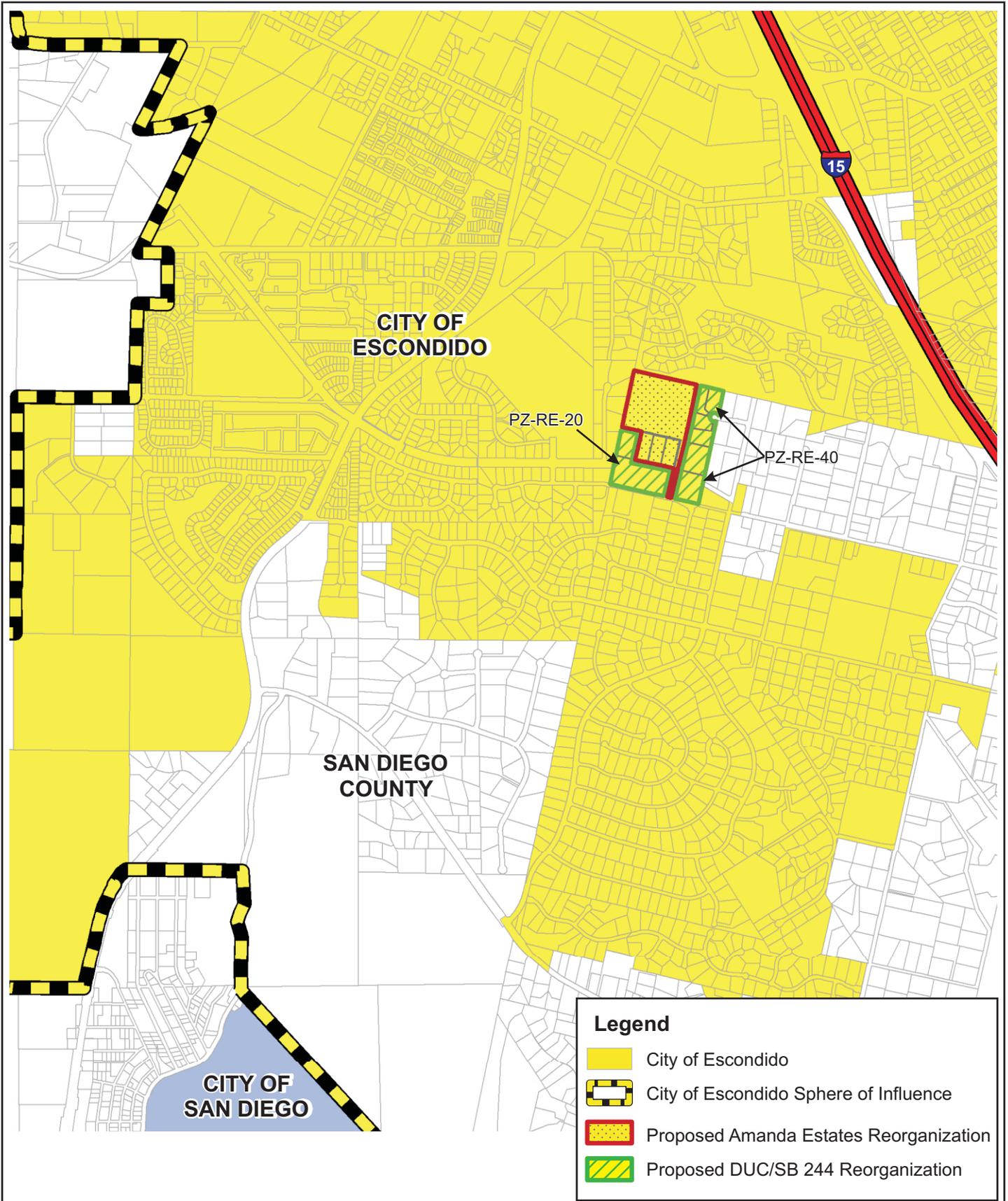


FIGURE 3a
Proposed Disadvantage Unincorporated Community/
SB 244 Reorganization

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Sources: SanGIS 2014, City of Escondido 2014

Amanda Estates Development Project IS/MND

2.3 Proposed Project

2.3.1 Annexation

The proposed project site is located in the unincorporated area immediately southwest of Escondido in San Diego County and within the Escondido SOI. The property adjoins the City on two of its four sides. The proposed project would involve a reorganization including annexation to the City and detachment from CSA No. 135. The territory would also be excluded from Improvement District "E" of RDDMWD, which provides financing to contract with the City for fire protection. The proposed reorganization would require approval from the San Diego Local Agency Formation Commission (LAFCO). Based on a request from several property owners of neighboring developed residential parcels to the south, the reorganization area has been expanded to include approximately 3.6 additional acres (Figure 3).

Senate Bill 244 establishes procedural requirements for both local government and LAFCOs pertaining to a DUC. Government Code Section 56033.5 states that "disadvantaged unincorporated community" means inhabited territory, as defined by Section 56046, or as determined by commission policy, that constitutes all or a portion of a "disadvantaged community" as defined by Section 79505.5 of the Water Code. A DUC has residents with an annual median household income that is less than 80 percent of the statewide annual median household income. The proposed "Amanda Estates Reorganization" territory is within a larger area designated by LAFCO as a DUC.

To comply with Senate Bill 244, LAFCO may not approve an annexation to a city of any territory 10 acres or greater that is contiguous to an existing DUC unless an application to annex the DUC to the subject city has been filed with the LAFCO Executive Officer. An application to annex a contiguous DUC is not required if either of the following apply: 1) a prior application for annexation of the same DUC has been made in the preceding five years; or 2) the commission finds, based upon written evidence, that a majority of the registered voters within the affected territory are opposed to annexation. The City of Escondido has adopted policies that limit initiating annexations unless supporting petitions are signed by at least 75 percent of the property-owners within the proposal area. However, compliance with SB 244 requires the City of Escondido to submit a second separate annexation proposal to LAFCO for the existing DUC adjacent to the proposed "Amanda Estates Reorganization" because:

- A prior annexation application including the territory within this DUC has not been made in the last five years, and
- A survey of adjacent registered voters within the DUC did not provide sufficient written evidence of opposition to waive the submittal requirement.

If sufficient written evidence of registered voter opposition to annexation has not been provided to waive filing a SB 244 proposal for the adjacent DUC, a majority of landowners or registered voters may still terminate the proposed annexation if it were approved by LAFCO. Government Code Section 56046 states that "Inhabited territory" means an area within which there reside 12 or more registered voters. In the case of inhabited territory, one of the following actions is taken by the Commission:

1. Terminate proceedings if a majority protest exists in accordance with Section 57078 (defined as written protests filed and not withdrawn by 50 percent or more of the voters residing in the territory).
2. Order the reorganization subject to confirmation of the registered voters residing within the affected territory if written protests have not been filed and not withdrawn by: 1) at least 25

percent but less than 50 percent of the registered voters residing in the affected territory; or 2) at least 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.

3. Order the reorganization without an election if written protests have been filed and not withdrawn by less than 25 percent of the registered voters or less than 25 percent of the number of owners of land owning less than 25 percent of the assessed value of land within the affected territory.

Figure 3a depicts the boundaries of the proposed SB 244/DUC reorganization. The approximately 17-acre reorganization includes annexation to the City of Escondido, detachment from CSA No. 135 and exclusion from the RDDMWD-Improvement District (ID) "E", which funds fire and emergency services that are provided within ID "E" by contract with the City of Escondido. The unincorporated territory included in the SB 244-related second annexation proposal area is currently developed with single-family estate homes. Development plans are not proposed to change the type of land use or increase the number of homes. The City of Escondido's General Plan land use designation for the second annexation proposal area is Estate I (1 du/1, 2, 4, 20 acres) which permits a fewer number of dwelling units than the County of San Diego North County Metropolitan Planning Area designation of Village Residential (VR-2.9 du/ac). Zoning within the County's jurisdiction is Rural Residential (RR-minimum 15,000 square foot minimum lot size); city pre-zoning is proposed as RE-20 and RE-40.

Approval of the SB 244-related second annexation proposal would result in only minor changes to public services. Although annexation to the City of Escondido would shift the responsibility for the provision of police services from the County Sheriff to the Escondido Police Department, fire protection and emergency medical services would continue to be provided to the proposal area from the Escondido Fire Department. The proposed SB 244-related second reorganization would not result in any direct physical impacts to the environment or a reasonably foreseeable indirect change in the environment.

2.3.2 Project Features

Residential Lots

The project would construct 21 new single-family detached residences with private drives on the project site. Figure 4 and Figure 5 illustrate the northern and southern halves of the conceptual site plan for project site, respectively. The residential lots are designated by the numbers 1 through 21 on Figure 4. The residential lots would comprise 6.27 acres of the site with an average gross lot size of 13,005 square feet, with the largest lot being 20,404 square feet and the smallest lot being 10,205 square feet. The proposed project site is designated for Residential Estate (E2) land uses by the Escondido General Plan, which allows for up to 2 dwelling units per acre (du/ac) (City of Escondido 2012). The gross density of the project site would be 1.9 du/ac. The project would include site access and circulation improvements, including a new extension of Amanda Lane called Amanda Glen. All of the single-family homes would have driveway access directly to Amanda Glen. Access to the site would be provided from a single entry point off Amanda Lane via Gamble Lane. The project proposes two-story, single-family homes on all lots except lots 8, 12 and 17. As a project design feature, lots 8, 12 and 17 would only be developed with one-story, single family in order to reduce visual impacts to the intermediate ridgeline since these lots are generally located at the highest elevations of the project site.

Open Space Lots

The project would include approximately 3.51 acres of open space consisting of two dedicated open space lots (A and B). Figure 6 shows the conceptual landscape plan for the project site. As shown in this figure,

the open space areas would be located primarily in drainage basins along the project site boundary. Open space lot A would be located in the southeastern area of the project site immediately east of lot 1 and would continue to wrap around the perimeter of the entire western site boundary and halfway around the northern site boundary to lot 11. The portion of open space lot A in the southeastern area would contain the primary storm water drainage basin for the project site.

Open space lot A would be the biggest of the two open space lots at 103,038 square feet in size and would be graded to have a bottom elevation of 760 feet above mean sea level (AMSL). The majority of the residential lots would be designed to drain to open space lot A, which would drain to a new storm drain within Amanda Lane and would ultimately connect to the existing storm drain system within Gamble Lane. Additionally, a plantable retaining wall is proposed at the base of the western slope along the property boundary between open space lot A and the western edge of residential lots 2 to 9. The plantable retaining wall would be between two to seven feet in height and would not be visible from any public streets.

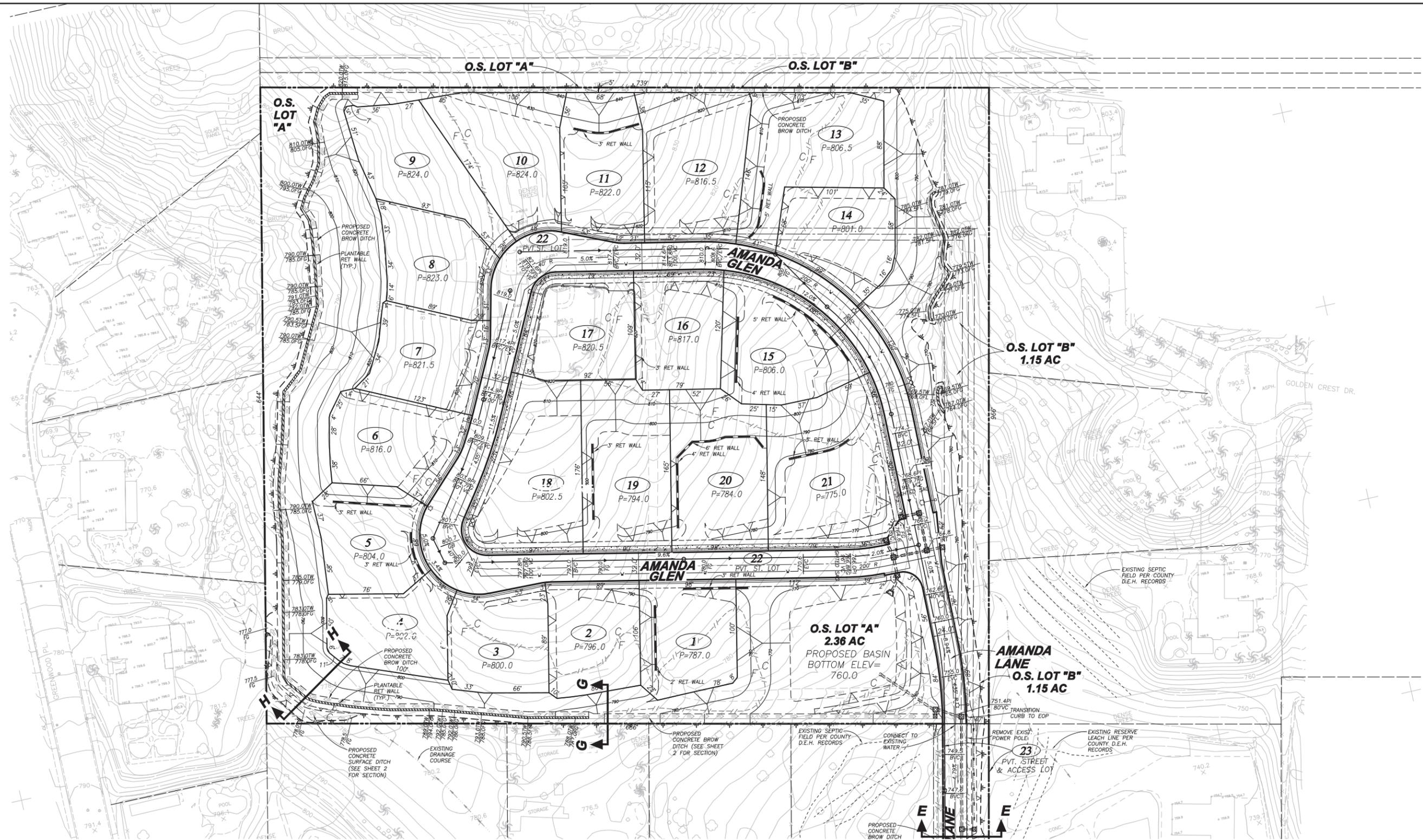
Open space lot B would be located along the project site boundary starting at lot 13 and continuing along the eastern site boundary of the project site until the interchange of Amanda Lane and Amanda Glen. Open space lot B would be 49,979 square feet in size (refer to Figure 4). Runoff from the northeastern portion of the project site would drain into open space lot B. A plantable retaining wall is proposed within open space lot B between the eastern property boundary and residential lot 14/Amanda Glen.

Access and Internal Circulation Improvements

The proposed project would include site access and circulation improvements. The new residential subdivision would require the construction of one circular street, Amanda Glen, which would extend north from existing Amanda Lane and form a loop within the subdivision. Amanda Glen would only be accessible via Amanda Lane and Gamble Lane to the south. All residences would be accessible from Amanda Glen. Fourteen lots (lots 1-14) would be located on the outside of the loop while seven lots (lots 15-21) would be located on the inside of the loop.

In the panhandle area, Amanda Lane would be widened from an existing width of approximately 10-feet to a 24-foot-wide private street within the existing 56 feet wide access and utility easement. The roadway would be constructed in a manner consistent with the existing condition in that it will be super-elevated to one side. A five-foot wide concrete brow ditch would be constructed on the west side of the street and a bio-retention swale would be constructed on the east side of the street. The off-site portion of Amanda Lane south of the project site would also be widened as discussed under Off-site Roadway Improvements below.

In addition, new street lighting would be installed by the proposed project internally on Amanda Glen. The project would install five new streetlights on Amanda Glen approximately at the corners of lots 5, 14, 17, 21 and open space lot A. The design of the proposed project's streetlights would direct light down onto the internal project roadway, where light would be focused to minimize light pollution on surrounding land uses. The proposed streetlights would have dark sky compliance certification and be consistent with City requirements.



See Figure 5



Source: Hunsaker & Associates 2015



FIGURE 4
Project Site Plan - Northern Area

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Amanda Estates Development Project IS/MND

See Figure 4

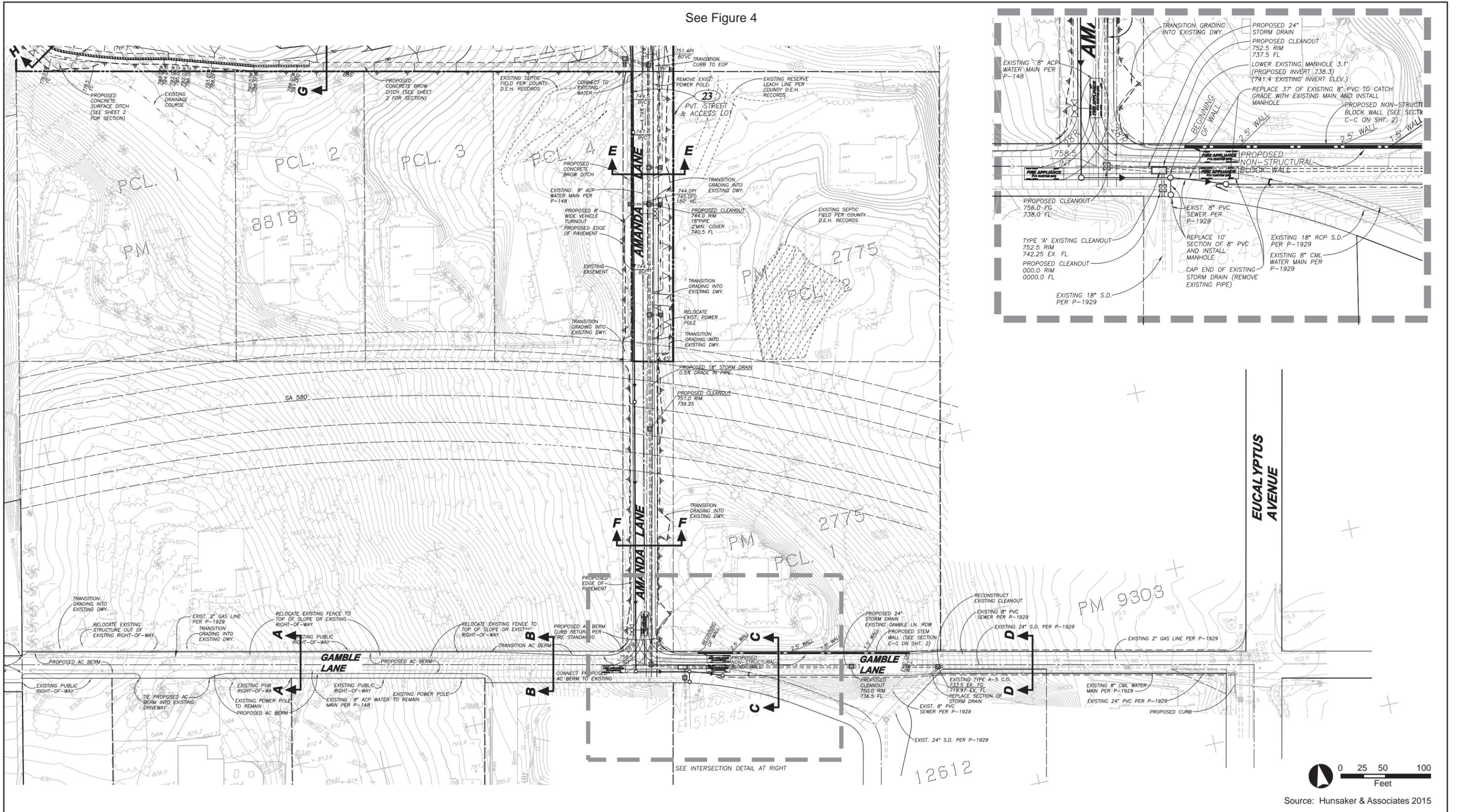


FIGURE 5
Project Site Plan - Southern Area

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Source: Hunsaker & Associates 2015



VINE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SPACE	SIZE	WUCOLS
	<i>Rosa banksiae</i> 'Lutea'	Climbing Rose	15' O.C.	5 Gal.	M

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	TRUNK	SIZE	WUCOLS
	<i>Cercis occidentalis</i>	Western Redbud	Multi	24" Box	L
	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	Std.	24" Box	M
	<i>Platanus racemosa</i>	Western Sycamore	Low Branch.	15 Gal 24" Box 36" Box	M
	<i>Quercus agrifolia</i>	Coast Live Oak	Multi	15 Gal 36" Box 48" Box	L
	<i>Rhus lancea</i>	African Sumac	Std.	24" Box	L

WUCOLS NOTE:
WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the water needs of the landscape plants.

INTERIOR STREETS - SHRUB SCHEDULE

SYMB.	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	AT	<i>Agave attenuata</i>	Foxtail Agave	5 Gal	36" O.C.	L
	CJ	<i>Ceonothus</i> 'Joyce Coulter'	Creeping Mountain Lilac	1 Gal	8" O.C.	L
	CY	<i>Ceonothus</i> g.h. 'Yankee Plant'	California Lilac	1 Gal	5' O.C.	L
	CP	<i>Cistus</i> x. 'Purpureus'	Rockrose	1 Gal	36" O.C.	L
	DC	<i>Dianella</i> 'King Alfred'	Flax Lily	Liners	30" O.C.	M
	FM	<i>Festuca mairei</i>	Atlas Fescue	Liners	30" O.C.	M
	IH	<i>Iva hayesiana</i>	San Diego Marsh Elder	1 Gal	6' O.C.	L
	JP	<i>Juncus patens</i>	California Gray Rush	1 Gal	30" O.C.	M
	LM	<i>Lantana</i> 'Gold Rush'	Gold Rush Lantana	1 Gal	5' O.C.	L
	LL	<i>Leonotis leonurus</i>	Lion's Tail	1 Gal	48" O.C.	M
	LC	<i>Leymus condasatus</i> 'Canyon P.'	Leymus	Liners	36" O.C.	L
	MP	<i>Myoporum</i> p. 'Pacificum'	Creeping Myoporum	1 Gal	6' O.C.	L
	MC	<i>Myrica californica</i>	Pacific Wax Myrtle	5 Gal	5' O.C.	L
	RS	<i>Ribes speciosum</i>	Currant	1 Gal	48" O.C.	L
	SM	<i>Senecio mandraliscae</i>	Blue Chalksticks	4" Pot	18" O.C.	L
	SA	<i>Sesleria autumnalis</i>	Autumn Moor Grass	Liners	24" O.C.	M
	SA	<i>Sesleria autumnalis</i>	Autumn Moor Grass	Liners	30" O.C.	M
	TL	<i>Tricostema lanatum</i>	Woolly Blue Curly	1 Gal	36" O.C.	M
	WF	<i>Westringia fruticosa</i>	Coast Rosemary	5 Gal	48" O.C.	L

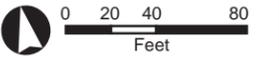


FIGURE 6
Proposed Landscape Plan



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Amanda Estates Development Project IS/MND



Source: Land Concern 2015

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Off-site Roadway Improvements

The proposed project would include roadway improvements to the portion of existing Amanda Lane that is off site as well as Gamble Lane west of Eucalyptus Avenue. All off-site roadway improvements involved with implementation of the proposed project would be under the jurisdiction of the City of Escondido and would be maintained by the City. Improvements to the off-site portion of Amanda Lane south of the project site would include widening the existing roadway from approximately 13-feet to 24-feet in total width within the existing 56-foot-wide access and utility easement, transition grading to daylight on the westerly bank, and roadway grading to a one percent decline to promote water drainage to the east. The existing road is super-elevated to allow drainage from the west to the east and subsequently would be widened in that same manner. The intersection of Amanda Lane/Gamble Lane would be widened in order to accommodate curb returns with a minimum 28-foot turning-radius in accordance with City Fire Department standards. These improvements collectively would provide adequate emergency fire access road width, which does not currently exist.

A Specific Alignment Plan has been prepared for the off-site roadway improvements to Gamble Lane west of Eucalyptus Avenue to the existing gated terminus. The Gamble Lane Specific Alignment Plan includes traffic calming measures, such as striping and signage, and would include asphalt overlay on the portion of Gamble Lane that the proposed project is improving. Traffic calming signage would include ~~four~~ seven new signs, where the first sign would be located at the west corner of the Amanda Lane/Gamble Lane intersection and three other signs would be located intermittently along the northern edge of Gamble Lane between Amanda Lane and Eucalyptus Avenue. Additionally, three signs would be located along the northern edge of Gamble Lane between Eucalyptus Avenue and Bernardo Avenue; however, no other improvements would be made to this segment of Gamble Lane. In addition to the signage, speed reduction markings would be installed on Gamble Lane to help reduce traffic speeds. Additional roadway improvements to Gamble Lane are described below.

To the west of Amanda Lane, the improvements to the gated end of Gamble Lane would include widening the existing ~~12-foot~~ roadway up to 35~~24~~ feet in total width. The roadway would be graded to a one percent decline along the width to promote water drainage to the edges of the road and a six-inch asphalt berm would be constructed on both sides of the roadway. ~~Additionally, a cul-de-sac is proposed at the western gated end of Gamble Lane. Right-of-way would be acquired from property owners for the cul-de-sac portion of Gamble Lane only as there is no right-of-way acquisition required for the remainder portion of the Gamble Lane widening to Amanda Lane.~~ All ~~other~~ improvements along Gamble Lane would be constructed within the existing ~~30-foot~~ right-of-way. The existing chain-link fence would be relocated to the top of the slope or existing right-of-way.

~~Additionally, the proposed project includes two bio-retention basins and associated construction, maintenance, storm drain and access easements along the southern edge of Gamble Lane west of Amanda Lane. The first bio-retention basin would be located along the southern edge of the cul-de-sac at the gated terminus of Gamble Lane. The bio-retention basin would be graded to have a bottom elevation of approximately 815 feet AMSL. The cul-de-sac would be graded to promote storm water drainage to an underdrain located in the curb and gutter of the cul-de-sac, which would ultimately drain into the bio-retention basin. The basin would outlet via storm drain connection to the existing storm drain that is just westerly of the existing gated terminus within public right-of-way. The second bio-retention basin would be located along the southern side of Gamble Lane adjacent to an existing power pole just west of Amanda Lane. This bio-retention basin would be graded to have a bottom elevation of approximately 787 feet AMSL and would connect through an extension of the existing storm drain system within Gamble Lane (Figure 5). Both bio-retention basins would be constructed in existing disturbed areas and would not~~

~~disturb any existing trees or veget~~To the east of Amanda Lane, the improvements along Gamble Lane would include widening the existing 20-foot paved roadway to 24-foot total width. The roadway would be graded at a one percent decline along the width to promote water drainage to the edges of the road and a six-inch asphalt berm would be constructed on both sides of the roadway. The right-of-way on this portion of Gamble Lane east of Amanda Lane is public right-of-way and is wide enough to meet the Fire Department's requirement; therefore, no acquisition of additional right-of-way would be necessary for improvements along Gamble Lane east of Amanda Lane. The project proposes to construct a non-structural retaining wall along the northern boundary of Gamble Lane at the edge of the existing right-of-way, which would begin approximately 60 feet east of the centerline of the intersection of Gamble Lane and Amanda Lane and extend approximately 236 feet to the east. In addition, a storm drain is proposed to be constructed in Gamble Lane, which would connect to Amanda Lane, both off and on site, and ultimately connect with an existing storm drain system further east in Gamble Lane. The storm drain would carry flows from the project site to the City's existing storm drain system further east in Gamble Lane ~~in addition to the proposed easterly bio-retention basin south of Gamble Lane~~ (Figure 5).

Grading Exemptions

Grading exemption discretionary permits are required for the proposed project in accordance with the City of Escondido Municipal Code, Article 55, Grading and Erosion Control, Section 33-1066, Design Criteria, because the project would include cut slopes over 20 feet in height and fill slopes over five feet in height. The proposed project would include cut slopes over 20 feet in height to establish building pads on lots 1, 11, 12 and 19. Cut slopes would have a height range of approximately 20 to 30 feet and a slope inclination of two to one (2:1). The proposed project would also include fill slopes over five feet in height to establish building pads partially on lots 1-3, 13, 14 and 21 and fully on lots 4-9 and 15. Fill slopes would have a height range of approximately five to 38 feet and a slope inclination of 2:1.

Remedial Activities

The proposed project would include remedial activities to remove the on-site soil located adjacent to the westerly property line of the project site, which has been determined to contain dioxin/furan compounds, polyaromatic hydrocarbons (PAHs), and metals at concentrations exceeding Department of Toxic Substances Control (DTSC) approved screening levels. An environmental consultant would be hired to prepare and submit a Response Plan pursuant to the California Land Reuse and Revitalization Act (CLRRA) to the DTSC. The Response Plan would address the excavation, testing and off-site disposal of PAHs, metals, and dioxin/furan compounds found within the undocumented fill adjacent to the westerly property line of the project site.

Site Landscaping

The landscape and general character of the proposed project would be one of early California, textural variety, and natural colors, which would reinforce the semi-rural/estate residential feel of surrounding neighborhoods and community facilities.

The proposed project would be landscaped with native and drought-tolerant, low water use vegetation meeting low or medium water use classification of landscape species rating to minimize water consumption. The landscape conceptual plan is designed to respect the existing semi-rural/estate residential character and to portray a rustic early California feel. See Figure 6 for the conceptual landscape plan.

The on-site portion of Amanda Lane would be landscaped and a themed fence consisting of masonry pilasters and rustic wood fencing would be located along the western side of the roadway. An open space

bio-retention basin would be located on the southwestern side of the project site (open space lot A). A rustic stone wall with the project name and logo would be located on the southeastern corner of lot 21 which would be seen by residents driving into the proposed project site. In addition, trees would be planted along the perimeter of the project site as well as between the various residential units as a screening tool to promote privacy. A wide variety of tree and shrub species would be used to demonstrate a variety of color, texture, and aroma. All project slopes would be planted with low water use trees and spreading type shrubs. Additionally, the two plantable retaining walls described above would be planted with native vegetation that matches the conceptual landscape plan.

Utilities

Project utilities construction would include the extension of gas and electric transmission facilities, sewer, storm drain and water pipelines, and communications facilities. Existing San Diego Gas and Electric (SDG&E) overhead electrical lines extend in an east-west direction across the northern portion of the site from an existing power pole to the existing residence. These electrical lines and power pole would be removed as part of the proposed project. However, existing above-ground utility poles would remain along Gamble Lane.

Sewer service for the proposed project would be provided by the City of Escondido Water and Wastewater Division (EWWD). Water service for the proposed project would be provided by the RDDMWD from the Citracado/Hamilton lift pump zone. All utilities will be brought into the proposed project site through either existing or proposed roadways or easements. Other project improvements include a pedestrian sidewalk on one side of Amanda Glen, streets, and storm drain facilities.

Site Drainage

The proposed project site is situated at the divide of two drainage basins: Hamilton Lane Drainage Basin and Del Dios Avenue Drainage Basin. Street grades would vary between four and 12 percent and slope towards the southeast corner of the project site. A small portion of the northwestern corner of the project site, approximately 2.68 acres, which previously drained west, would be diverted to flow to the east. This diversion would reduce the amount of runoff currently flowing into two off-site residential lots along the western boundary of the project site. No impervious area would be added to the westward-draining areas. While the increase in acreage draining toward the east would increase peak flows, the proposed on-site bio-retention basin (open space lot A) would attenuate flows to below existing conditions and improve overall drainage conditions. In addition, the bio-retention basin (open space lot A) would also provide water quality and hydromodification functions as described in the proposed project's Storm Water Management Plan (SWMP) (H&A 20154b).

In existing conditions, drainage from the areas west of Amanda Lane generally sheet flows across Amanda Lane towards the east then southeast until it reaches a riser located at the northwest corner of Gamble Lane and Eucalyptus Avenue. Improvements associated with the proposed project would impact the existing drainage conditions in the northern portion of the site. Implementation of the proposed project would include catch basin inlets, which would collect existing off-site flows from the northern corner of Gamble Lane and would convey these flows together with the proposed project's flows towards the existing storm drain on Gamble Lane (H&A 20154a). However, while the proposed project would modify flows from the northern portion of the project site, the drainage pattern associated with the southern portion of the project site would remain unaffected by the development of the proposed project and would continue to flow ~~overland~~ to the northwest corner of Gamble Lane and Eucalyptus Avenue (H&A 20154a). A small portion of Amanda Lane would include a bio-retention swale along the eastern side of the road, which would collect and treat the 85th percentile rainfall runoff event. The on-site bio-retention

basin would be sized to attenuate peak flows to below existing conditions in order to ensure that the existing downstream storm drain infrastructure along Gamble Lane and Eucalyptus Avenue would not be compromised. In addition, the existing riser located at the northwest corner of Gamble Lane and Eucalyptus Avenue would collect runoff from the site and convey it downstream in the existing 48-inch storm drain. ~~In addition, as discussed above under Off-site Roadway Improvements, two additional small off-site bio-retention basins would be located along the southern portion of Gamble Lane for treatment of street flows associated with the minor proposed street widening improvements.~~

2.3.3 Construction

Project construction is anticipated to occur over a 31-month period. Please note that project construction is estimated and subject to change. Construction would be separated into the following five phases:

1. Remediation of the burn pit site in accordance with the DTSC approved Response Plan;
2. Demolition of existing on-site structures lasting approximately one month;
3. Site grading and preparation lasting approximately four months;
4. Construction of site utilities lasting approximately four months;
5. Construction of roadways, curbs, and gutters lasting approximately six months; and
6. Phased residential construction lasting approximately for 16 months.

The project would include remediation of the burn pit site in accordance with the DTSC approved Response Plan and site grading and excavation of approximately 126,000 cubic yards. Cut and fill would be balanced on site and no soil would be exported off site. The changes in grade throughout the site are shown on Figure 7, Cross Sections Showing Existing and Proposed Grades. As illustrated in this figure, grading would generally follow the existing contours of the site.

Construction equipment would include, but not be limited to, loaders, bulldozers, graders, scrapers, water trucks, water towers, excavators, backhoes, skip loaders, pavers, excavators, curb machines, and dump trucks. Access to the project site by construction equipment would be from Amanda Lane via Gamble Lane. The construction staging area would be located on the proposed project site and would include a construction trailer and unpaved parking area. On-site construction equipment would be moved throughout the site over the course of construction.

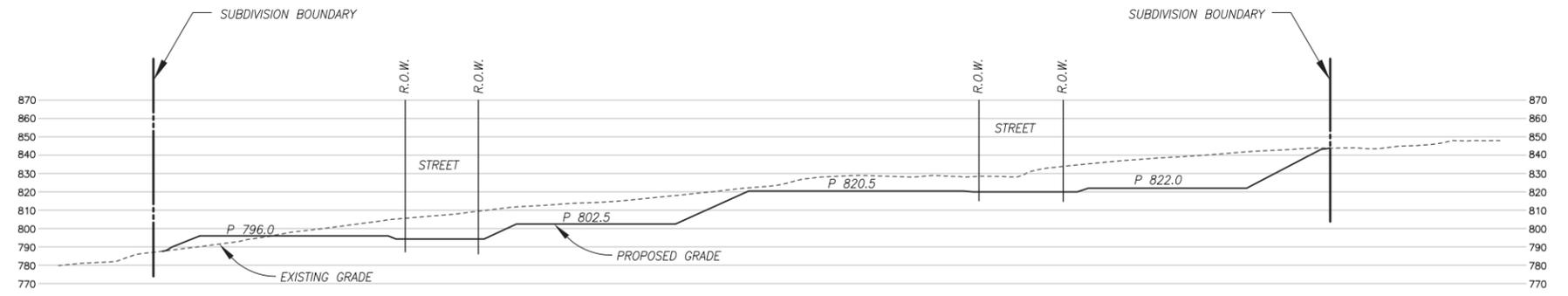
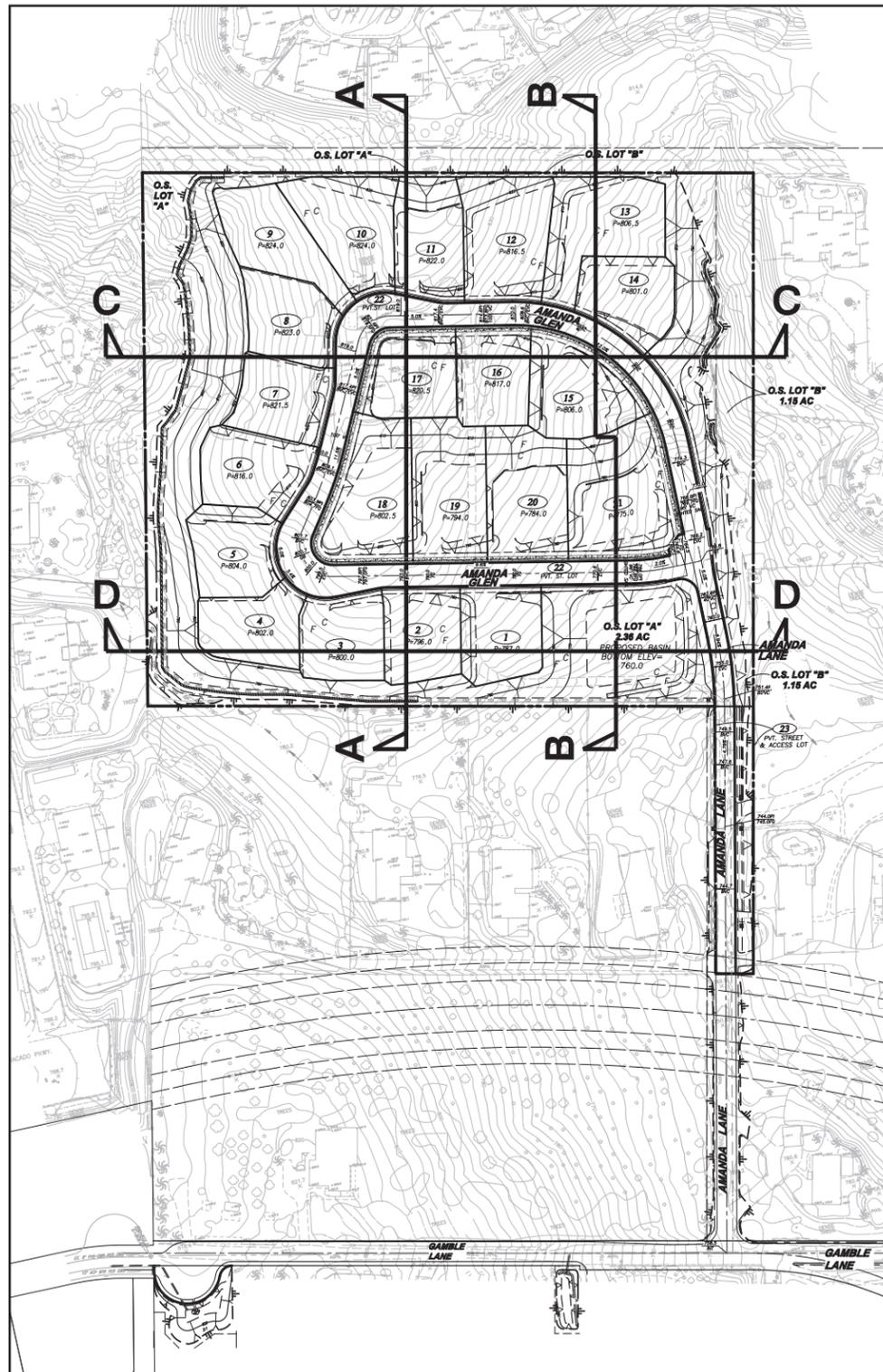
2.4 Discretionary Actions

Approval of the Amanda Estates Development project would require the approval of a number of discretionary actions. According to Sections 15050 and 15367 of the CEQA Guidelines, the City of Escondido is designated as the Lead Agency for the project. Responsible agencies are those agencies that have discretionary approval authority over one or more actions involved with the development of a proposed project. The San Diego LAFCO, RWQCB, RDDMWD and DTSC are responsible agencies for the project. Trustee agencies are state agencies having jurisdiction by law over natural resources affected by a proposed project that are held in trust of the people of the State of California. No Trustee agencies have been identified for the proposed project. The following list indicates the various discretionary actions that would be required to implement the proposed project and the agencies that would grant discretionary approval for these actions.

- Tentative Map Approval by the City of Escondido
- Pre-zone to City Planned Development - Residential (PD-R 1.9) zoning by City of Escondido for the Amanda Estates project area and RE-20 for the three adjacent parcels

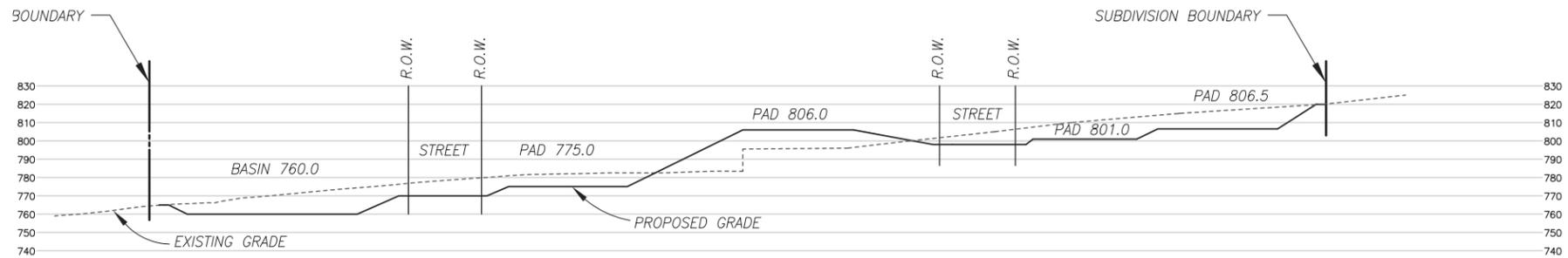
- Pre-zone parcels included in Disadvantaged Unincorporated Community proposal to RE-20 and RE-40 by the City of Escondido
- Preliminary Development Plan, Master Development Plan, and Precise Development Plan by the City of Escondido
- Grading exemptions by the City of Escondido
- Reorganization including annexation to the City of Escondido and detachment from CSA No. 135 (Regional Communications/Fire Protection and EMS) by San Diego LAFCO
- Exclusion from Improvement District “E” of RDDMWD for fire services
- NPDES Construction Activities Storm Water General Permit by the San Diego RWQCB
- Specific Alignment Plan for Gamble Lane (west of Eucalyptus Avenue) by the City of Escondido
- [Response Plan by DTSC](#)

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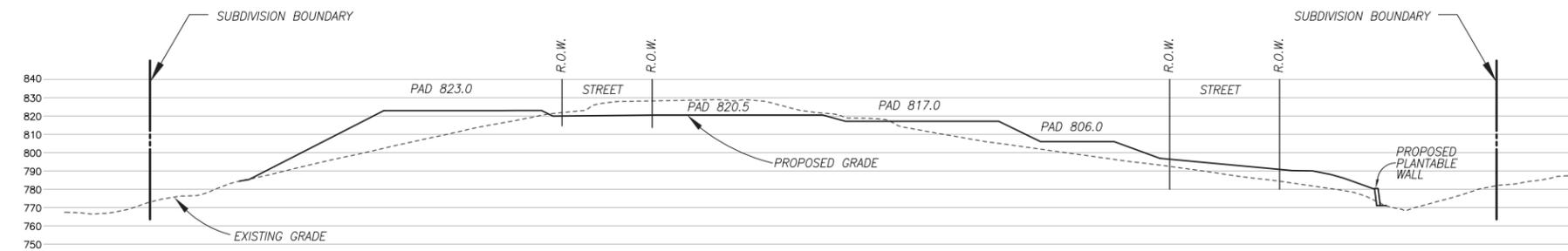
SECTION 'A-A'

1"=40'



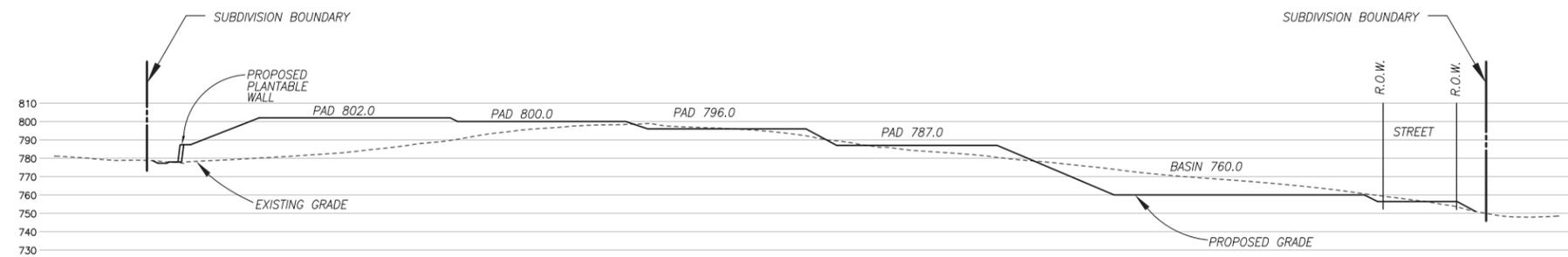
SECTION 'B-B'

1"=40'



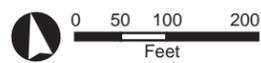
SECTION 'C-C'

1"=40'



SECTION 'D-D'

1"=40'



Source: Hunsaker & Associates 2014



FIGURE 7
Cross Sections Showing Existing and Proposed Grades

100035826

Amanda Estates Development Project IS/MND

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3.0 Environmental Initial Study Checklist

Environmental Factors Potentially Affected: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input 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 | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

Determination: 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 will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY 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 is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could 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 is required.

Jay Petrek, Assistant Director of Planning
City of Escondido Planning Division

Date

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 will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off site as well as on site, 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 may 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 may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is 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 "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to tiering, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where these are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the checklist were within the scope of and adequately analyzed in an 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 into the checklist references to information sources for potential impacts (e.g., campus master plans, 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 should normally 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 criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to a less than significant level.

Environmental Issues: Refer to Chapter 4.0 for a brief explanation of the environmental impacts indicated below.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
---	---	---	----------------------

3.1 Aesthetics

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

3.2 Agriculture and Forestry 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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? | <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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4256), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.3 Air Quality

Where available, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3.4 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? | <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 US Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

3.5 Cultural Resources

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.6 Geology and Soils

Would the project:

a) Expose people or structures to potential 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

3.7 Greenhouse Gas Emissions

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

3.8 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.9 Hydrology and Water Quality

Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<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 erosion or siltation on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.10 Land Use and Planning

Would the project:

a) Physically divide an established community?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.11 Mineral Resources

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3.12 Noise

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? | <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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 expose people residing or working in the project area to excessive noise levels? | <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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

3.13 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3.14 Public Services

a) Would the project 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:

- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| v. Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

3.15 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?

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

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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3.16 Transportation/Traffic

Would the project:

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.17 Utilities and Service Systems

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.18 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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4.0 Discussion of Environmental Impacts

4.1 Aesthetics

Would the project:

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact

The proposed project site is located within the City of Escondido SOI, which is included in the General Plan Update planning area. The proposed project site is located along a remnant portion of an intermediate ridgeline, with distant views of surrounding mountains (Figure 8). According to the City of Escondido General Plan Update Final Environmental Impact Report (FEIR), ridgelines are considered the most important views from scenic vistas, but scenic views also include valleys, natural vegetation, historic or unique structures, agricultural lands, rivers and lakes, rock outcroppings, and large open spaces (Atkins 2012b). There are no valleys, historic or unique structures, or extensive rock outcroppings that would be impacted by the proposed project. The proposed site is surrounded on all four sides by existing residential development. To the north is existing City single family residential development, including the Candlelight single family residential development, and open space; to the west is City estate residential development and Del Lago Academy high school; and to the south and east is County single family residential development. The project site is currently developed with an existing home which is located aside an intermediate ridgeline at one of the higher elevations in the central portion of the property.

The project proposes to build 21 residential units and two designated open space lots on a small segment of the overall intermediate ridgeline. According to the Escondido General Plan, existing development already occurs on the intermediate ridgeline, both on and off the property (Figure 8). While the project proposes two-story, single family homes, lots 8, 12 and 17, which are located at the highest elevations of the project site, would only be developed with one-story homes to minimize visual impacts to the intermediate ridgeline. Visual simulations were prepared to compare the existing public views of the ridgeline to public views of the ridgeline with implementation of the proposed project to identify any potential visual impacts (Atkins 2014b). The three modeled public viewshed locations are provided in Figure 9. Figures 10 through 12 compare the existing conditions of the ridgeline and the ridgeline with the proposed project at the three viewpoints. The three visual simulations of the project are conservative and do not include landscape, which would partially obscure the view of proposed homes.

Viewpoint 1 is located on the eastern side of the I-15 at the West Citracado Parkway on-ramp looking northwest toward the ridgeline and the proposed project. As shown in the visual simulation for Viewpoint 1 (Figure 10), the proposed project, which is located below and above existing single-family residences on the ridgeline, is minimally visible above and blends with existing development. The proposed project would not significantly alter views of the ridgeline from this viewpoint. Viewpoint 2 is located at the intersection of Palm Terrace and Felicita Road and looks west toward the ridgeline and the proposed project (Figure 11). Similar to Viewpoint 1, the visual simulation for Viewpoint 2 illustrates that the proposed project is heavily screened by existing development and vegetation. While the proposed project is less screened in Viewpoint 2 than Viewpoint 1, the proposed project is located at a low elevation on the ridgeline and would not be visually distinct when viewing the ridgeline. Viewpoint 3 is located on the eastern side of the project site at the corner of Citracado Parkway and Scenic Trails Way and looks northeast toward the proposed project (Figure 12). Similar to the other two viewpoints, the proposed project is heavily screened by existing development and vegetation in Viewpoint 3. The project site is

similar to existing development that is visible from Viewpoint 3 and would not significantly alter views of the ridgeline from this viewpoint. Further, future development in all three views would be less visible than shown in the visual simulations once trees and other landscaping have matured.

As shown in the existing conditions photos in Figures 10 through 12, public views of the intermediate ridgeline are already impacted by existing development and vegetation. Development of the proposed project would not obstruct or otherwise affect the distant views of the surrounding mountains from the project site. Implementation of the proposed project would be consistent with the existing development along the ridgeline and would not result in adverse impacts to this scenic vista.

In addition, the following policies from the Escondido General Plan Resource Conservation Element and Land Use and Community Element related to visual resources apply to the proposed project.

■ Resource Conservation Element Goal 3

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

Visual Resource Policy 3.5

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

1. Intermediate Ridges and Hilltops
 - a) *Prepare landscaping plans that minimize the visual impact of the development from adjoining properties and the valley floor.*

As shown in Figure 6, the project includes a landscape design that incorporates two open space lots that would be vegetated with native plant materials, a variety of vegetation throughout the site, and utilization of trees as a screening tool between on-site residential lots and off-site areas. In addition, the project site is surrounded by existing single-family subdivisions at the same or higher elevations on all sides so an extended and defined natural ridgeline adjoining properties no longer exists.

- b) *Concentrate development in subordinate or hidden locations, which shall not project above the natural landform.*

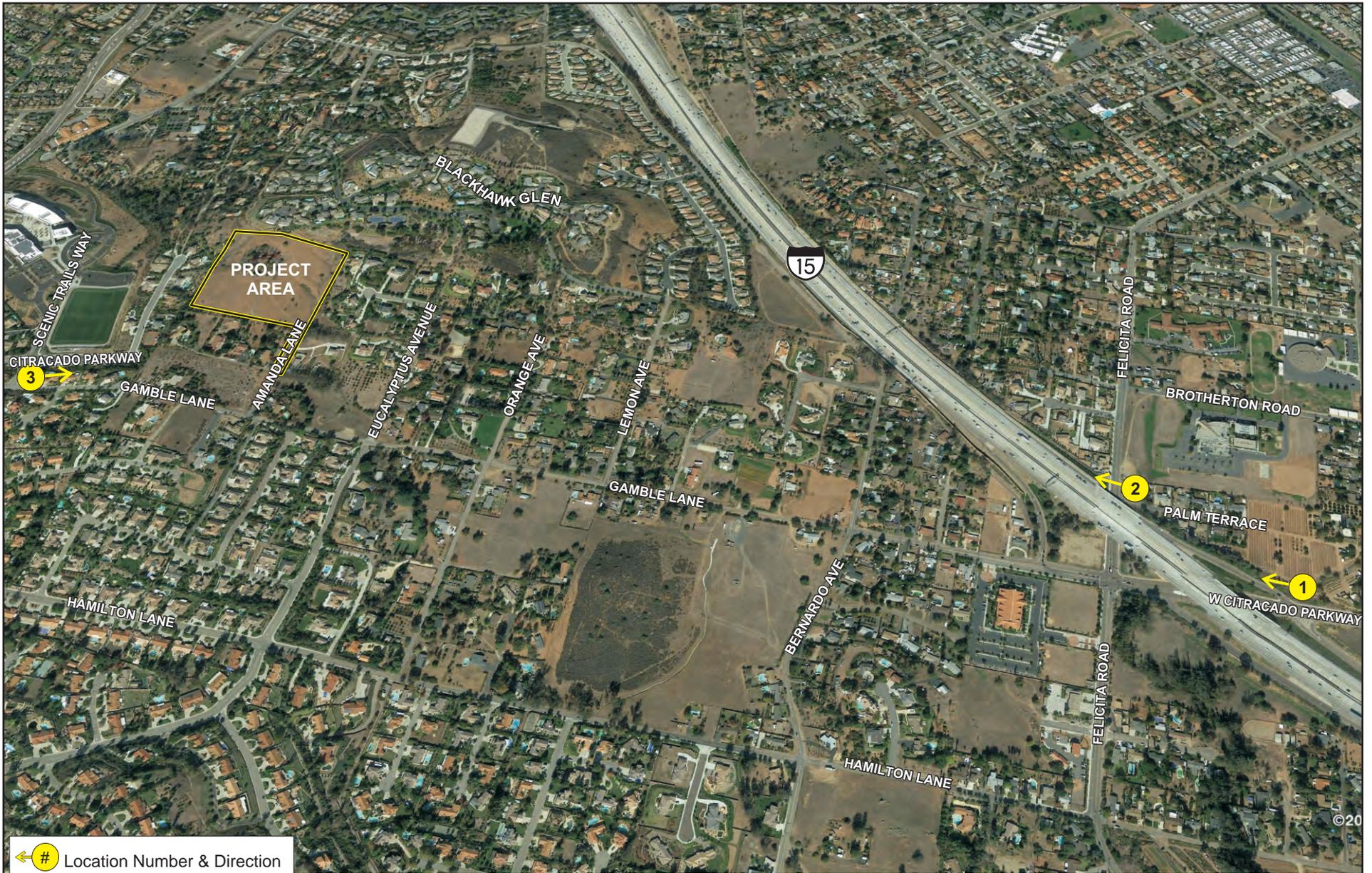
The project would be clustered in a manner that is consistent with the existing density approved in the Escondido General Plan (City of Escondido 2012). The proposed pre-zoning to PD-R would ensure that clustering would be implemented in a manner consistent with the city policies and regulations.



No Scale

Source: Hunsaker & Associates 2013

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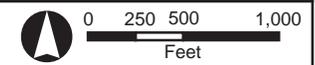


← # Location Number & Direction

ATKINS

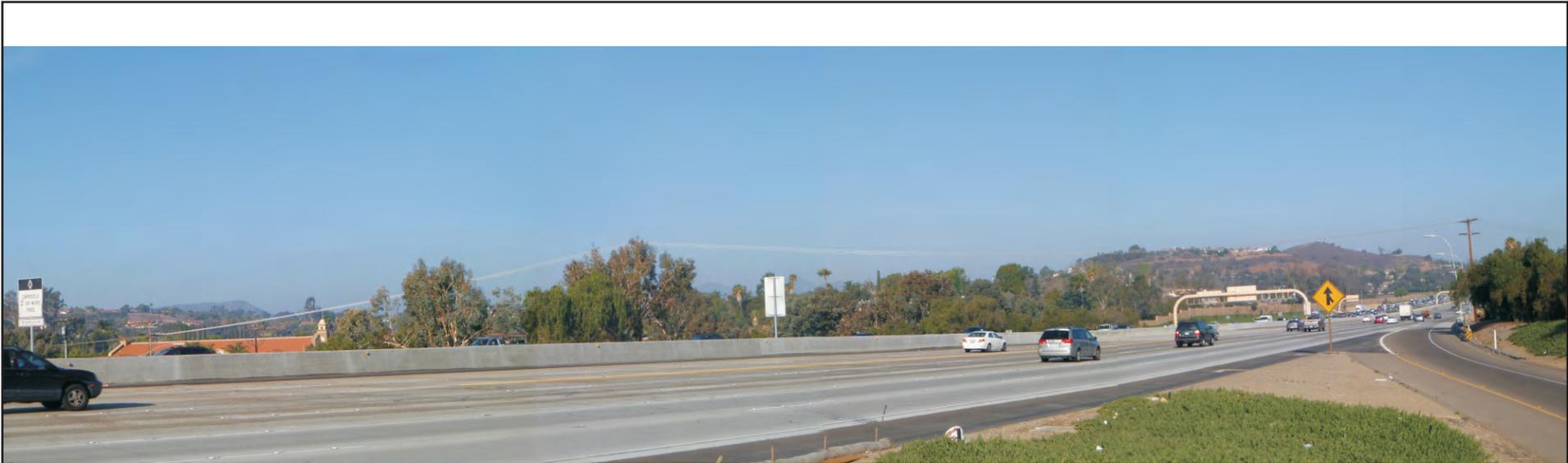
FIGURE 9
Visual Simulations Location

100035826

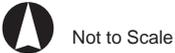


Source: GoogleMap Pro 2014

Amanda Estates Development Project IS/MND



Proposed
Project



Not to Scale

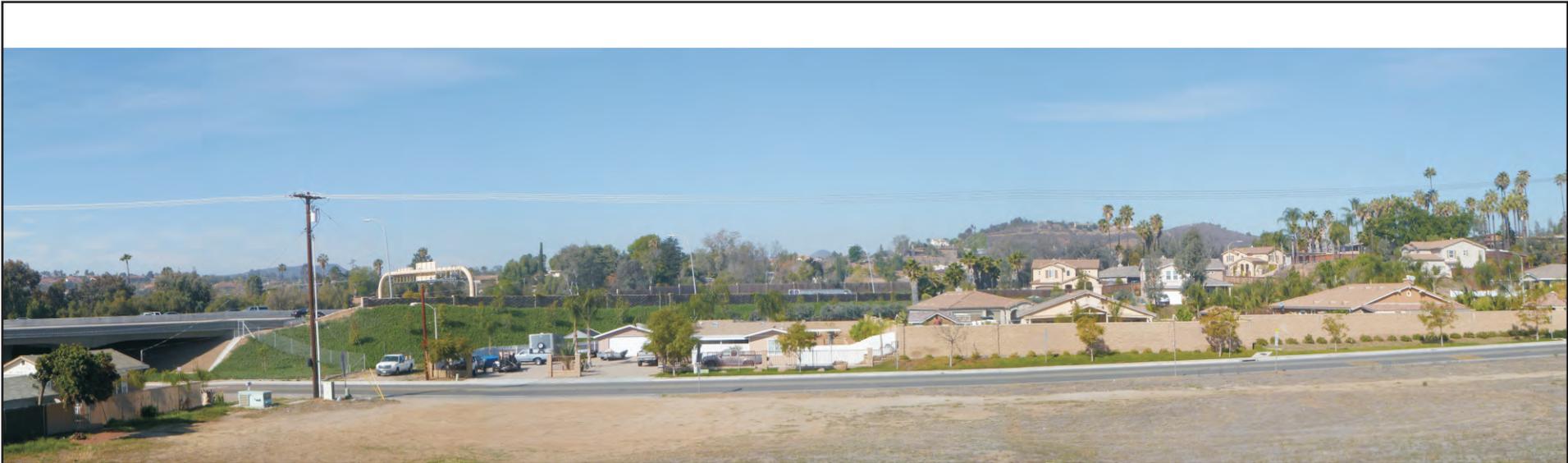
Source: Atkins 2014



FIGURE 10
Pre- and Post-Project Viewpoint 1: West Citracado Parkway

100035826

Amanda Estates Development Project IS/MND



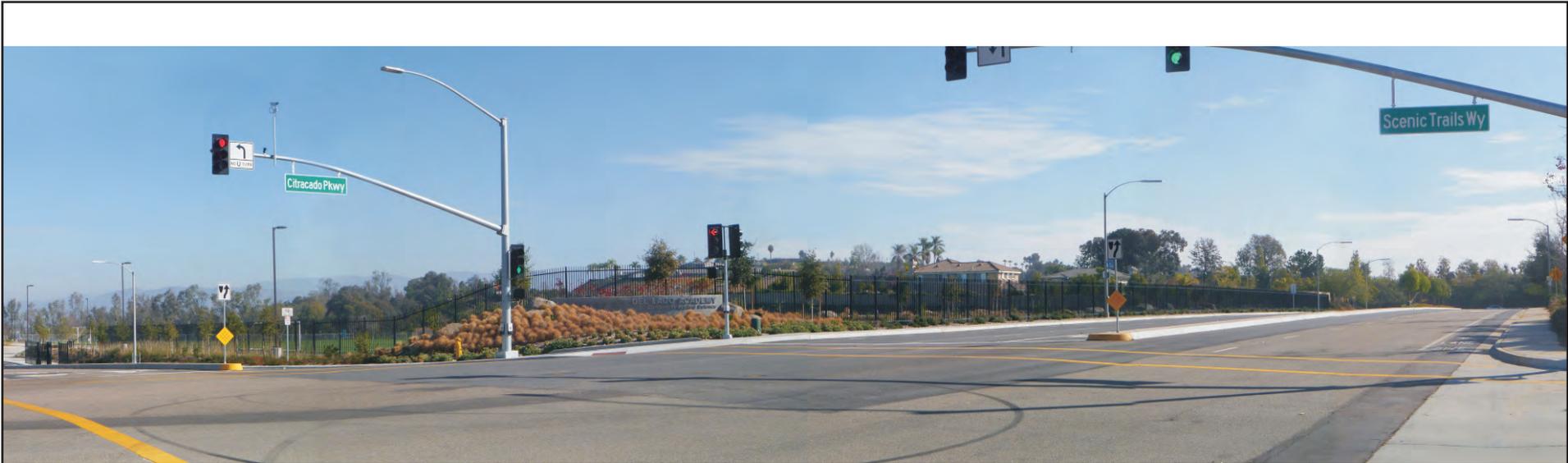
 Not to Scale
Source: Atkins 2014



FIGURE 11
Pre- and Post-Project Viewpoint 2: Felicity Road

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Amanda Estates Development Project IS/MND



 Not to Scale
Source: Atkins 2014

- c) *Prepare grading plans that minimize disruption of the natural landform and vegetation.*

The project's proposed grading would approximate the existing terrain rather than mass grade the site to create larger, flat terraces. High points of the site would generally be retained at the comparable elevations to resemble the existing setting.

- d) *Allow development on intermediate ridges only in association with the preservation of significant open spaces, habitat, cultural resources or agricultural uses within the same project.*

Approximately 3.51 acres of the project site would be retained as open space. Clustering the proposed development would allow for sensitive grading of the project site and the preservation of open space. In addition, there are no defined scenic resources associated with the ridgeline such as natural vegetation, agriculture, cultural resources, or extensive rock outcroppings found on the property.

2. Slopes Greater than 15 Percent

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

The project would be clustered in a manner that is consistent with the existing density approved in the Escondido General Plan (City of Escondido 2012). The proposed pre-zoning to PD-R would ensure that clustering would be implemented in a manner that is consistent with the City policies and regulations. In addition, there are no extensive rock outcroppings or scenic resources associated with the ridgeline found on the property.

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

The intermediate ridgeline has been graded on the north by Candlelight Hills subdivision and impacted by existing development to the south along Greenwood Place and Gamble Lane (Figure 8). The project proposed grading would approximate the existing terrain rather than mass grading the site to create larger, flat terraces. High points of the site would generally be retained at comparable elevations to resemble the existing setting.

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

The project would be clustered in a manner that is consistent with the existing density approved in the Escondido General Plan (City of Escondido 2012). The proposed pre-zoning to PD-R would ensure that clustering would be implemented in a manner that is consistent with City policies and regulations. In addition, approximately 3.51 acres of the project site would be retained as open space. Clustering development would allow for the sensitive grading of the project site and the preservation of open space which would reduce potential runoff and erosion.

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

As shown on the landscaping plan (Figure 6), open space areas would be re-vegetated with native plant materials. Approximately 3.51 acres of the project site would be retained as open space. Clustering development would allow for the sensitive grading of the project site and the preservation of open space which would reduce potential runoff and erosion.

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

The site is surrounded by existing single-family subdivisions at the same or higher elevations on all sides so an extended and defined natural ridgeline adjoining neighboring properties no longer exists on or off site. The intermediate ridgeline has been graded on the north by the Candlelight Hills subdivision and impacted by existing development to the south along Greenwood Place and Gamble Lane (Figure 8).

■ Land Use and Community Element Residential Clustering Goal 5

“Clustering of single family residential units to maintain site topography, protect natural resources, and avoid hazards”

Residential Clustering Policy 5.2

Clustering is not intended to maximize the density or yield, or to circumvent the existing zoning. It shall be utilized as a tool to preserve slopes, ridgelines, and sensitive habitat or provide a community benefit.

The proposed homes would be clustered in a manner that is consistent with the existing density allowed in the Escondido General Plan (City of Escondido 2012). As discussed in the next section (Residential Clustering Policy 5.4), clustering would allow grading to generally follow the contours of the previously disturbed intermediate ridgeline rather than significantly altering the landform. Associated community benefits include off-site roadway, drainage and water system improvements. The upgrading of facilities in the neighborhood would benefit emergency response from the City Fire Department as well as improve the general water pressure for both domestic and fire response in the area by providing upgrades to the local water district’s facilities.

Residential Clustering Policy 5.4

When utilizing cluster provisions, a project shall not have an adverse visual impact on the surrounding areas by blocking scenic views, by resulting in a scale of development incompatible with the setting, by sitting buildings that project above the ridgeline, or by extensive grading, cutting and filling, or by terracing that disrupts the natural shape and contour of the site.

The project would be clustered in a manner that is consistent with the existing density approved in the Escondido General Plan (City of Escondido 2012). The proposed pre-zoning to PD-R would ensure that clustering would be implemented in a manner that is consistent with City policies and regulations. The proposed grading would approximate the existing terrain rather than mass grading the site to create larger flat terraces. High points of the site would generally be retained at comparable elevations to resemble the existing setting.

Implementation of the proposed project would be consistent with the General Plan Resource Conservation and Land Use and Community Elements, which would ensure that visual impacts to the intermediate ridgeline would be less than significant level. Therefore, impacts to a scenic vista would be less than significant.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact

State scenic highways are those highways that are either officially designated as State Scenic Highways by the California Department of Transportation (Caltrans) or are eligible for such designation. There are no officially designated or eligible highways within the project area. The closest State Scenic Highway is State Route (SR) 78 through the Anza-Borrego Desert State Park, approximately 35 miles east of Escondido. The project site contains rock outcroppings that are not unique in nature and are not within a state scenic highway. Implementation of the proposed project would relocate these rock outcroppings and incorporate them into the hardscape areas of the project site. Furthermore, there are no unique trees, trees of significant stature, or historic buildings that would be affected by the proposed project. Therefore, the proposed project would not substantially damage scenic resources within a state scenic highway and impacts would be less than significant.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact

The project proposes the development of 21 new single-family residences on a site currently developed with one single-family residence and surrounded by single-family uses. The majority of the site is currently disturbed and undeveloped. The proposed project would be consistent with the Escondido Municipal Code Building Requirements for residential estate development which require that no building or structure used for dwelling purposes shall be greater than 35 feet in height; distance between any accessory building and dwelling unit shall not be less than 10 feet; each dwelling unit shall not have a floor area less than 1,000 square feet, exclusive of porches, carports, entries, patios, and basements; all buildings, including accessory buildings or structures, shall not cover more than 30 percent of the area of the lot or parcel of land; and that the floor area ration (FAR) shall not exceed 0.4. In addition, the site is currently designated for residential estate use in the current County and City General Plans. Therefore, while the proposed project would change the character of the project site from disturbed, low density residential to medium density residential, it would not degrade the existing visual character or quality of the site. Further, the proposed project would be consistent with the existing single-family residential character of the surrounding area as the proposed project would consist of typical residential homes. The proposed project would conserve approximately 3.51-acres of the site as open space. Therefore, the proposed project would not degrade the existing visual character or quality of the site or its surroundings and impacts would be less than significant.

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

Less Than Significant Impact

The proposed residential development would generate nighttime light as needed for safety and security; additionally, individual homes may have ornamental lighting. The proposed residential development would not include any large expanses of reflective material, such as large expanses of glass commonly

used in office professional land uses, and would not result in a new source of substantial day or nighttime glare.

According to the Escondido General Plan Update FEIR, areas with low density residential development have the least lighting footprint of the developed areas within the City because night lighting would be limited to security or ornamental lighting on houses and other structures (Atkins 2012b). The existing residences in the project area currently have lighting installed for nighttime security or decoration. Similar lighting would be incorporated into the proposed residential development and new street lighting would be installed by the proposed project internally on Amanda Glen. The project would install five new streetlights on Amanda Glen approximately at the corners of lots 5, 15, 17, 21 and open space lot A. The design of the proposed project's streetlights would direct light down onto the internal project roadway, where light would be focused to minimize light pollution on surrounding land uses. The proposed streetlights would have dark sky compliance certification and be consistent with City requirements.

Additionally, the project would also be required to comply with Article 35 of the Escondido Zoning Ordinance, referred to as the Escondido Outdoor Lighting Ordinance, which is intended to minimize unnecessary nighttime lighting and glare for the benefit of the citizens of the city and astronomical research at Palomar Mountain Observatory. The ordinance includes requirements for outdoor lighting such as shielding and automatic timing devices. Therefore, new nighttime lighting as a result of the proposed project would be compatible with existing development and would not adversely affect nighttime views in the area. Therefore, the proposed project's light or glare impacts would be less than significant.

4.2 Agriculture and Forestry Resources

The analysis provided in this section is based on a memorandum for the Preliminary Evaluation of Land Use Capability and Storie Index prepared for the proposed project by GeoSoils Incorporated (GSI) (2013c) (Appendix F).

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?**

Less than Significant Impact

According to aerial photographs, portions of the project site were used for agriculture (avocado orchards) during the period of 1960-1980. At present, the site contains a small number of fruit trees which are associated with the existing single-family home rather than being used for commercial farming.

The California Department of Conservation (CDC) prepares maps and compiles statistical data used for categorizing agricultural lands. Agricultural lands are rated according to a number of factors including soil quality, and irrigation status. The site is classified as Farmland of Local Importance by the San Diego County Important Farmland 2008 map (CDC 2010) and the Escondido General Plan rather than Prime Farmland, Unique Farmland or Farmland of Statewide Importance (City of Escondido 2012). The Escondido General Plan designates the site as a "sensitive agricultural resource." The three parcels to the south which are part of the reorganization area are developed with residential uses. The site is surrounded by semi-rural/estate residential land or vacant disturbed property rather than farmland.

The reorganization area is located within the Escondido SOI. The San Diego LAFCO, a responsible agency as defined by CEQA, has discretionary approval of the reorganization including annexation to the City of Escondido. A number of state laws address LAFCO's role with respect to prime agriculture and open space. The Cortese-Knox-Hertzberg Act of 2000 mandates that LAFCOs are required to consider how spheres of influence or changes of organization could affect open space and prime agricultural land. Commissions are directed to:

- Guide development away from prime agricultural lands unless that action would not promote the planned, orderly, efficient development of an area; and
- Encourage development of existing vacant or non-prime agricultural lands within a jurisdiction before approving any proposal that would allow development of open-space lands outside of an agency's boundary (Govt. Code Section 56377).

Proposals are to be reviewed for their effect on maintaining the physical and economic integrity of agricultural lands (Govt. Code Section 56668).

The San Diego LAFCO has adopted Legislative Policy L-101 (Preservation of Open Space and Agricultural Lands) to implement state objectives. Government Code Section 56064 which is found in the Cortese-Knox-Hertzberg Act of 2000 governing LAFCO, defines "prime agricultural land" as an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of five qualifications (noted in italics below). Following each qualification is an analysis to determine if the reorganization area meets the identified criteria.

- a) *Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible.*

The USDA Natural Resources Conservation Service maps show that the proposed reorganization area includes four soil types shown in Table 1.

The site does not include Class I soils; approximately 5 percent of the soils are classified as Class II (0.56 acres).

- b) *Land that qualifies for rating 80 through 100 Storie Index Rating.*

As shown in Table 1, none of the soils have a Storie Index Rating of 80-100.

Table 1 Amanda Estates Soil Classifications

Soil Map Unit Name	Map Unit Symbol	Class	Storie Index	Acres
Fallbrook Rocky Sandy Loam, 9-30% slopes	(FeE2)	VI-7	27	0.33
Fallbrook Sandy Loam, 15-30% slopes	FaE2	Vie-1 (19)	35	1.12
Fallbrook Sandy Loam, 9-15% slopes	FaD2	IVe-1(19)	48	9.20
Ramona Sandy Loam	RaB	Ile-1 (19)	65	0.56
Total				11.2

- c) *Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the 11 United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003.*

The project site does not currently support and has not previously supported livestock for the production of food and fiber.

- d) *Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.*

The project site has been not used for commercial agricultural purposes for several decades.

- e) *Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars (\$400) per acre for three of the previous five calendar years.*

The project site has been not used for commercial agricultural purposes during three of the previous five calendar years.

The reorganization area would be considered to be prime agriculture by LAFCO as one of the five applicable qualifications listed in Government Code Section 56064 has been met because approximately 5 percent of the site contains class II soils.

Legislative Policy L-101 (Preservation of Open Space and Agricultural Lands) states the policy of the Commission is to:

1. Discourage proposals that would convert prime agricultural or open space lands to other uses unless such an action would not promote the planned, orderly, efficient development of an area or the affected jurisdiction has identified all prime agricultural lands within its sphere of influence and adopted measures that would effectively preserve all prime agricultural lands within its sphere of influence and adopted measures that would effectively preserve prime agricultural lands for agricultural use;
2. Require rezoning of territory (city only) to identify areas subject to agricultural preservation and planned development;
3. Follow San Diego LAFCO's adopted procedures to define agricultural and open space lands and to determine when a proposal may adversely affect such lands.

In accordance with the State Government Code 56377 and the San Diego LAFCO Policy L-101 (described above), preservation of the project site for agricultural purposes would be inconsistent with the objectives of state law and adopted local policies because:

1. The reorganization area has been in the City's adopted SOI for several decades. LAFCO, by virtue of including the territory within the Escondido SOI, anticipated the eventual residential development of the property and the need for city services. LAFCO has comprehensively reviewed and approved updates to the Escondido SOI a number of times since the sphere was initially adopted. If preservation of the land for agricultural purposes was LAFCO's historic intent or

current policy, the reorganization area would not have been included and subsequently re-affirmed as being within the Escondido SOI. The County of San Diego General Plan (2011) also, “encourages the annexation of unincorporated land within a City’s adopted Sphere of Influence.”

2. Adopted planning and zoning for both the County of San Diego and City of Escondido recognize that residential use of the reorganization territory is a more desirable long-term objective for the project site rather than permanent agriculture. County policies designate the reorganization territory as a “Village” rather than promoting long-term use of the property for agriculture. According to County policies, development is to be directed to Village areas such as Amanda Estates while other outlying portions of the North County Metro Planning Area and San Dieguito Planning Area should be retained for agricultural use. Policies of the Escondido General Plan Update also envision residential use of “Amanda Estates” rather than permanent agriculture (City of Escondido 2012b). The Escondido General Plan designates the project site as Estate II (Single-Family Residential, 2.0 du/ac); proposed pre-zoning is Planned Development-Residential (PD-R 1.9). As discussed in more detail in Section 4.10, adopted planning and zoning documents for both the City of Escondido and the County of San Diego envision residential use of the property rather than preserving the land exclusively for agricultural use.
3. The Escondido General Plan policies in the Resource Conservation Element support existing agricultural activity in the community while planning for the transition of designated properties such as Amanda Estates to other uses in a manner which is consistent with the policies of the Land Use Element and Community Facilities Element of the General Plan (City of Escondido 2012). The City has identified Prime, Unique or Farmland of Statewide Importance in the City of Escondido’s General Plan Update FEIR (see Figure 4.2-1 of that document) and identifies implementing policies and regulations for agricultural areas considered for preservation (Atkins 2012b). The Escondido General Plan land use element promotes the continuance of farming within Rural I and Rural II designations and has a RA zone (Residential Agriculture) available for those areas planned for agricultural use. After thorough study, the City of Escondido concluded that a general plan land use designation that preserves agriculture was not warranted for the proposed project site.
4. The site has not been used for commercial agriculture in decades. Therefore, the proposed development would not result in a loss of agriculture, or indirect or cumulative impacts to adjacent agricultural resources.
5. LAFCO policies support preservation of open space as well as prime agriculture. The development associated with the proposed project would devote approximately 3.51 acres to permanent open space and cluster estate homes.

Implementation of the proposed residential project would not convert land considered to be Prime Farmland, Farmland of State Importance or Unique Farmland by the State of California. The proposed project would convert 0.56 acre of land considered prime agriculture, but the conversion would be consistent with Policy L-1-01. For the reasons listed above, impacts associated with the conversion of farmland to non-agricultural uses are considered to be less than significant. This conclusion is consistent with the Escondido General Plan Update FEIR which found the policies and reduction measures of the General Plan Update and Escondido E-CAP would result in less than significant impacts related to the direct conversion of agricultural resources (Atkins 2012b).

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?***Less than Significant Impact***

The project site is not subject to a Williamson Act contract, which is designed to retain prime agriculture and open space by providing tax incentives for property owners.

The County General Plan anticipates development of the project site with a potential maximum density of 2.9 dwelling units per acre (Village Residential-2.9) (County of San Diego 2011). The County zoning is Rural Residential (RR) which accommodates both residential and agricultural use. The County zoning ordinance indicates that, "The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired." The City has not zoned the property but a PD-R 1.9 zone is proposed to allow for clustered residential use rather than agriculture. This zone would implement the policy objectives of the Estate II land use designation.

Therefore, with approval of City rezoning and the reorganization by LAFCO, the project would not conflict with zoning for agricultural use or a Williamson Act contract. Impacts would be less than significant.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4256), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?***No Impact***

The proposed project site is designated as "Urban" on the Fire and Resource Assessment Program (FRAP) State of California Land Cover map (California Department of Forestry and Fire Protection [Cal Fire] 2006), which identifies forest land and rangeland coverage in California. This designation does not constitute forest land or timberland. Therefore, the proposed project would not conflict with existing zoning, or cause rezoning of forest land or timberland.

d) Result in the loss of forest land or conversion of forest land to non-forest use?***No Impact***

As discussed in Section 4.2(c) above, there are no areas designated as forest land on the project site. Therefore, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use.

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

Refer to Sections 4.2(a) and (b) above, which discuss the project's potential to impact farmland. As identified in these sections, the project would have a less than significant impact with respect to the loss of farmland. As discussed in Sections 4.2(c) and (d) above, the project site is not designated as forest land. Therefore, the proposed project would not convert forest land to non-forest use.

4.3 Air Quality

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact

The California State Implementation Plan (SIP) is the document that sets forth the State's strategies for attaining the National Ambient Air Quality Standards (NAAQS). The San Diego Air Pollution Control District (SDAPCD) is the agency responsible for preparing and implementing the portion of the California SIP applicable to the San Diego Air Basin (SDAB). Since the SDAB is designated as in basic non-attainment of the NAAQS and in serious non-attainment of the more stringent California State Ambient Air Quality Standards (AAQS) for ozone, the SDAPCD's Regional Air Quality Strategy (RAQS) outlines the plans and control measures designed to attain the AAQS for ozone. The California SIP and the SDAPCD's RAQS were developed in conjunction with each other to reduce regional ozone emissions.

The SDAPCD relies on information from CARB and SANDAG, including projected growth, mobile, area and all other source emissions, in order to predict future emissions and develop appropriate strategies for the reduction of source emissions through regulatory controls. The CARB mobile source emission projections and SANDAG growth projections are based on population and vehicle trends and land use plans developed by the incorporated cities and the County of San Diego. As such, projects that propose development that is consistent with the growth anticipated by SANDAG would be consistent with the RAQS and the SIP.

The Escondido General Plan Update FEIR assessed whether development consistent with the General Plan would conflict with or obstruct implementation of the RAQS and SIP (Atkins 2012b). The FEIR determined that the growth accommodated by the General Plan would be consistent with the growth accounted for in the RAQS and SIP (Atkins 2012b). As such, development consistent with the Escondido General Plan would be consistent with the RAQS and SIP. The project site is within the Escondido SOI and is designated for Estate II residential land uses by the Escondido General Plan Update, which allows for up to two dwelling units per acre (du/ac) (City of Escondido 2012). The gross density of the project site would be 1.9 du/ac. Therefore, the proposed project would not exceed the General Plan growth assumptions and would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant.

b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation?

Less Than Significant with Mitigation Incorporated

The Environmental Quality Regulations (EQR), as established in the Escondido Municipal Code Chapter 33 Article 47, establish screening thresholds to determine if additional analysis is required to determine whether a project would result in significant impacts. Section 33-924(G) pertains to air quality impacts. A project would require a technical study if it would exceed the City's emission screening level criteria. Projects that would not exceed the screening level criteria are considered not to have a significant impact related to air quality violations.

The Escondido General Plan Update FEIR assessed whether construction of the land uses accommodated by the General Plan would have the potential to violate the EQR thresholds or contribute substantially to air quality violations (Atkins 2012b). As discussed under the previous issue, the project proposes

development consistent with the General Plan growth projections. Based on conservative planning-level assumptions, the General Plan Update FEIR determined that impacts related to construction and operation emissions would be potentially significant (Atkins 2012b). As part of the mitigation program for potential future impacts related to air quality violations, the FEIR included detailed air quality impact analysis trigger criteria. Projects that would exceed the trigger criteria are considered to potentially contribute to air quality violations and would require further analysis, and projects that are below the criteria are assumed to have less than significant impacts related to construction and operational emissions.

The air quality impact analysis trigger criterion for single-family residential development is 300 dwelling units. The proposed project proposes 21 residential units; therefore, it does not exceed the trigger criteria and an air quality impact analysis is not required for the proposed project. Based on the analysis in the General Plan Update FEIR, the proposed project would have a less than significant impact related to air quality violations during construction and operation (Atkins 2012b). However, in order to ensure that fugitive dust emissions during construction would not be significant, the General Plan Update FEIR requires future projects to implement construction dust control measures. The following mitigation measure requiring implementation of the dust control measures is based on General Plan Update FEIR mitigation measure Air-1. Implementation of this measure would reduce the proposed project's potential impact related to air quality violations to a less than significant level.

Air-1 Construction Dust Control Measures. The on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust to a level of less than significant during all grading and site preparation activities including, but not limited to, the following actions:

1. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.
2. Operate all vehicles on the construction site at speeds less than 15 miles per hour.
3. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.
4. If a street sweeper is used to remove any track-out/carry-out, only PM₁₀-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

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)?

Less Than Significant Impact

The SDAB is designated as in basic non-attainment of the NAAQS for ozone and in non-attainment of the state AAQS for ozone, PM₁₀, and PM_{2.5}. Because the SDAB has not met the federal and/or state standards for these pollutants, significant baseline cumulative impacts to air quality currently exist for ozone precursors (VOCs and NO_x), PM₁₀, and PM_{2.5}.

As discussed above under the previous issue, the proposed project would not exceed the trigger criteria for potential air quality violations related to construction and operation emissions, including ozone precursors, PM₁₀, and PM_{2.5}. Projects below the trigger criteria were determined not to substantially contribute to the potentially significant construction and operational emissions impacts that would result from cumulative development under the Escondido General Plan (City of Escondido 2012). Additionally, as discussed under Section 4.3(a), the proposed project would be consistent with regional air quality plans. Therefore, construction and operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the SDAB is in non-attainment. Impacts would be less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant

According to the Escondido General Plan Update FEIR, sensitive receptors include day care centers, schools, retirement homes, hospitals, and medical patients in residential homes or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality (Atkins 2012b). The two primary emissions of concern regarding health effects for land development projects are carbon monoxide (CO) and toxic air contaminants (TACs).

CO Hot Spots. Areas with high vehicle density, such as congested intersections and parking garages, have the potential to create high concentrations of CO, known as CO hot spots. An air quality pollutant concentration impact is considered significant if CO emissions create a hot spot where either the state one-hour standard of 20 parts per million (ppm) or the federal/state eight-hour standard of 9.0 ppm are exceeded. This typically occurs at severely congested intersections (level of service [LOS] E or worse) (City of Escondido 2012). According to the traffic impact analysis prepared for the project (LLG2014), none of the traffic study area intersections would operate at an LOS E or F with or without implementation of the proposed project. Therefore, a CO hot spot would not occur.

Toxic Air Contaminants. The Escondido General Plan Update FEIR relies on the CARB's Air Quality and Land Use Handbook to determine whether potential impacts related to TACs, including diesel particulate matter, would occur (Atkins 2012b). CARB lists several potential sources of substantial TAC emissions that currently exist or may be developed under the General Plan Update including: 1) freeways or urban roads with 100,000 vehicles per day; 2) commercial facilities that require heavy-truck deliveries or include drive-through facilities; 3) extraction operations or cement manufacturing; 4) power plants; 5) recycling and garbage transfer stations; 6) industrial land uses; 7) farming operations; 8) dry cleaning facilities, gas stations, and automotive repair facilities; and 9) major medical facilities. If the project would result in these emission sources, then a detailed health risk assessment may be required. The proposed project would result in the development of new residences, which are not a typical source of TACs. Therefore, implementation of the proposed project would not result in the exposure of off-site sensitive receptors to substantial TAC concentrations.

The project site is not located within 500 feet of I-15, which is the screening distance for potential impacts relates to freeways. Additionally, as mentioned in Section 4.3(a), the proposed project is consistent with the Escondido General Plan residential land use designation for the site. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

e) Create objectionable odors affecting a substantial number of people?***Less Than Significant Impact***

Construction of the proposed project could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust. Potential receptors would include residents of the homes adjacent to the project site. However, construction would only take place near a particular receptor for short time, and construction all diesel equipment would not be operating simultaneously. Therefore, construction-related impacts associated with objectionable odors would not affect a substantial number of people and would be less than significant.

The CARB's Air Quality and Land Use Handbook (CARB 2005) includes a list of the most common sources of odor complaints received by local air districts. Typical sources of odor complaints include facilities such as sewage treatment plants, landfills, recycling facilities, petroleum refineries, and livestock operations. Operation of the proposed single-family residences on the project site would not include facilities that are typical sources of odor complaints. Therefore, operational impacts associated with objectionable odors would be less than significant.

4.4 Biological Resources

The analysis provided in this section is based on a Biological Technical Report prepared for the proposed project by REC Consultants, Inc. (REC 2015⁴). REC conducted a biological survey of the project site on May 31, 2013, which consisted of a general biological survey and literature review of known existing biological resources. The biological report is provided as Appendix A and is summarized in this section. Biological impacts are categorized as either being on site or off site, based on whether the impact occurs on the project property (on site) or along Amanda Lane and Gamble Lane south of the project site (off site) (REC 2015⁴).

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?**

Less Than Significant With Mitigation Incorporated

Based on CEQA Guidelines and existing City policies and regulations, the proposed project would result in a significant impact if the project would substantially and adversely effect, either directly or through habitat modifications, 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 Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS), including any flora or fauna of rare and/or endangered status, depleted or declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation.

REC conducted a general biological survey of the project site on May 31, 2013. The entire site was surveyed by foot. Wildlife was identified directly by sight or vocalizations, and indirectly by scat, tracks, or burrows. Plant species were identified in the field and field notes were maintained throughout the survey. All on-site habitats were recorded and the presence or absence of suitable habitat for sensitive species was documented. The majority of the site is characterized as being disturbed or developed. Figure 13 identifies the habitat types on the project site. Additionally, a literature review was conducted on existing known biological resources.

No sensitive animal or plant species were observed on the project site during the May 31, 2013 biological survey conducted by REC. No federal- or state-listed endangered or threatened species are expected to occur on the project site due to a lack of appropriate habitat and the disturbed condition of the site. However, as shown in Figure 13, there is 0.04-acre of eucalyptus woodland on the project site, which is often used for raptor nesting. While there were no active raptor nests observed on the project site during the biological survey, the eucalyptus trees could potentially support raptor nesting and, if impacted, would be considered a significant impact. In addition, the remainder of the project site may also be used for foraging by raptors and migratory birds. Implementation of mitigation measures Bio-1 and Bio-2 would reduce the potential direct impact to nesting raptors to a less than significant level.

Bio-1 To avoid any direct impacts to raptors, removal of eucalyptus woodland habitat shall occur outside of the raptor breeding season (January 15 to August 31). If removal of eucalyptus woodland habitat must occur during the breeding season, the applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting raptors in the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including the removal of vegetation). The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities.

Bio-2 Vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than five calendar days prior to construction to determine the presence or absence of nests on the project site. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. No construction activities shall occur within 300 feet of tree dwelling raptor nests, or within 800 feet of ground dwelling raptor nests, until a qualified biologist has determined that they are no longer active or that noise levels will not exceed 60 dB(A) Equivalent Energy Level (L_{eq}) at the nest site. Alternatively, noise minimization measures such as noise barriers shall be constructed to bring noise levels to below 60 dB(A) L_{eq} , which will reduce the impact to below a level of significance.

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 Wildlife or US Fish and Wildlife Service?

Less Than Significant With Mitigation Incorporated

Based on the site survey conducted by REC in 2013, the project site supports three vegetation communities: developed, disturbed, and eucalyptus woodland. Off-site adjacent areas also contain small patches of coastal sage scrub and abandoned orchard habitat. One oak tree is also located at the northeast corner of Amanda Lane and Gamble Lane. The location of these habitats is shown in Figure 13 (Project Site Habitat Types). Table 2 provides a summary of the impact acreages for each of the on-site habitats.



FIGURE 13
Project Site Habitat Types

The project would impact a total of ~~10.6518~~ acres of on-site habitat (of which ~~10.615~~ acres is either disturbed or developed) and ~~1.2638~~ acres of off-site habitat (entirely disturbed or developed). None of the habitat impacts identified in Table 2 ~~are is~~ considered a sensitive natural community. Therefore, no direct impacts to a sensitive natural community would occur as a result of project implementation. The proposed project would have the potential to result in indirect impacts from grading of the site, which could result in the creation of airborne dust, siltation, erosion and noise and could affect off-site patch of coastal sage scrub located to the north of the project site. Additionally, non-native plants would have the potential to colonize the adjacent native habitats. Such colonization may be brought about by landscaping, runoff, or soil disturbance. Compliance with the NPDES Construction General Permit, as described in greater detail in Section 4.9(a), which requires the preparation of a SWPPP, would reduce indirect impacts associated with runoff to a less than significant level; however, the remaining potential indirect impacts would be considered potentially significant. These impacts would be reduced to a less than significant level through implementation of mitigation measures Bio-3 through Bio-6.

Table 2 On-site and Off-site Habitat Impacts

Habitat Type	Existing On Site	Existing Off Site	Impacts On Site	Impacts Off Site
Coastal Sage Scrub	--	--	--	--
Eucalyptus Woodland	0.04	--	0.043	--
Abandoned Orchard	--	--	--	--
Disturbed	9.86	0.3045	9.29883	0.45030
Developed	1.32	0.9693	1.32	0.93096
Total	11.22	1.2638	10.651018	1.38126

Source: REC Consultants 2015~~4~~

One topographic drainage feature is located along the eastern edge of the project site. The topographic drainage feature is located within a poor quality disturbed habitat, lacks an Ordinary High Water Mark, lacks a definable bed and bank, and does not flow periodically or intermittently to any downstream feature. Therefore, the topographic drainage feature is not considered to be a potentially jurisdictional sensitive resource and no State or federal waters occur on the site.

Additionally, as shown in Figure 13, one oak tree ~~occurs within an off-site area of the project site at the southern edge of the project's impact area,~~ located at the northwestern corner of the intersection of Amanda Lane and Gamble Lane, would be impacted by the proposed project. This tree is considered to be mature under the City of Escondido Zoning Ordinance, due to a 14-inch diameter and full tree canopy. ~~Implementation of the project would not impact this oak tree.~~ Therefore, project impacts to mature trees would be considered ~~less than~~ significant and ~~no~~ mitigation is ~~would be~~ required. Project impacts to eucalyptus trees would not be considered significant under the Escondido Zoning Ordinance because these trees are not considered mature, due to diameters less than 8 inches in size and degraded canopies from long-term tree trimming activities.

Implementation of mitigation measures Bio-3 through Bio-~~6-7~~ would reduce the direct impact to the existing oak tree and indirect impacts to off-site habitat to a less than significant level.

Bio-3 During construction activities, the construction contractor shall ensure that dirt storage piles are stabilized by chemical binders, tarps, fencing or other erosion control measures.

Bio-4 During construction activities, the construction contractor shall terminate grading activities if winds exceed 25 mph.

Bio-5 Prior to issuance of a grading permit, the project applicant shall show on project plans that all landscape areas, including plant material within the plantable retaining wall, include native vegetation and drought tolerant plant materials.

Bio-6 During construction activities, the construction contractor shall ensure that the limits of grading are flagged or marked with silt fencing prior to grading to prevent indirect impacts to off-site sensitive coastal sage scrub habitat to the northeast of the project site. Prior to grading, a qualified biologist shall review the flagging and silt fencing and during grading the qualified biologist shall monitor the limits of clear and grub and grading activities. Monitoring shall be conducted on an as needed basis as determined by the qualified biologist with reports submitted to the City of Escondido Planning Department on a weekly basis.

Bio-7 To offset impacts associated with the loss of one mature oak tree, prior to issuance of a certificate of occupancy for the first residence, the applicant shall plant two oak trees within an open space area on the proposed project site, and the on-site homeowners' association shall ensure that they are maintained in perpetuity.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less than Significant Impact

Based on observations from the biological survey conducted on the project site by REC on May 31, 2013, the project site lacks hydric soils, hydrophytic vegetation, and the hydrology required for wetlands. Based on Section 404 of the Clean Water Act and on-site observations, it has been determined that the site does not support any wetlands.

One topographic feature is located along the eastern edge of the project site. This feature, including potential upstream and downstream areas, was evaluated for classification as a potentially jurisdictional non-wetland Water of the U.S. The on-site topographic feature is located within a poor quality disturbed habitat and does not exhibit an Ordinary High Water Mark or a definable bed or bank and is not considered a body of water that flows, at least periodically or intermittently, through a bed or channel having banks and supporting fish or other aquatic life. The on-site topographic feature is not adjacent to any Water of the U.S. or tributary and has no chemical, physical or biological connection to any Water of the U.S. or interstate commerce, nor does not it appear to drain to any downstream feature. Therefore, the on-site topographic feature is not considered a potentially jurisdictional sensitive resource and no State or federal waters occur on site. However, the project design plan would designate the area around the topographic feature as an open space lot (open space lot B) and would separate the topographic feature from development with a plantable retaining wall (REC 2015⁴). In addition, residents of the development would not be allowed within the on-site Homeowners Association (HOA) open space areas and the proposed landscape plan would preserve the topographic feature in open space lot B (see Figure 6). Therefore, implementation of the proposed project would not result in any impacts to federally protected wetlands.

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?

No Impact

Based on CEQA Guidelines and existing City policies and regulations, a significant impact would occur if the proposed project would: 1) interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors; 2) impede the use of native wildlife nursery sites; or 3) encroach on important habitat which would block the movements of wildlife within their natural range.

Wildlife corridors represent areas where wildlife movement is concentrated due to natural or artificial constraints. Local corridors such as hillsides and tributary drainages provide access to resources such as food, water, and shelter. Animals can use these corridors to travel among different habitats (i.e., riparian and upland habitats) that they may use at different points throughout their life history. Regional corridors link two or more large areas of open space, providing avenues for movement, dispersal, and migration, as well as contact between otherwise distinct populations of wildlife, including large mammals such as mule deer, bobcats, and mountain lions.

Due to the disturbed nature of the project site and the surrounding residential development, the site does not function as a local or regional wildlife corridor. The project site is located in an area characterized by single family residential uses in all directions. The only large area of open space adjacent to the site is Felicita Park to the southwest approximately two miles away. For a discussion on applicable regional habitat plans for the proposed project, refer to Section 4.5(f) below. The project site is located in a developed area surrounded on all four sides by existing development and has been previously disturbed. Due to the disturbed nature and being surrounded by residential development, the project site does not function as a local or regional wildlife corridor. The Escondido Master Plan for Parks, Trails, and Open Space identifies key wildlife corridors in the City. The project site is not located in any of the wildlife corridor areas identified in the Master Plan for Parks, Trails and Open Space. Additionally, there are no bodies of water found within the project site and thus no aquatic life can be supported on the project site. Therefore, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impact would occur. No mitigation measures are required.

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

Less Than Significant With Mitigation Incorporated

Based on CEQA Guidelines and existing City policies and regulations, the proposed project would result in a significant impact if it would conflict with any local plans, policies or ordinances protecting biological resources, such as the Escondido Zoning Ordinance or the Escondido Master Plan for Parks, Trails and Open Space.

The portions of the City Zoning Ordinance applicable to biological resources are the Open Space (OS) Zone (Article 3, Sections 33-40 through 33-43), Flood Plan (FP) Overlay Zone (Article 4, Sections 33-50 through 33-56), Open Space Development Standards (Article 5, Sections 33-70 through 33-77), and Excavation and Grading Ordinance (Article 55). The proposed project is not located in an OS or FP zone, or in an area

identified by the Community Open Space/Conservation Element as having open space value. Therefore, the OS Zone, FP Overlay Zone, and Open Space Development Standards ordinances do not apply.

The Excavation and Grading Ordinance ensures that development projects protect the natural topographic character and integrity of the environment, including the protection of mature trees. Submittal and review requirements detail the need to identify biological habitats, areas of disturbance, setbacks, and mitigation measures to reduce potential impacts. The majority of the project site contains disturbed and developed habitat, which does not require a vegetation removal permit. Additionally, mitigation measures Bio-1 and Bio-2 would reduce impacts to nesting raptors to a less than significant level.

Additionally, Section 33-1069 of the Excavation and Grading Ordinance includes vegetation and replacement standards for impacts to mature and/or protected trees. Section 33-1052 of the Excavation and Grading Ordinance defines a “mature tree” as any self-supporting woody perennial plant, native or ornamental, with a single well-defined stem or multiple stems supporting a crown of branches. The single stem, or one of the multiple stems of any mature oak tree, shall have a diameter four inches or greater when measured at diameter breast height (DBH) above the tree’s natural grade. All other mature trees shall have a diameter of eight inches DBH, or greater, for a single stem or one of the multiple stems. A “protected tree” is defined as any oak that has a 10-inch or greater DBH, or any other species or individual specimen listed on the local historic register, or determined to substantially contribute to the historic character of a property or structure listed on the local historic register, pursuant to Article 40 of the Escondido Zoning Code. The project area supports eucalyptus woodland and one single oak tree found off site. The project would ~~remove not impact~~ the off-site oak tree; however, implementation of mitigation measure Bio-7 would reduce the impact to a less than significant level. Project impacts to eucalyptus trees would not be considered significant under the Escondido Zoning Ordinance because these trees are not considered mature, due to diameters less than 8 inches in size and degraded canopies from long-term tree trimming activities.

The Master Plan for Parks, Trails, and Open Space serves as a guide to developing a comprehensive and integrated open space system. The plan identifies key habitat areas and connections between habitat areas in a continuous link around the perimeter of the City. For a discussion on applicable regional habitat plans for the proposed project, refer to Section 4.5(f) below. The project site is not part of the overall trail system or conceptual wildlife corridors identified in the City of Escondido’s Master Plan for Parks, Trails and Open Space. Therefore, the proposed project would not conflict with any zoning ordinance or the Master Plan for Parks, Trails and Open Space. The project’s impact on policies or ordinances protecting biological resources would be less than significant. No additional mitigation measures are required.

f) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Less Than Significant Impact

Based on CEQA Guidelines and existing City policies and regulations, the proposed project would result in a significant impact if it would conflict with the provisions of an adopted habitat conservation plan, NCCP, other approved local, regional, or state habitat conservation plan such as the County of San Diego Multiple Species Conservation Program (MSCP).

The project site is located within the North County MHCP but is not located within a MHCP preserve area. Within the Draft Escondido MHCP Subarea Plan, the project site is designated as agricultural land and is not located within a Focused Planning Area or Constrained Land. The project site is not identified as a core biological resource area targeted for conservation, and is not identified as a local or regional wildlife

corridor in the MHCP. The project site is not located within the County's MSCP South County Subarea Plan. Additionally, the proposed project is not located within an OS zone, FP overlay zone, does not contain steep slopes, vegetated conservation areas or natural drainage courses and therefore development of the site would not conflict with the Escondido Open Space Development Standards. Thus, the proposed project's development activities impact would be less than significant to habitat conservation plans or natural community conservation plans. No mitigation measures are required.

4.5 Cultural Resources

The analysis provided in this section is based on a Cultural Resources Survey prepared for the proposed project site by Brian F. Smith and Associates, Inc. (BFSA) (2013). The survey included a records search, field survey, record of identified archaeological sites, archaeological testing program, Native American consultation, and the evaluation of all identified cultural resources within the project area. This report is provided as Appendix B.

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact

Significant effects upon historic structures or features are evaluated by determining the presence or absence of historic status with respect to the feature in question, and then determining the potential for project implementation to affect the structure or feature, if it possesses historic status. CEQA establishes that "substantial adverse change means demolition, destruction, relocation, or alternation such that the significance of a historical resource would be impaired" (PRC §5020.1(q)).

The National Register of Historic Places (NRHP) is the official list of the national historic places worthy of preservation. Criteria for evaluation involves the quality of significance in American history, architecture, archeology, engineering, and culture that is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) are associated with the lives of persons significant in our past; or (c) embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or (d) have yielded, or may be likely to yield, information important in prehistory or history.

The California Register of Historical Resources (CRHR) is the official list of California's significant historical and archeological resources. Designation criteria are as follows:

- **Criterion 1:** Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- **Criterion 2:** Associated with the lives of persons important to local, California or national history.
- **Criterion 3:** Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- **Criterion 4:** Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to the CHRH, the City has established criteria for designating historical resources, which is separated into structural resources, sign resources, landscape features, and archaeological resources. Historical resources that meet the following criteria could be eligible for the local register listing or local landmark designation:

- **Criterion 1:** Historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City, region, state, or nation.
- **Criterion 2:** Building or historical resource that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered.
- **Criterion 3:** Historical resources that are connected with a business or use that was once common but is now rare.
- **Criterion 4:** Historical resources that are the sites of significant historic events.
- **Criterion 5:** Historical resources that are 50 years or older or have achieved historical significance within the past 50 years.
- **Criterion 6:** Historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area, or district.
- **Criterion 7:** Historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.
- **Criterion 8:** Sign that is exemplary of technology, craftsmanship, or design of the period when it was constructed, uses historical sign materials, and is not significantly altered.
- **Criterion 9:** Sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style.
- **Criterion 10:** Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation.
- **Criterion 11:** Landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness, or aesthetic quality.
- **Criterion 12:** Archaeological site that had yielded, or may be likely to yield, information important in prehistory.
- **Criterion 13:** Significant historical resource that has an outstanding rating of criteria used to evaluate local register request.

Based on the results of the record search and field survey, which included data reviewed from historic maps, CRHR, and NRHP; it was determined that no database-listed historic age structures have been recorded within the project area. One historic resource was detected within a one-mile search radius of the project site. The resource is a historic-age structure (CA-SDI-12526) located within a one-half mile radius of the project area. Due to the distance of this site from the project site, the project would have no potential to impact site CA-SDI-12526.

The field survey of the project site did not identify any historic resource sites within the project impact area. The on-site residence was built in 1961 and is more than 50 years old; however, it is not considered to be a historic resource because it does not meet any CRHR criteria or the City's eligibility criteria for

designation as a historical resource. Therefore, no resource evaluations were conducted. Due to the absence of historic resources on the property, impacts to historic resources would not occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant Impact With Mitigation Incorporated

Based on the results of the archaeological resources records search, no known, recorded prehistoric sites were detected within the project site. Two pre-historic resources were detected within a one-mile search radius of the project site. The first resource (CA-SDI-8303) is identified as a large prehistoric habitation site and is located within 500 feet of the project site. This site is also known as the “scraper maker site” or the “Christmas site” and is immediately adjacent to the project’s area of potential effect (APE), where the possibility for buried or masked prehistoric and historic archaeological features is high. Due to the sensitivity and location of site CA-SDI-8303, the proposed project ~~would~~ may have the potential to impact archaeological resources associated with the prehistoric occupation at CA-SDI-8303 ~~this site~~. The second identified resource site (CA-SDI-12527) consists of one prehistoric lithic scatter located within a one-half mile radius of the project area. Due to the distance of this site from the project site, the proposed project would have no potential to impact site CA-SDI-12527.

A review of the taphonomic elements of the project site suggest that the high elevation of the site and steepness of the slopes leading up to the intermediate ridge in the center of the parcel may have made the property less attractive to prehistoric occupants of the area than areas to the west and south, which are closer to seasonal waterways and contain more rolling topography. Based on the results of the field survey, no artifacts were observed on site and none of the bedrock outcrops inspected had any indications of use for prehistoric milling activities. Additionally, a historic review of the project site indicates that the property at Amanda Estates has been disturbed due to past agricultural uses and has been disked and cleared. Due to the type of disturbance and the tendency for soil to move downslope over time, archaeological sites and isolated artifacts on the site may have been covered by soil. It remains uncertain if this occurred at the project site but given the presence of a regionally important large habitation site (CA-SDI-8303) within 500 feet of the project site, the potential exists that buried deposits associated with Site CA-SDI-8303 may be identified within the project site during the course of construction grading.

Given the potential for buried archaeological resources within the grading envelope and the proximity of the proposed project to Site CA-SDI-8303, the project would have the potential to result in impacts to buried archaeological resources. This represents a potentially significant impact. Implementation of mitigation measure Cul-1 (detailed below) would reduce this impact to a less than significant level. Mitigation measure Cul-1 would include construction monitoring by a qualified archaeologist and Native American representative. Monitoring would ensure that if buried cultural deposits (i.e., human remains, hearths, or historic deposits) are present, they would be identified, evaluated, and addressed according to CEQA requirements and the conditions of the mitigation measure (BFSA 2013).

Additionally, during the initial phase of the project, the California Native American Heritage Commission (NAHC) was contacted to identify possible sacred lands within the project area. As of ~~July 2013~~ February 2015, no response from the NAHC has been received.

Cul-1 The following mitigation monitoring and reporting program shall be implemented to address potential impacts to undiscovered buried archaeological resources within the proposed project impact area. This program shall include, but not be limited to, the following actions:

1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and Native American monitor from a tribal group appropriate to this location ~~has~~ been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. The archaeologist shall be responsible for coordinating with the tribal representative. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
2. The qualified archaeologist and a Native American representative shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
3. During the original cutting of previously undisturbed deposits ~~site grading, excavation or disturbance of the ground surface~~, the archaeological monitor and Native American representative shall be on site full-time to perform inspections of the excavations. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The project archaeologist shall be responsible for determining the duration and frequency of monitoring.
4. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.
5. In the event that previously unidentified cultural resources are discovered, the archaeologist, with input from the Native American representative, shall have the authority to temporarily ~~or temporarily halt~~ ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City Planning Department at the time of discovery. The archaeologist, in consultation with the City Native American representative, shall determine the significance of the discovered resources. The significance determination and any additional mitigation measures shall be submitted to the City of Escondido for review. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the City, then carried out using professional archaeological methods. If any human ~~bones-remains~~ are discovered, the County Coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
6. Where any significant cultural deposits have been discovered, data recovery measures shall be implemented before construction activities are allowed to resume in the affected area. ~~Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor shall determine the amount of material to be recovered for an adequate artifact sample for analysis.~~
7. All cultural material collected during the grading monitoring program shall be processed using appropriate protocols for cataloging, recording, and photographing, in addition to

special studies, to facilitate a detailed and exhaustive analysis. When all research potential of the collection has been exhausted, the collection shall be repatriated to the Native American community, consistent with existing state law and the City's policies. Should the Native American community decline the collection, the collection shall be curated at the San Diego Archaeological Center.~~and curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.~~

8. A report documenting the field and analysis results and, ~~if necessary,~~ interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City Planning Department prior to the issuance of any building permits. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact

According to the Supplemental Rock Hardness/Rippability Evaluation (GSI 2013a), the project area is mainly underlain with granitic and other intrusive crystalline rocks, which have no potential for producing fossil remains. Because the underlying geological formation does not contain fossils, paleontological resources do not have the potential to occur within the project site. Therefore, the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No impact would occur.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact

The NAHC was contacted to identify possible sacred lands within the project area. As of July 2013, no response from the NAHC has been received. Although unlikely, the discovery of unknown buried human remains during project construction is always a possibility. If human remains are encountered during construction, the find would be handled in accordance with California Health and Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to California Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Compliance with California Health and Safety Code Section 7050.5 would prevent potentially significant impacts in the unlikely event that human remains are encountered during construction. Therefore, impacts associated with the disturbance of human remains would be less than significant.

4.6 Geology and Soils

The analysis provided in this section is based on the Escondido General Plan Update (2012), a Preliminary Geotechnical Evaluation (GSI 2011), a Supplemental Rock Hardness/Rippability Evaluation (GSI 2013a), an Addendum to Supplemental Rock Hardness/Rippability Evaluation (GSI 2013b), and a Preliminary

Evaluation of Land Use Capability and Storie Index (GSI 2013c). These reports are provided as Appendix C, D, E, and F, respectively.

Would the project:

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, or 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.**

Less Than Significant Impact

According to the Escondido General Plan, the Alquist-Priolo Earthquake Fault Zoning Act does not identify any active faults or fault zones within Escondido; consequently, the risk of surface rupture is low (City of Escondido 2012). The closest known active fault is the Rose Canyon Fault, located offshore approximately 15 miles southwest of Escondido. Due to the distance from the project site to the closest known active fault, the potential for the proposed project to expose people or structures to substantial adverse effects from fault rupture is low. Therefore, impacts associated with rupture of a known fault would be less than significant.

- ii) **Strong seismic ground shaking?**

Less Than Significant Impact

The Southern California region is seismically active. Earthquakes would potentially generate strong seismic ground shaking at the project site. Pursuant to the Uniform Building Code (UBC) and the California Building Code (CBC), design and construction of the proposed project would be engineered to withstand the expected ground acceleration that may occur at the project site from regional active faults. Proper engineering and adherence to the UBC and CBC guidelines would minimize the risk to life and property from potential ground motion at the project site. Therefore, impacts associated with strong seismic ground shaking would be less than significant.

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

Less Than Significant Impact

Liquefaction is a phenomenon where loose, saturated, and relatively cohesionless soil deposits lose strength during strong ground motions. Primary factors controlling the development of liquefaction include intensity and duration of ground accelerations, characteristics of the subsurface soil, in situ stress conditions, and depth to groundwater. According to the Escondido General Plan, the project site is not located in a liquefaction hazard area (City of Escondido 2012). The Preliminary Geotechnical Evaluation conducted by GSI in 2011 indicated a low potential for liquefaction to affect the project site (GSI 2011). Therefore, impacts associated with seismic-related ground failure, including liquefaction, would be less than significant.

- iv) **Landslides?**

Less Than Significant Impact

According to the Preliminary Geotechnical Evaluation (GSI 2011), the project site is located on an intermediate ridge within the Landslide Susceptibility Area 3-1 on the Regional Landslide Susceptibility

Map, which is characterized as being “generally susceptible to landslides.” However, due to the site’s relatively gentle relief and proposed grading plan, which would follow the natural topography, the absence of adverse geologic structure, and the dense nature of the underlying bedrock, the potential for landslides to affect the project site is low. Therefore, impacts associated with landslides would be less than significant.

b) Result in substantial soil erosion or loss of topsoil?

Less Than Significant Impact

The proposed project would involve site grading, which would result in disturbed soils and temporary stockpiles of excavated materials that would be exposed to erosion. However, compliance with the National Pollution Discharge Elimination System (NPDES) Construction General Permit, which requires the development of a Storm Water Pollution Prevention Plan (SWPPP) for the project site, would minimize the potential for soil erosion and loss of top soil through the implementation of best management practices (BMPs), such as the following:

- **Minimizing Disturbed Areas.** Clearing of land is limited to that which will be actively under construction in the near term, new land disturbance during the rainy season is minimized, and disturbance to sensitive areas or areas that would not be affected by construction is minimized.
- **Stabilizing Disturbed Areas.** Temporary stabilization of disturbed soils is provided whenever active construction is not occurring on a portion of the project site, and permanent stabilization is provided by finish grading and permanent landscaping.
- **Protecting Slopes and Channels.** Outside of the approved grading plan area, disturbance of natural channels is avoided, slopes and crossings are stabilized, and increases in runoff velocity caused by the project are managed to avoid erosion to slopes and channels.
- **Controlling the Site Perimeter.** Upstream runoff is diverted around or safely conveyed through the project site and is kept free of excessive sediment and other constituents.
- **Controlling Internal Erosion.** Sediment-laden waters from disturbed, active areas within the project site are detained.

Once construction is completed, no stockpiles would remain on the project site. The site would be paved, developed, or vegetated. Therefore, with implementation of construction BMPs, impacts associated with soil erosion and loss of topsoil would be less than significant.

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?

Less Than Significant with Mitigation Incorporated

The majority of the project site is currently undeveloped with one single-family residence existing in the middle of the property. According to the Preliminary Geotechnical Evaluation (GSI 2011), the subject property is underlain at depth by Cretaceous-age granitic bedrock of tonalite composition. Surficial deposits consist of undocumented artificial fill and Quaternary-age colluvium/topsoil. Undocumented fills, topsoils, colluviums, and alluvium are considered unsuitable for development.

The proposed project would involve site grading, which would approximate the existing terrain rather than mass grading the site to create larger flat terraces. High points of the site would generally be retained

at the comparable elevations to resemble the existing setting. In addition, the grading plan requires backfill with on-site materials. Unsuitable soils could potentially result in unstable soil conditions. However, proper placement and compaction of backfill and adherence to the UBC and CBC guidelines would minimize the risk of unstable soil conditions at the project site.

Moreover, grading exemption discretionary permits are required for the proposed project in accordance with the City of Escondido Municipal Code, Article 55, Grading and Erosion Control, Section 33-1066, Design Criteria because the project proposes cut slopes greater than 20 feet in height and fill slopes greater than five feet in height. The proposed project would include cut slopes over 20 feet in height to establish building pads on lots 1, 11, 12 and 19. Cut slopes would have a height range of 20 to 30 feet and a slope inclination of two to one (2:1). The proposed project would also include fill slopes over five feet in height to establish building pads partially on lots 1-3, 13, 14, and 21 and fully on lots 4 to 9 and 15. Fill slopes would have a height range of five to 38 feet and a slope inclination of 2:1.

Soil stability can also be affected by near-surface groundwater. According to the Preliminary Geotechnical Evaluation (GSI 2011), regional groundwater would generally not affect development on the project site because groundwater is anticipated to generally be deeper than 50 feet. However, due to the nature of the project site materials, seepage and/or perched groundwater conditions may develop throughout the site in the future, both during and subsequent to development, especially along the boundaries of contrasting permeabilities and should be anticipated. Saturated soils resulting from groundwater seepage could potentially become unstable. This represents a potentially significant impact; however, implementation of mitigation measure Geo-1 (detailed below) would reduce this impact to a less than significant level.

Geo-1 Prior to the issuance of a grading permit, the applicant shall demonstrate that all recommendations contained in the GSI Preliminary Geotechnical Evaluation (2011) are incorporated into the proposed project during construction. All required recommendations from the Geotechnical Evaluation shall be documented on the project's grading plans and included in the grading permit application submitted and approved by the City's Engineering Division prior to the start of construction.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?

Less Than Significant Impact

According to the Preliminary Evaluation of Land Use Capability and Storie Index (GSI 2013c), the project site contains Fallbrook Sandy Loam and Ramona Sandy Loam soil types. According to the Preliminary Geotechnical Evaluation (GSI 2011), representative samples of soil near surface grade were tested for expansivity in accordance with ASTM Standard D 4829 and the 2001 California Building Code (note: the 2010 Building Code does not classify an expansion potential index). The results revealed a very low to medium expansion potential throughout the project site. The majority of soils on site have a very low expansion potential (GSI 2011). As such, conventional-type foundations and/or post tensioned foundations may be used for the on-site soil conditions. Therefore, impacts associated with expansive soils would be less than significant.

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

No Impact

The project site would be provided with sanitary sewer service by the City of Escondido. The proposed project would not include the use of septic tanks or alternative waste disposal systems. No impact would occur.

4.7 Greenhouse Gas Emissions

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact

California Health and Safety Code Section 38505(g) defines greenhouse gases (GHG) to include the following compounds: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). As individual GHGs have varying heat-trapping properties and atmospheric lifetimes, GHG emissions are converted to carbon dioxide equivalent (CO₂e) units for comparison. Using CO₂e units is a consistent methodology for comparing GHG emissions because it normalizes various GHG emissions to a directly comparable measure. The most common GHGs related to human activity are CO₂ (CO₂e = 1), CH₄ (CO₂e = 21), and N₂O (CO₂e = 310).

In 2006, the Global Warming Solutions Act (AB 32) established statutory limits on GHG emissions in California. The City of Escondido adopted the Escondido Climate Action Plan (E-CAP) in December 2013 in order to meet the goals of AB 32. As part of the E-CAP process, the City established CEQA Thresholds and Screening Tables for determining whether a project would result in significant GHG emissions (Atkins 2012a). The City identified a threshold level of 2,500 MT CO₂e per year to be used to identify projects that would require a project-specific technical analysis to quantify and mitigate project emissions. This screening level is based on the County of San Diego's Draft Guidelines for Determining Significance for Climate Change, which are based on regional data and may be used by other lead agencies in the region (County of San Diego 2012). A project that emits less than 2,500 MT CO₂e annually would not result in significant GHG emissions.

The Escondido CEQA Thresholds and Screening Tables incorporate the County's screening table to determine whether a project would generate more than 2,500 MT CO₂e annually. Similar to the City's air quality trigger criteria described in Section 4.3(b), a project that would be below the GHG screening table is assumed to generate less than 2,500 MT CO₂e annually and would not result in a significant impact. As shown in Screening Criteria Table 3 in Appendix B to the Escondido Thresholds and Screening Tables, the screening threshold for single-family development is 86 dwelling units (Atkins 2012a). The proposed project would result in the development of 21 single-family dwelling units and would not exceed the screening threshold. Therefore, the proposed project would not generate more than 2,500 MT CO₂e annually and would not result in a potentially significant impact related to GHG emissions.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact

AB 32 is currently the applicable regulation adopted for the purpose of reducing GHG emissions. The Escondido Climate Action Plan (E-CAP) was adopted in December 2013 and is the applicable plan for reducing GHG emissions. Refer to discussion in Section 4.7(a) above. The proposed project would be below the City's threshold for meeting the goals of AB 32 and would not conflict with AB 32 or the E-CAP.

4.8 Hazards and Hazardous Materials

Revised Update Phase I and Limited Phase II Environmental Site Assessment reports (GSI 2013d) and a Site Assessment Report (Tetra Tech 2014) were prepared for the proposed project. These reports are provided as Appendix G and Appendix N, respectively. The results are summarized in the following sections.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact

Construction of the proposed project would involve the use of common but potentially hazardous materials, including vehicle fuels, paints, cleaning materials, and caustic construction compounds. If incorrectly transported, handled or disposed of, these substances could pose a potential health risk to construction workers and to the general public. However, the transport and handling of these common, potentially hazardous materials at the project site would occur in accordance with California Occupational Safety and Health Administration (Cal OSHA) guidelines. Further, such materials would be disposed of in accordance with California Department of Toxic Substances Control (DTSC) and County regulations. Adherence to federal, state, and local regulations regarding the use and disposal of hazardous materials and wastes would reduce to a less than significant level the potential for impacts to human health and safety and the environment in relation to the handling, disposal and transport of hazardous construction materials.

Occupation of proposed residential development would involve the use and/or storage of common household hazardous materials, including cleaning solutions, pesticides and chemicals associated with landscaping maintenance, and paints. The transport, use, and disposal of hazardous materials at the proposed residences would include relatively minor amounts of these materials, would be similar to existing surrounding residential developments, and would be intermittent and not considered routine. Compliance with all applicable regulations would reduce impacts to a less than significant level. Therefore, impacts associated with the routine transport, use, or disposal of hazardous materials would be less than significant.

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?

Less Than Significant with Mitigation Incorporated

Accidental leaks or spills of hazardous materials may occur during construction of the proposed project, which could potentially expose the public or the environment to hazardous materials. Compliance with

applicable OSHA, Cal OSHA and DTSC regulations for the handling of hazardous materials and spill cleanup procedures would prevent significant hazards to the public and the environment. A review of the 50-Year-Chain-of-Title report for the proposed project indicated that the project site has not been previously owned by any businesses that commonly handle, generate, store, or dispose of hazardous materials and/or chemicals. However, due to the past use of the site for agricultural purposes, agricultural chemical residue and asbestos-cement irrigation pipelines may be encountered during project construction activities (GSI 2013d). This represents a potentially significant impact: however, implementation of mitigation measures Haz-1 and Haz-2 (detailed below) would reduce this impact to a less than significant level. Implementation of mitigation measure Haz-1 may be waived by the Department of Environmental Health based on prior sampling results, which showed no pesticides or heavy metals typically associated with herbicide application at levels exceeding applicable regulatory thresholds.

The on-site structures were constructed in 1961 and are approximately 52 years old (Geo Soils 2013). Typically, structures built before 1979 have the potential to contain lead based paint (LBP). Due to the age of the on-site structures, LBP was assumed to exist on all painted surfaces. During preparation of the Phase I ESA, GSI conducted a limited screening at the existing, on-site residence for asbestos-containing materials (ACM) and LBP, which indicated the presence of ACM in flooring material, ceiling material, roofing material, window sealants, window putty, window glazing, wall and ceiling plaster, the heating, ventilation, and air conditioning (HVAC) system, attic debris, and exterior stucco (GSI 2013d). Improper removal of ACM and LBP would have the potential to expose construction workers to a hazardous release of asbestos or lead. To address this risk, implementation of mitigation measures Haz-3 and Haz-4 (described below) would reduce these impacts to a less than significant level.

Following construction, the use of household hazardous products may result in minor spills. It is not reasonably foreseeable that typical use of these products would create a significant hazard. Therefore, impacts associated with reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment would be less than significant.

Haz-1 Prior to the issuance of a grading permit, [the](#) results of the Site Assessment Report, dated November 17, 2014, [prepared by Tetra Tech](#) to evaluate agricultural chemical residue at the site, shall be submitted to State of California Department of Toxic Substances Control (DTSC) for review. [Based on the results of the Site Assessment Report, the environmental condition of the project site has been sufficiently characterized as soil with concentrations of metals, polyaromatic hydrocarbons, and dioxin/furan compounds exceeding DTSC-approved screening levels is limited to an area approximately 35 feet wide by 51 feet long by 2 feet deep adjacent to the westerly property boundary. A Response Plan shall be developed to remediate the impacted soils and shall be provided to DTSC for review. The Response Plan shall be submitted in accordance with the California Land Reuse and Revitalization Act \(CLRRA\) and shall be implemented under the oversight of the DTSC. No pesticide-impacted soil exceeding DTSC-approved screening levels was identified and no further investigation is warranted. Remedial activities and any DTSC required additional sampling activities shall be set forth in detail in the response plan to be submitted to DTSC pursuant to the California Land Reuse and Revitalization Act \(CLRRA\) for review and approval \(the "Response Plan"\). The Response Plan will be implemented under the oversight of DTSC.](#)

Haz-2 If asbestos-cement irrigation pipelines are encountered during site grading, they shall be handled in accordance with the U.S. Occupational Safety and Health Administration (OSHA), California OSHA, and County of San Diego Department of Environmental Health requirements and all federal, state, and local disposal regulations.

Haz-3 At least 10 working days prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work (such as site preparation that would break up, dislodge or similarly disturb asbestos containing material (ACM)), the project applicant shall submit an Asbestos Demolition or Renovation Operational Plan (Notice of Intention) to the City Planning Department. The plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by the California Occupational Safety and Health Administration (Cal OSHA) to conduct an asbestos inspection in compliance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) requirements. The Asbestos NESHAP, as specified under Rule 40 CFR 61, Subpart M, (enforced locally by the San Diego County Air Pollution Control District (SDCAPCD), under authority, per Regulation XI, Subpart M - Rule 361.145), requires the Asbestos Demolition or Renovation Operational Plan to include the facility information, project description, presence of asbestos, removal and demolition contractors, means of waste transportation off site, contingency plan, and certified specialist who will be present on site during removal of asbestos. Removal of all ACM or presumed ACM on the project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA and Cal OSHA standards; and the SDCAPCD Rule 361.145, Standard for Demolition and Renovation. Notification of at least 10 days of any removal or demolition work and payment of the appropriate fee(s) is required by SDCAPCD.

Haz-4 Prior to the issuance of a grading permit or demolition permit, the project applicant shall show proof to the City Planning Department that a Certified Lead Inspector/Assessor, as defined in Title 17, CCR Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint, has been retained to perform demolition and removal of all existing on-site structures constructed pre-1979. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (Cal OSHA). Title 8 CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials so that exposure levels do not exceed Cal OSHA standards.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact

Del Lago Academy high school is the closest school to the proposed project and is located approximately 350 feet west of the proposed project. The proposed project is a single-family residential development and would not emit hazardous emissions or handle hazardous materials, substances, or waste during operation other than common household materials. Therefore, a less than significant impact would occur.

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 create a significant hazard to the public or the environment?

Less than Significant with Mitigation Incorporated

DTSC is providing regulatory oversight with respect to the environmental condition of the proposed project site, pursuant to an agreement entered into under the California Land Reuse and Revitalization Act (CLRRRA). DTSC required further investigation into the environmental condition of the proposed project site, including extensive soil and soil vapor sampling as discussed below and in greater detail in Appendices G and N. Government Code Section 65962.5 has been in effect since January 31, 2014 and the proposed project site is listed as a Voluntary Cleanup site on the DTSC's ENVIROSTOR database, where the cleanup

oversight agency is identified as the DTSC-Site Cleanup Program for Lead (DTSC 2014). The results of the Phase II subsurface investigations and related information are included in Appendices G and N.

Historically, the project site was undeveloped and vacant prior to 1960s and was developed with the on-site residence in 1961 (GSI 2013d). The property was used for agricultural purposes between the 1960s and 1980s as an avocado orchard (GSI 2011). Pesticides and herbicides are known to have been applied to the site during historical agricultural operations (GSI 2013d). A Limited Phase II ESA (GSI 2013d) was performed for the project site to evaluate the presence of residual organochlorine pesticides in the soil. A total of 11 soil samples were taken. The results showed pesticides concentrations in only one of the 11 soil samples, in which concentrations of dichlorodiphenyldichloroethane (DDD), dichlorodiphenyldichloroethylene (DDE), dichlorodiphenyltrichloroethane (DDT), and dieldrin were detected above laboratory reporting limits but well below California Human Health Screening Levels (CHHSLs) for residential land use, which the California EPA considers to be below thresholds of concern for risks to human health (California EPA 2005; GSI 2013d). The laboratory analysis of the other 10 soil samples indicated no presence of organochlorine pesticides or herbicides.

Further Phase II subsurface investigation of the project site was performed to sample and analyze soil, as set forth in the Site Assessment Report prepared by Tetra Tech, dated November 17, 2014. The results showed no pesticides or herbicides at levels exceeding applicable regulatory thresholds (U.S. EPA Regional Screening Levels) and no metals at levels exceeding applicable regulatory thresholds (CHHSLs) (Tetra Tech 2014). In addition, the results showed no petroleum hydrocarbons or polychlorinated biphenyls in the soil and no volatile organic compounds or methane gas in the soil vapor (Tetra Tech 2014). Therefore, impacts associated with organochlorine pesticides and herbicides would be less than significant.

During a site visit conducted by GSI on March 27, 2012, GSI observed no readily visible evidence of above ground or underground storage tanks, oil or gas wells, or hazardous materials/waste and/or petroleum products storage or disposal areas on the project site (GSI 2013d). Although GSI observed two 55-gallon drums near the southwest corner of the project site, GSI observed no readily visible evidence of surficial soil staining in the proximity of the drums (GSI 2013d). Additionally, GSI observed no evidence of surficial soil staining at the project site during recent or past reconnaissance efforts. Therefore, these conditions are unlikely to create a significant hazard to the public or the environment.

The Phase I ESA (GSI 2013d) included a database review of surrounding properties that are listed on the State- and Tribal-Landfill and/or Solid Waste Disposal Sites Listing, and identified three State- and Tribal-Landfill and/or Solid Waste Disposal Site listings within the same zip code as the proposed project site. These include (1) the Dixon Dam Landfill, located approximately 5.2 miles northeast of the proposed project; (2) the Mayhew (Escondido I Burn Site) Dump, located approximately 200 feet to the west of the proposed project; and (3) the Benton Dump, located approximately 4.6 miles northwest of the proposed project (GSI 2013d). Based on the distance from the proposed project, both the Dixon Dam Landfill and the former Benton Dump do not represent a risk of environmental impacts to the project site (GSI 2013d).

However, due to the close proximity of the Mayhew Dump, which is located on the adjacent westerly residential housing tract, the Mayhew Dump was identified as having the potential to represent a risk of environmental impacts to the proposed project (GSI 2013d). Accordingly, limited Phase II subsurface investigation was performed to evaluate the potential presence of fugitive burn ash on the project site. The results of the limited Phase II subsurface investigation indicated concentrations of arsenic, barium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, vanadium, and zinc above laboratory reporting limits in one small localized area within a natural drainage swale adjacent to the westerly property line of the project site (GSI 2013d). The results indicated that this area of the site

contains undocumented fill with metal pollutants, polyaromatic hydrocarbons, dioxin, and furan compounds, which were determined to not originate from the Mayhew Dump but from the burning of trash by the previous owner of the project site. The constituents from the undocumented fill present a potential risk to human health and the environment. Thus, the on-site contaminated undocumented fill represents a potentially significant impact requiring mitigation.

Implementation of mitigation measures Haz-5 and Haz-6 (detailed below) would reduce risks associated with the contaminated undocumented fill to less than a significant level.

Haz-5 Prior to issuance of a grading permit, the project applicant shall hire an environmental consultant to prepare and submit to the lead regulatory agency (California Department of Toxic Substances Control (DTSC)) a Response Plan pursuant to California Land Reuse and Revitalization Act (CLRRRA), for the excavation, testing and off-site disposal of polyaromatic hydrocarbons, dioxin, and furan compounds found within the undocumented fill in the natural drainage swale adjacent to the westerly property line of the project site. The Response Plan shall be implemented under DTSC oversight during site grading and excavation according to the method described below or otherwise required by DTSC.

1. The undocumented fill shall be excavated, profiled for proper disposal and transported to an appropriate landfill certified to accept Cal-hazardous waste by a licensed hazardous waste contractor.
2. Testing of soils exposed on the bottom and the sides of the remedial excavation shall be performed to confirm that the extent of excavation is sufficient for purposes of satisfying DTSC's requirements.

~~3. In accordance with a DTSC-approved Soil Management Plan (SMP), any additional undocumented fill containing burn ash encountered during site grading shall be tested to determine whether contaminant concentrations exceed applicable regulatory thresholds (i.e., California Human Health Screening Levels and/or United States Environmental Protection Agency Regional Screening Levels) and disposed of as required by DTSC.~~

Following completion of the Response Plan, the proposed project applicant shall obtain a written regulatory closure letter from the DTSC specifying that no further action is necessary in regard to the undocumented fill in the natural drainage swale adjacent to the westerly property line of the proposed project site.

Haz-6 Prior to issuance of a grading permit, the project applicant shall hire an environmental remediation contractor who shall be responsible for managing any grading, excavation or ground disturbance in the natural drainage swale adjacent to the westerly property line. The environmental remediation contractor and its staff shall be trained through the Occupational Safety and Health Administration (OSHA) 40-hour safety program (29 Code of Federal Regulations [CFR] 1910.120), and shall implement the Response Plan ~~and a soil management plan (SMP)~~ approved by the DTSC, under DTSC's oversight.

- 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 use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact

There are no public airports within two miles of the proposed project site. The closest public airports are McClellan-Palomar Airport in Carlsbad and Ramona Airport in Ramona, both of which are located more than 10 miles from the project site. The site is not located within the Airport Influence Area of either airport, which is generally the area in which current and future airport-related noise, overflight, safety, and/or airspace protection factors may affect land uses or necessitate restrictions on uses. Therefore, the proposed project would not result in a safety hazard associated with a public use airport. No impact would occur.

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

No Impact

The proposed project site is not located within two miles of a private airstrip. The closest private airstrip to the project site is the Lake Wohlford Airstrip, located approximately eight miles northeast of the project site. Use of the airstrip would not create a safety hazard at the proposed project site due to the distance of the airstrip to the site. Therefore, the proposed project would not result in a safety hazard associated with a private airstrip. No impact would occur.

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

Less Than Significant with Mitigation Incorporated

Citracado Parkway is identified as an evacuation route in the Escondido General Plan Community Protection Element (City of Escondido 2012). The project site can access Citracado Parkway via Gamble Lane. Improvements to Gamble Lane are proposed as a project design feature, which would result in temporary lane closures along Gamble Lane. While Gamble Lane is not identified as a roadway designated as an evacuation route, it does connect Amanda Lane to Citracado Parkway, which is a designated evacuation route. Thus, lane closures on Gamble Lane would have the potential to impair implementation of an adopted emergency evacuation plan. This represents a potentially significant impact; however, implementation of mitigation measure Haz-7 would reduce this impact to a less than significant level.

- Haz-7*** Prior to the start of the construction, the construction contractor shall notify the Escondido Police Department of the location, timing, and duration of any lane closure(s) on Gamble Lane, or any other road in the project area, due to project construction activities. If determined necessary by the Police Department, local emergency services, including the Escondido Fire Department and appropriate ambulances services, shall be notified of the lane closure(s).

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

Less Than Significant Impact

The proposed project is located in an area designated for high wildlife risk in the Escondido General Plan Community Protection Element (City of Escondido 2012). The types of potential ignition sources that currently exist in the project area include vehicles and roadways, electrical transmission lines, one on-site residence, and off-site residential areas. The proposed project would introduce potential ignition sources, including additional residences, but would also include conversion of ignitable fuels such as eucalyptus woodland to lower flammability landscaping, include better access throughout the site, more eyes and ears on the ground, and generally a reduction in the receptiveness of the area landscape to ignition. The project would be consistent with General Plan Fire Protection Policies 2.4 and 2.6, which require compliance with the California Fire Code and payment of fees to maintain fire protection services. The project would also be consistent with Fire Protection Policies 2.14 through 2.17, which specifically pertain to wildland fire. These policies require site design, management practices, removal of overgrown vegetation, and fire resistant landscaping to prevent wildfire. The proposed project would comply with applicable fire and building codes and would include a layered fire protection system designed to current codes and inclusive of site-specific measures that would result in a project that is less susceptible to wildfire than surrounding landscapes and that would facilitate fire fighter and medical aid response. Therefore, impacts would be less than significant.

4.9 Hydrology and Water Quality

The analysis provided in this section is based on the Escondido General Plan (City of Escondido 2012), a Drainage Study prepared by Hunsaker and Associates (H&A 2015^{4a}) and a Major Storm Water Management Plan prepared by H&A (2015^{4b}). These reports are provided as Appendix H and I, respectively.

Would the project:

- a) Violate any water quality standards or waste discharge requirements?**

Less Than Significant Impact

Construction. [Remediation of the off-site adjacent burn pit site and](#) ~~C~~construction of the proposed project would generate pollutants that could potentially degrade the surface water quality of downstream receiving waters. Sediment associated with earth-moving activities and exposed soil is the most common pollutant associated with construction sites. Other pollutants associated with construction include debris, trash, and other materials generated during construction activities; hydrocarbons from leaks or spills of fuels, oils, and other fluids associated with construction equipment; and paints, concrete slurries, asphalt materials, and other hazardous materials. Storm water and non-storm water runoff would potentially carry these pollutants off site to Felicita Creek and Escondido Creek, which ultimately drains to the Pacific Ocean. Felicita Creek is identified as impaired under Section 303(d) of the Clean Water Act (CWA) for aluminum and total dissolved solids and Escondido Creek is identified for DDT, manganese, phosphate, selenium, sulfates, and total dissolved solids (H&A 2015^{4b}).

The construction contractor would be required to obtain coverage for the [remediation activities and](#) proposed project under the NPDES Construction General Permit, and to prepare and implement a SWPPP

prior to construction. The SWPPP would identify site-specific BMPs to control erosion, sediment, and other potential construction-related pollutants, including, but not limited to, the following:

- **Construction Materials.** Proper storage, use, and disposal of construction materials.
- **Sediment Removal.** Removal of sediment from surface runoff before it leaves the project site by silt fences or other similar devices around the site perimeter, with particular attention to protecting water bodies identified as impaired due to sediment on the CWA Section 303(d) List of Water Quality Limited Segments, such as Felicita Creek and Escondido Creek.
- **Inlet Protection.** Protection of all storm drain inlets on site or downstream of the project site to eliminate entry of sediment.
- **Stabilized Slopes.** Stabilization of cleared or graded slopes.
- **Sediment Prevention.** Prevention of tracking soil off site through use of a gravel strip or wash facilities at exits from the project site.
- **Stockpiles.** Protection or stabilization of stockpiled soils.

Compliance with the NPDES Construction General Permit would maintain downstream water quality in accordance with Regional Water Quality Control Board (RWQCB) standards, such that [remediation of the burn pit site and](#) construction of the proposed project would not violate any water quality standards or waste discharge requirements. Additionally, the site-specific Major Storm Water Management Plan requires implementation of the following temporary construction BMPs (H&A 20154b):

- | | |
|---|---------------------------------|
| ■ Silt fence | ■ Desilting basin |
| ■ Fiber rolls | ■ Gravel bag berm |
| ■ Street sweeping and vacuuming | ■ Sandbag barrier |
| ■ Storm drain inlet protection | ■ Material delivery and storage |
| ■ Stockpile management | ■ Spill Prevention and Control |
| ■ Solid waste management | ■ Water Conservation Practices |
| ■ Stabilized construction entrance/exit | |

The proposed project would also comply with the Escondido Grading and Erosion Control Ordinance (Article 55 of the Escondido Municipal Code), which establishes grading and erosion control regulations to assure that development occurs in a manner which protects the natural and topographic character and identity of the environment. The ordinance regulates grading on private and public property and provides standards and design criteria to control storm water and erosion during construction activities (Section 33-1066 and 33-1062). The ordinance sets forth rules and regulations to control excavation, grading, earthwork construction (including fills and embankments), and provides for approval of plans and inspection of grading construction activities necessary for compliance with storm water management requirements (Section 33-1058 through 33-1063). Therefore, with implementation of site-specific BMPs identified in the SWPPP and Major Storm Water Management Plan and compliance with the Escondido Grading and Erosion Control Ordinance standards and design criteria, the proposed project would not violate any water quality standards or waste discharge requirements during construction.

Operation. Operation of the proposed residential project would generate pollutants that could potentially degrade the surface water quality of downstream receiving waters, including trash and debris, metals, organic compounds, oil and grease, sediment, and nutrients. Storm water and non-storm water runoff

would potentially carry these pollutants into the on-site drainages, which discharge to downstream receiving waters (Felicitia Creek and Escondido Creek) that ultimately drain to the Pacific Ocean.

The Escondido General Plan Update FEIR determined that land use development compliant with existing regulations and general plan policies would maintain downstream water quality in accordance with RWQCB standards, such that operation of these project would not violate any water quality standards or waste discharge requirements (Atkins 2012b). The proposed project would be required to comply with existing regulations, including the Escondido NPDES permit; the Escondido Stormwater Management and Discharge Control Ordinance (Article 2 of the Escondido Municipal Code), which controls non-stormwater discharges to the stormwater conveyance system; the Escondido Jurisdictional Urban Runoff Management Plan (2008), which establishes strategies to improve the quality of urban runoff; and the Escondido Hydromodification Management Plan (HMP) (2011), which establishes requirements for post-project runoff flows.

The site-specific Major ~~Storm Water Management Plan~~ SWMP requires project source control BMPs, which consist of measures to prevent pollutants from coming into contact with stormwater runoff. A potential source of runoff pollutants are the on-site storm drains. Permanent source control BMPs include marking all inlets with the words “No Dumping! Flows to Ocean” or similar. Operational source control BMPs would be required to maintain and periodically repaint or replace inlet markings, and provide stormwater pollution prevention information to new homeowners. Another potential source of runoff pollutants are landscaped areas. Permanent on-site source control BMPs shall include designing landscaping to minimize irrigation and runoff; promoting surface infiltration where appropriate; minimizing the use of fertilizers and pesticides; and selecting plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. Operational source control BMPs for landscaped areas include maintaining landscaping using minimum or no pesticides, and providing Integrated Pest Management information to new owners. Any potential source of runoff from residential lots and roadways would be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing shall be collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain. Permanent on-site source control BMPs shall avoid the use of roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff (H&A 2015**4b**).

Additionally, ~~four~~ two treatment control BMPs would be installed, including an on-site bio-retention basin (open space lot A) and an on-site bio-retention swale along the southeastern edge of Amanda Lane, ~~and two bio-retention basins along the southern side of Gamble Lane~~. The on-site bio-retention basin (open space lot A) would treat all runoff for water quality and hydromodification for the residential portion of the site to a level of medium to high effectiveness. The on-site bio-retention swale would treat runoff directed to Amanda Lane in the southern part of the site and would provide medium to high levels of effectiveness. The bio-retention swale would treat only water quality as the area of treatment would have a negligible effect to hydromodification due to its pre- and post-condition imperviousness remaining essentially equivalent. ~~In addition, the easterly bio-retention basin along the south side of Gamble Lane would treat water quality from the upper reaches of Gamble Lane west of Amanda Lane while the westerly bio-retention basin along Gamble Lane would treat runoff from the cul-de-sac and a portion of the roadway for both water quality and hydromodification. All~~ Both treatment control BMPs would provide a high to medium level of effectiveness. Therefore, no other treatment control BMPs would be necessary to treatment runoff from the proposed project (H&A 2015**4b**). Thus, operation-related impacts of the proposed project would not violate any water quality standards or waste discharge requirements.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Less than Significant Impact

The RDDMWD provides water to the project site from the Citracado/Hamilton lifted pump zone. The proposed project would use water supplied by the RDDMWD and would not include the use of on-site groundwater. As discussed in Section 4.17, the RDDMWD has adequate water supply available to serve the proposed project. Additionally, the proposed project site is within the Escondido SOI, and is consistent with the number of dwelling units projected in the Escondido General Plan Update (City of Escondido 2012); therefore, it would not cause the district to exceed its available water supplies. Thus, the proposed project would not substantially deplete groundwater supplies. The project would increase the amount of impervious surface on the project site; however, it would maintain approximately 3.51-acres (approximately 30 percent) of the project site as open space. Therefore, the proposed project would not substantially interfere with groundwater recharge on the project site. Impacts would be less than significant.

- 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 erosion or siltation on or off site?**

Less Than Significant Impact

The project site's existing topography varies from 840 to 740 MSL, with an intermediate ridgeline centrally located on the property. Under existing conditions, runoff from the eastern side of the project site is eventually directed towards the southeast within man-made and naturally occurring drainage channels. The runoff from the eastern side of the project site flows in a southeasterly direction and confluences with runoff generated by areas south and east of the project boundary. A riser located at the northwest corner of Gamble Lane and Eucalyptus Avenue collects the flow and directs it south within the existing 48-inch storm drain in Eucalyptus Avenue and ultimately outlets into Felicita Creek. The eastern portion of the site is within the Hamilton Lane storm drain basin as designated in the Escondido Drainage Master Plan (1995). The western portion of the project site drains to the west, where runoff from this area is collected by storm drain facilities located at the rear of two existing, off-site residential lots along Greenwood Place and ultimately discharges downstream into Escondido Creek. Currently, both of the Greenwood Place lots combined receive runoff from approximately 5.4-acres of the Amanda Estates project site. The western portion of the site is part of the Del Dios Avenue drainage basin as designated in the Escondido Drainage Master Plan (1995).

Construction. In addition to the discussion in Section 4.9(a) above, construction of the proposed project would temporarily alter the localized drainage pattern at the project site due to ground disturbing activities, such as grading and excavation, construction of new building foundations, and trenching for utilities. Such alterations in the drainage pattern may temporarily result in erosion or siltation and/or increase the rate or amount of surface runoff if substantial drainage is rerouted. However, compliance with the NPDES Construction General Permit, which requires the development of a SWPPP, would minimize the potential for erosion or siltation and flooding through the implementation of BMPs (refer above to Section 4.6(b)). Therefore, impacts associated with temporary drainage alterations during construction would be less than significant.

Post-Construction. The proposed project site is situated at the divide of two drainage basins: Hamilton Lane Drainage Basin and Del Dios Avenue Drainage Basin. The proposed project would modify the existing ridgeline. The proposed street grades would vary between 4 to 12 percent and slope towards the southwest corner of the project site and drain to open space lot A. A small area in the northwestern corner of the project site that previously drained to the west would be redirected to the east as part of the proposed project design. Approximately 2.68 acres would be diverted from the west (Del Dios Drainage Basin) to the east (Hamilton Lane Drainage Basin). The diversion would reduce the amount of runoff flowing into two off-site residential lots along the western boundary of the project site. No impervious areas would be added to the westward-draining areas. The increase in acreage draining toward the east would increase peak flow; however, the proposed on-site bio-retention basin (open space lot A) would be designed with capacity to attenuate flows to below existing conditions. Additionally, the bio-retention basin would also provide water quality and hydromodification functions as described in the proposed project's SWMP (H&A 20154b).

Under the existing condition, drainage from the west side of Amanda Lane generally sheet flows across Amanda Lane towards the east then southeast until it reaches a riser located at the northwest corner of Gamble Lane and Eucalyptus Avenue. Improvements associated with the proposed project would modify the existing drainage conditions. Implementation of the proposed project would include catch basin inlets, which would collect off-site flows from the northern corner of Gamble Lane, to convey these flows together with the proposed project's flows towards the existing storm drain on Gamble Lane (H&A 20154a). However, while the proposed project would impact flows from the northern portion of the project site, the drainage pattern associated with the southern portion of the project site would remain unaffected by the development of the proposed project and would continue to flow overland to the northwest corner of Gamble Lane and Eucalyptus Avenue (H&A 20154a). As discussed above, a bio-retention swale located on the southeastern side of Amanda Lane would collect and treat the 85th percentile rainfall runoff event as described in the proposed project's SWMP (H&A 20154b). Higher peak flows generated from Amanda Lane and areas west of the road would continue to sheet flow downstream as they do under existing conditions. The existing riser located at the northwest corner of Gamble Lane and Eucalyptus Avenue would collect runoff from the site and convey it downstream in the existing 48-inch storm drain. The bio-retention swale would treat only water quality as the area of treatment would have a negligible effect to hydromodification due to its pre- and post-condition imperviousness remaining essentially equivalent (H&A 20154b). Therefore, impacts associated with drainage alterations from operation of the proposed project would be less than significant.

The Rational Method as described in the June 2003 San Diego County Hydrology Manual, Section 3, was used for the hydrologic calculations for the 50-year storm rain event for the proposed project. The development of the proposed project site would decrease the cumulative amount of peak runoff from ~~65.15~~62.71 cubic feet per second (cfs) experienced under existing conditions, to an anticipated ~~55.06~~52.81 cfs under developed conditions, a decrease of approximately 10 cfs. The incorporation of the bio-retention basin (open space lot A) and the bio-retention swale,~~and two bio-retention basins along Gamble Lane~~ into the proposed project design would ensure that the proposed project would not adversely affect the existing downstream infrastructure. Therefore, the project's impacts to the drainage pattern of the site would not cause substantial erosion and siltation on or off site (H&A 20154a).

As discussed in Section 4.9(a) above, the proposed project would comply with all applicable regulations for post-project runoff flows, including the Escondido HMP. The site would be paved or landscaped so that exposed soils would not occur on site. The open space area would be seeded/planted with native shrubs and trees to stabilize soils consistent with natural conditions. Therefore, with implementation of site-specific BMPs identified in the SWPPP and Major SWMP, and compliance with the Escondido Grading

and Erosion Control Ordinance, Escondido Stormwater Management and Discharge Control Ordinance, Escondido Jurisdictional Urban Runoff Management Plan, and Escondido HMP, impacts would be less than significant.

- 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?**

Less Than Significant Impact

Refer to discussion in Section 4.9(c) above.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

Less Than Significant Impact

Refer to discussion in Sections 4.9(a) and 5.9(c) above.

- f) Otherwise substantially degrade water quality?**

Less Than Significant Impact

Refer to discussion in Section 4.9(a) above.

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

Less Than Significant Impact

According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) (Map Number 06073C1076G), the proposed project site is not mapped within a Special Flood Hazard Area (SFHA) subject to inundation by the one percent annual chance of flood (100-year flood). The project site is located in Zone X, which has been determined to be outside of the 0.2 percent annual chance floodplain. Therefore, housing would not be placed within a 100-year flood hazard area and the impacts would be less than significant.

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

Less Than Significant Impact

Refer to the discussion in Section 4.9(g) above.

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

Less Than Significant Impact

According to Escondido General Plan, the proposed project site is not located within a dam inundation hazard area. In addition, refer to the discussion in Section 4.9(g) above. Impacts involving flooding as a result of a levee or dam failure would be less than significant.

j) Expose people or structures to inundation by seiche, tsunami, or mudflow?***Less Than Significant Impact***

A seiche is a wave on the surface of a lake or landlocked bay that is caused by atmospheric or seismic disturbances. The closest lakes are Dixon Lake and Lake Wohlford, located more than five miles northeast of the project site. Due to the distance of these lakes from the project site, the proposed project would not expose people or structures to inundation by seiche.

A tsunami is a very large ocean wave caused by an underwater earthquake or volcanic eruption. The project site is located inland from the Pacific Ocean and ranges in elevation from a low of approximately 740 feet above mean sea level to a high of approximately 840 feet above mean sea level. Due to the elevation of the project site and its distance from the ocean, the proposed project would not expose people or structures to inundation by tsunami.

Mudflows are shallow water-saturated landslides that travel rapidly down slopes carrying rocks, brush, and other debris. Typically, mudflows occur during or soon after periods of heavy rainfall on slopes that contain loose soil or debris. As discussed in Section 4.6(a), the proposed project is not located in an area with a high risk for landslides. The project site is located on an intermediate ridgeline, but with the site's relatively gentle relief and the proposed grading plan which would follow the natural contours of the site, the proposed project site would not result in steep slopes susceptible to landslides or mudflows. Following construction, the project site would be developed, paved, and vegetated, which would increase slope stability. Thus, it is unlikely that the project site would be subject to inundation by a mudflow. Therefore, impacts associated with mudflows would be less than significant.

4.10 Land Use and Planning

Would the project:

a) Physically divide an established community?***No Impact***

LAFCO adopts SOIs as a planning tool to designate the future boundary and service area for a city or special district. A prerequisite to annexation is the inclusion of a site within an adjacent Escondido SOI. The subject property is within the adopted City of Escondido's SOI. The applicant surveyed neighboring properties to determine if residents would have an interest in joining the proposed reorganization. Although several inhabited parcels south of Amanda Estates elected to join the reorganization, two other parcels expressed a preference to remain unincorporated (Figure 3).

The project's private road access easement is included in the annexation proposal so both the site and its access road would be within the same jurisdiction. The Cortese-Knox-Hertzberg Act of 2000 describes an unincorporated island as being "Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean." Annexing the project's private road access easement would result in the creation of a small unincorporated island consisting of two lots that elected to remain unincorporated.

Government Code Section 56744 states that territory shall not be incorporated into, or annexed to, a city pursuant to this division if, as a result of the incorporation or annexation, unincorporated territory becomes an island. However, Government Code Section 56375(m) states that LAFCO may waive the restrictions of Government Code Section 56744 if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by

the annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city. Approving the proposed reorganization with an island consistent with two unincorporated lots will meet the requirements of Government Codes Section 56375(m) and will not create significant environmental impacts because:

1. The Escondido General Plan and County community plans agree on land use and density.
2. The parcels remaining in the County cannot be reasonably annexed to another jurisdiction or incorporated.
3. Annexation will not significantly change the arrangement by which public services are delivered in South Escondido, as shown in Table 3.

Table 3 Utilities Comparison Before and After Annexation

Utilities/Services	Annexation Area	Remaining Unincorporated Area South of Amanda Estates	Comment
Water	Rincon del Diablo MWD	Rincon del Diablo MWD	Same. No changes proposed for unincorporated area.
Sewer	City of Escondido-public sewer	Private septic tanks	Annexation allows for improved level of service to annexation area. Unincorporated residents will continue to use private systems.
Fire Services	City of Escondido	City of Escondido through agreement with Rincon del Diablo	Simplifies government structure. Same service providers.
Police Services	City Police Department	County Sheriff	Extends City patrol in the general area. The two jurisdictions already work cooperatively in South Escondido. No change is proposed for unincorporated residents.
Road Maintenance	Private Road Easement	Private Road Easement	The road easement will be maintained per existing private agreement.

The proposed project site and adjacent parcels are within the adopted SOI of the City of Escondido (adopted in July 1979 and most recently affirmed in March 2008) and the Escondido General Plan (City of Escondido 2012). As part of the adoption of the Escondido SOI, LAFCO determined that the proposed annexation area has social and economic communities of interest with the City. Annexing the property to the City would fulfill adopted policies that intend for the project site to ultimately become part of the City.

The proposed project would not disrupt or divide the physical arrangement of an established community since the project site is adjacent to similar single-family residential development. Given surrounding land uses, the proposed estate residential subdivision would be characterized as “infill” development. Access to the project site is currently provided by Amanda Lane, a private road. Development of the project and proposed improvements to Gamble Lane would not adversely alter or impact the existing circulation pattern of the surrounding neighborhood since all streets and intersections would operate at acceptable levels of service. The project’s construction would not create any new land use barriers, preclude the development of surrounding parcels or otherwise divide or disrupt the physical arrangement of the surrounding community since the project is considered infill development. Adequate public facilities are available and water and sewer service can be provided to the project with nominal extensions of nearby existing facilities. Therefore, no impact would occur.

- 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?**

Less than Significant Impact

City of Escondido

Land Use Consistency. The Escondido General Plan identifies the project site and adjacent parcels within the Escondido SOI and designates the project site as Estate II (1 du/0.5, 1, 20 acre) (City of Escondido 2012). The Escondido General Plan states the maximum theoretical development yield of a property shall be calculated according to topography/slope categories. The calculations have been adjusted in accordance with the General Plan and Subdivision Ordinance. As shown in Table 4, based on the variable slope provisions of the Estate II land use designation contained in the Escondido General Plan, up to 21 dwelling units would be allowed on the project site.

Table 4 Maximum City of Escondido Yield

Slope Category	General Plan Yield	Existing Topography (Acres)	Yield
0-25%	2 dwelling units per acre	10.19	20.38
25-35%	1 dwelling unit per acre	0.80	0.80
35+%	1 dwelling unit per 20 acres	0.22	0.011
Total		11.2	21.19

Atkins 2012b

An amendment to the Escondido General Plan would not be necessary for the proposed project because the density of the proposed project conforms to the adopted long-range planning document. The site is not presently zoned by the City of Escondido. A pre-zoned to Planned Development-Residential (PD-R 1.9), consistent with the Escondido General Plan, would allow for clustering of residential units on the Amanda Estates property. The three adjacent parcels would be pre-zoned RE-20. The zoning would become effective upon approval and recordation of the proposed annexation. Therefore, the project would not conflict with the Escondido General Plan or zoning. No impact would occur.

Residential Lot Clustering. As described in the Escondido General Plan Land Use and Community Form Element, “Residential Lot Clustering (clustering) is a useful development tool for protecting sensitive resources, avoiding hazardous areas, and/or preserving the natural appearance of hillsides (City of Escondido 2012). Clustering involves assessing the natural characteristics of a site and grouping the buildings or lots through an on-site transfer of density rather than distributing them evenly throughout the project as in a conventional subdivision. Not only do cluster developments help preserve open space, they also tend to minimize the visual impacts associated with development, reduce the cost of building and maintaining public roads, and decrease grading in environmentally sensitive areas.”

The proposed project utilizes residential lot clustering. The clustering design of the proposed project would not increase the overall density of the site, but would allow for reduced lot sizes, larger open space lots, and preservation of the on-site drainage courses. As stated in the Escondido General Plan, “The maximum development yield (that is, the number of dwelling units) that can be built as part of a clustered development project shall be derived by applying the maximum permissible density in each applicable residential land use category, subject to applicable slope density categories and adjusted for natural

floodways as prescribed in the General Plan policies (City of Escondido 2012).” The proposed 21 residential units are within the City’s maximum permitted General Plan yield for the site (see Table 4 above).

The minimum lot size for Estate II is 20,000 square feet, unless the development is clustered in accordance with the cluster provision contained in the General Plan. The minimum lot size standard for single-family clustered development within the Estate II land use designation is 10,000 square feet. The proposed project has been designed in accordance with the Estate II residential land use designation for the project area identified in the General Plan with clustering provisions. The residential lot sizes of the proposed Amanda Estates subdivision range from 10,205 to 20,404 square feet with an average lot size of 13,005 square feet (0.30-acre). These proposed lot sizes are comparable to the contiguous Candlelight Hills and Eagle Glen subdivisions within the City of Escondido. According to County Assessor records, existing developed lots to the north and northeast in proximity to Amanda Estates generally range from 8,700 to 18,200 square feet with mostly 0.25-acre lots.

Residential Clustering Policy 5.9 provides that, “In no event shall the reduction of lot sizes for clustered projects exceed the open space areas within the development.” The proposed project complies with this policy as the reduction of lot sizes of 151,282 square feet is less than the 153,017 square feet of open space proposed within the development.

Grading Exemptions. Proposed grading would require the City of Escondido to approve several exemptions as identified in Table 5.

Table 5 Amanda Estates Grading Exemptions

Exemption	Lot Number	Proposed Height	Justification
Fill slopes over 5 feet in height within 50 feet of property line	1, 2, 3, 4, 5, 6, 9, 13	5-35 feet	See Note 1
Fill slopes over 20 feet in height beyond 50 feet of property line	6, 7, 8, 9, 13, 14, 15, 21	20-38 feet	See Note 1
Cut slopes over 20 feet in height within 50 feet of property line	11, 12	Maximum 24 feet	See Note 2
Cut slopes over 20 feet in height	19 / OS lot A	28 feet / 27 feet	See Note 3

Note 1. Fill slopes on the identified lots would be necessary to provide for the creation of buildable pads and to help balance the earthwork within the project site. The west and northeast portions of the site would be raised to meet the City’s sewer and storm drain standards and accommodate the location of the proposed drainage basin as well as the existing access via Amanda Lane. These slopes would be landscaped in accordance with the landscape ordinance to help soften the visual effect.

Note 2. The cut slope on the lot 11 would lower the building pad to allow for proper drainage to proposed Amanda Glen and to minimize potential visual impacts from the adjacent properties directly to the north of lots 10 and 11. Proposed cut slopes would mostly be located in the north and south-central portions of the site and would be required to generate enough dirt for the remaining fill areas.

Note 3. The cut slope on lot 19 would lower the building pad to allow for proper drainage to proposed Amanda Glen. Similar to lot 11, the cut slope in this area would be necessary to balance the earthwork within the project site.

Source: H&A 2014e

Preservation of Visual Resources Including Ridgelines. The Escondido General Plan, Land Use and Community Form Element and Resource Conservation Element address the preservation of natural features including ridgelines (City of Escondido 2012). The community’s steep slopes, primary and secondary ridgelines, and prominent natural landforms are identified on Figure VII-5 of the Resource Conservation Element and the Escondido Hillside and Ridgeline Overlay District.

An intermediate ridgeline extends for 7,035 lineal feet starting at a location east of I-15 to the city boundary south of Citracado Parkway (see Figure 8). Approximately 85 percent of the designated ridgeline has already been developed with housing. A small portion (approximately 715 lineal feet) of this intermediate ridgeline extends through the northwest portion of the site in a north-south direction, of which approximately 240 lineal feet is developed.

According to the Escondido Municipal Code, an intermediate ridge is defined as a long, narrow, conspicuous elevation identified on the hillside and ridgeline overlay map on file in the Planning Division (City of Escondido 2013). Intermediate ridges generally have visible land behind them which creates a backdrop to the ridge and generally have the height from 500 feet to 900 feet mean sea elevation in the southern portions of the city and from 900 feet to 1,500 feet mean sea elevation in the northern portions of the city as separated by El Norte Parkway. The location of a ridgeline shall be determined during the project review process.”

Goal 3 of the Resource Conservation Element states, “Preservation of significant visual resources such as ridgelines, hillsides, and viewsheds serve as a scenic amenity and contribute to the quality of life for residents” (City of Escondido 2012). The Land Use Element and Resource Conservation Element of the Escondido General Plan provide a number of policies including, but not limited to, the following:

1. Clustering is not intended to maximize the density or yield, or to circumvent the existing zoning. It shall be utilized as a tool to preserve slopes, ridgelines and sensitive habitat or provide a community benefit. (Residential Clustering Policy 5.2)
2. When utilizing cluster provisions, a project shall not have an adverse visual impact on the surrounding areas by blocking scenic views, by resulting in a scale of development incompatible with the setting, by siting buildings that project above the ridgeline, or by extensive grading, cutting and filling, or by terracing that disrupts the natural shape and contour of the site. (Residential Clustering Policy 5.4)
3. Preserve significant visual resources that include unique landforms (e.g., skyline ridges, intermediate ridges, hilltops, and rock outcroppings), creeks, lakes, and open space areas in a natural state, to the extent possible. (Visual Resources Policy 3.1)
4. Require new development to avoid obstructing views of, and to minimize impacts to, significant visual resources through the following: creative site planning; integration of natural features into the project; appropriate scale, materials, and design to complement the surrounding natural landscape; clustering of development to preserve open space vistas and natural features; minimal disturbance of topography; and creation of contiguous open space networks. (Visual Resources Policy 3.2)
5. Maintain density and development standards designed to protect significant visual resources such as existing terrain, steep slopes, floodways, habitat areas, and ridgelines, and to minimize visual impacts of grading and structures. (Visual Resources Policy 3.3)
6. Regulate development on intermediate ridges, hilltops, and hillsides to preserve the natural appearance and landform, and minimize impacts on terrain with a slope greater than 15 percent subject to the following requirements (Visual Resource Policy 3.5):

Intermediate Ridges and Hilltops

- Prepare landscaping plans that minimize the visual impact of the development from adjoining properties and the valley floor;
- Concentrate development in subordinate or hidden locations, which shall not project above the natural landform;
- Prepare grading plans that minimize disruption of the natural landform and vegetation; and
- Allow development on intermediate ridges only in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project.

Slopes Greater than 15 Percent

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

As described on Page VII-9 of the Escondido General Plan Resource Conservation Element, “Hillsides and ridgelines provide a visual resource and aesthetic value to Escondido that contributes to the community’s sense of identity (City of Escondido 2012). The natural setting of the area provides many opportunities for views from surrounding higher elevations. A primary objective of viewshed policies is to preserve and protect existing internal and external view corridors in Escondido, with particular emphasis on ridgelines, unique landforms, visual gateways and edges of the community. Protecting these areas also serves a dual purpose in promoting safety, as development in hillside areas can generate erosion concerns from grading and habitat removal.”

The existing conditions of the project site and surrounding area provide evidence that the character of the intermediate ridgeline that crosses the site is not in a natural state. The portion of the site designated as an intermediate ridgeline would not be considered to be a significant visual resource for a number of reasons:

1. The area of the site containing the ridgeline has already been developed with a single-family home, detached garage, outbuilding and driveway and is not in a natural topographic state. The existing development is located at the highest elevation on the site and has modified the natural topography of the ridgeline.
2. The site is surrounded by existing single-family subdivisions at the same or higher elevations on all sides, which demonstrates that an extended and defined natural ridgeline adjoining neighboring properties no longer exists. The intermediate ridgeline has been graded on the north by the Candlelight Hills subdivision and impacted by existing development to the south along Greenwood Place and Gamble Lane (refer to Figure 8).

3. Defined scenic resources associated with ridgelines such as natural vegetation, agriculture, cultural resources or extensive rock outcroppings are not found on the property, refer to Section 4.1(a).
4. The ridgeline would not be characterized as “conspicuous” as referenced by the Municipal Code. The site has limited visibility from I-15 and is not considered a visual gateway. Limited distant views of the property are available from the western end of Citracado Parkway. As defined in the General Plan, intermediate ridges generally have visible land behind them which creates a backdrop to the ridge. The defining visual characteristic of a backdrop is not present on the project site.

Implementation of the proposed subdivision would conform to the adopted policies of the General Plan and Municipal Code that address intermediate ridges as follows:

1. The project would be clustered in a manner that is consistent with the existing density approved in the General Plan. The proposed pre-zoning to PD-R would ensure that clustering would be implemented in a manner that is consistent with the City’s policies and regulations.
2. Proposed grading would approximate the existing terrain rather than mass grading the site to create larger, flat terraces. High points of the site would generally be retained at comparable elevations to resemble the existing setting.
3. Approximately 3.51 acres of the site would be allocated as open space. Clustering allows for sensitive grading of the site which would reduce potential runoff and erosion.
4. Lots 8, 12 and 17 would be limited to single-story development to reduce visual impacts to the ridgeline, since these lots are located at the highest elevations of the property.
5. As shown on the proposed landscape plan (see Figure 6), open space areas would be vegetated with native plant materials.

County of San Diego

The County of San Diego’s North County Metropolitan Subregional Plan (2011) and San Dieguito Community Plan (2011) designates the property as “Village Residential (VR-2.9).” This designation allows 2.9 dwelling units per gross acre. Since Village Residential densities are not calculated based on a site’s topographic conditions, the maximum yield based on the North County Subregional Plan would be 33 dwelling units. The actual yield would likely be reduced by the amount of land within environmentally sensitive areas, steep slopes, the internal circulation network, and requirements that would be associated with on-site septic systems as development within this portion of the unincorporated County does not have access to a public sewer system without annexation. The project site is also located within the County’s Village Regional Category map which includes County lands where near-term urban development should be directed. In addition, the three adjacent developed residential parcels are also designated by the County community plans as “Village Residential” (VR-2.9).

The County has zoned the site and adjacent parcels as Rural Residential (RR) which allows single-family residential development on minimum 15,000 square foot lots (County of San Diego 2013). However, the proposed project includes a reorganization including annexation to the City of Escondido and zoning rather than adopted plans and ordinances of the County. Therefore, the proposed project would be required to conform to the Escondido General Plan, not the County General Plan.

Local Agency Formation Commission

As previously indicated, the site and adjacent parcels are located within the adopted SOI of the City of Escondido. The scope of discretionary actions for the project includes a proposed reorganization consisting of annexation to the City, detachment from County Service Area No. 135 (Regional Communications/Fire Protection and EMS), and exclusion from Improvement District “E” of the RDDMWD. Applicable LAFCO policies pertaining to agricultural resources are discussed in Section 4.2.

Conclusions

The proposed project would not conflict with the Escondido General Plan, County of San Diego General Plan/North County Metropolitan Subregional Plan/San Dieguito Community Plan, the zoning regulations of either jurisdiction, or applicable LAFCO policies. From a land use perspective, no adverse impacts are anticipated given the relatively limited size of the project and number of lots and the existing residential character of the surrounding area. The density of the proposed project (1.9 dwelling units per acre) would be consistent with the underlying City land-use designation and compatible with the existing residential development throughout the area. Therefore, impacts would be less than significant.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact

The proposed project site lies within the boundaries of the North County MHCP Subarea Plan but is not identified as a preserve. The Draft Escondido Subarea Plan does not designate the property to be a Focused Planning Area or Constrained Area.

The property is not part of a larger tract of biological open space, is not identified as a core biological resource area targeted for conservation in the North County MSCP Subarea Plan, is not identified as a local or regional wildlife corridor in the MSCP, and was not included within the boundaries of the City’s regional planning effort. Additionally, the proposed project is not located within an OS zone, FP overlay zone, does not contain steep slopes, vegetated conservation areas or natural drainage courses and therefore development of the site would not conflict with the Escondido Open Space Development Standards. The project site is not identified as a core biological resource area targeted for conservation, and is not identified as a local or regional wildlife corridor in the MHCP. Therefore, the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.

4.11 Mineral Resources

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?

No Impact

Loss of the availability of mineral resources is generally due to the placement of incompatible land uses, which either directly or indirectly make the resource inaccessible for future extraction. According to the Escondido General Plan Update FEIR (Atkins 2012b), the project site is located in mineral resource zone (MRZ) 3, which contains mineral deposits that could qualify as mineral resources, but further exploration is needed to determine if they contain mineral resources of value (County of San Diego 2013). No mineral extraction facilities currently exist in the vicinity of the project site. Additionally, the project site is

currently surrounded by residential land uses, which are generally considered incompatible with mineral extraction facilities. Due to the existing placement of incompatible land uses, the project site would not be a feasible site for exploration for mineral extraction. Therefore, construction of the proposed project would not result in the loss of availability of a known mineral resource. No impact would occur.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact

The Escondido General Plan does not recognize any locally important mineral resources recovery sites on the project site. Refer to response to comment 5.11(a). Due to the existing placement of surrounding residential land uses, which are generally considered incompatible with mineral extraction facilities, the project site does not have the potential to be a locally important mineral resource recovery site. No impact would occur.

4.12 Noise

The analysis provided in this section is based on the Noise Technical Report prepared by Atkins (2014a) for the proposed project. This report is provided as Appendix J and is summarized in this section.

Would the project:

a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact

The implementation of the proposed project would have the potential to generate noise levels in excess of established standards by increasing human activity throughout the project site. This section addresses the potential for sensitive receptors to be exposed to excessive noise levels from the proposed residences, followed by a discussion of the potential for the proposed residences to be exposed to excessive noise levels from the surrounding area. The potential for a permanent increase in noise levels that would occur as a result of increased traffic on roadways is addressed in Section 4.12(d) below.

Impacts to Off-site Uses. A total of 21 single-family residences would be developed throughout the project site. Noise generated from residential uses is generally described as nuisance noise. Nuisance noise is defined as intermittent or temporary neighborhood noise from sources such as amplified music and barking dogs that may be disturbing to other residents. Section 17-240 of the Escondido Municipal Code prohibits nuisance noise at any time which causes discomfort or annoyance to reasonable persons of normal sensitivity. Compliance with the Noise Ordinance would limit exposure to excessive nuisance noise. The Escondido Police Department enforces the nuisance noise provisions of the noise ordinance. Additionally, nuisance noises would be different from each other in kind, duration, and location, so that the overall effects would be separate and in most cases would not affect the receptors at the same time. Instances of nuisance noise would be addressed on an individual case basis by the Escondido Police Department. Additionally, nuisance noise from the proposed project would be similar to existing nuisance noise from the existing residential development surrounding the project site. Therefore, nuisance noise from the proposed residences would not result in a significant impact.

Regular maintenance would be required in the residential neighborhood and maintained open space areas. Maintenance activities would include the use of gasoline-powered mowers, trimmers, and blowers,

which would result in intermittent short-term temporary noise increases. Individual pieces of landscaping equipment can generate noise levels up to 95 dBA at the source, or 71 dBA at 50 feet. Section 17-237 of the Escondido Noise Ordinance (Landscape Equipment) establishes requirements for operation of landscaping equipment. Use of any motorized landscape equipment which causes a disturbing, excessive or offensive noise that would exceed the noise standards established in the Noise Ordinance is prohibited. As stated in the Noise Ordinance, landscaping equipment cannot exceed an hourly average noise level of 50 dBA at nearby receptors. Landscape maintenance on the project site would be required to comply with the Noise Ordinance, which is also enforced by the Escondido Police Department. Additionally, maintenance equipment would not be operating at any one location for more than a few minutes and it is unlikely that several pieces of equipment would be operating simultaneously in one location. Due to the limited amount of time equipment would be operating in one location, and enforcement by the Escondido Police Department of any violations of the Noise Ordinance, operation of landscape equipment would generally not exceed the hourly noise level limit at a particular receptor. Therefore, landscape maintenance activities would result in a less than significant noise impact.

As described above, the proposed project would not result in new sources of noise that would not expose surrounding land uses to noise levels in excess of the standards identified in the Escondido Noise Ordinance. Impacts would be less than significant.

Impacts to On-site Uses. CEQA is intended to protect the existing environment from impacts that would result from the proposed project. CEQA does not consider impacts of the existing environment on a proposed land use to be significant. However, the City of Escondido has established noise compatibility standards for siting of new development. A significant land use compatibility impact would occur if the proposed project would expose new residences to noise levels in excess of the noise compatibility standards. Therefore, this potential noise-related land use impact is addressed in this analysis.

Surface Roadways. Traffic noise is the main source of noise on the project site. The project's contribution to the future increase in noise levels from project-generated traffic is addressed in Section 4.12(c) below. According to the Escondido General Plan, noise levels up to 60 dBA CNEL are normally compatible with residences. The standard reference distance for noise levels is 50 feet from the roadway centerline (FTA 2006). Using the standard noise modeling equation adapted from the FHWA noise prediction model, the roadways providing access to the project site and surrounding residences were assessed and do not generate noise levels at 50 feet from the roadway centerline that exceed 60 dBA CNEL in existing conditions (Atkins 2014a). With the addition of the project, the roadways providing access to the project site and surrounding residences would not generate noise levels in excess of 60 dBA at 50 feet from the roadway centerline (Atkins 2014a). Gamble Lane from Amanda Lane to Bernardo Avenue would increase by one dBA from existing conditions to on-site future roadway noise conditions (Atkins 2014a). The other roadways in the project vicinity are residential streets that serve limited residents and would not generate noise levels in excess of 60 dBA (Atkins 2014a). Additionally, due to distance, noise levels from I-15 currently do not exceed 60 dBA on the project site. The project site is within the 60 dBA CNEL noise contour for I-15 for Year 2035 identified in the Escondido General Plan (City of Escondido 2012). However, the General Plan contours are conservative and do not take into account topographic features or barriers. The project site is separated from I-15 by varied topography and structures; therefore, future noise levels on the project site would be expected to be lower than predicted by the contour. The measured existing 24-hour noise level on the project site is 54 dBA CNEL. Even if traffic on I-15 were to double, which would result in an approximately 3 dBA CNEL increase in noise level on the project site, noise levels on the project site would not exceed 60 dBA CNEL. Therefore, impacts from roadway noise on the project site would be less than significant.

Surrounding Land Uses. In addition to roadways, the project site is surrounded by residential development. Residential uses are not sources of substantial operational noise and would not expose the proposed residences to excessive noise levels. Occasional nuisance noise may result from residences, such as loud music or car alarms. Nuisance noise does not generate excessive noise levels, as described above related to impacts resulting from the proposed land uses, and would not result in noise levels incompatible with the proposed residential project. Use of the tennis courts located to the northwest of the project site would potentially generate nuisance noise during tennis matches. However, the two courts are accessible only to Candlelight Hills residents and are in use intermittently. Additionally, use of the courts is limited to 7:00 a.m. to 10:00 p.m. Due to limits on use and distance (200 feet) from the project site, the off-site private tennis courts would not result in excessive noise levels on the project site. Additionally, similar to residences, nuisance noise from the courts is regulated by the Escondido Noise Ordinance. It is likely that nuisance noise from the courts would disturb adjacent Candlelight Hills residents and result in code enforcement prior to generation of noise levels that would disturb residences of the project site.

Beyond the residential development west of the project site is the Del Lago Academy high school located approximately 350 feet from the project site at 1740 Scenic Trails Way. The school facility located closest to the project site is an athletic field, which may result in noise from games such as whistles and cheering. However, the athletic field does not include stadium seating, an announcement system, or other features that would result in substantial noise levels during events. Noise levels would be expected to be similar to community park or athletic center multi-purpose fields, which may accommodate several games at once and include noise from spectators, players, and referees. Athletic fields are estimated to generate noise levels up to 60 dBA at 100 feet. Due to distance, noise levels from the Del Lago Academy athletic field would be reduced to 49 dBA or below at the project site. Therefore, impacts from surrounding land uses would be less than significant.

b) Expose persons to or generate excessive groundborne vibration or groundborne noise levels?

Less Than Significant with Mitigation Incorporated

Construction of the proposed project would generate temporary groundborne vibration and groundborne noise caused by construction activities and equipment. Escondido utilizes the Federal Transit Administration (FTA) groundborne vibration impact criteria to determine whether vibration impacts would be significant. Consistent with the methodology of the Noise Technical Report prepared for the Escondido General Plan EIR (Atkins 2011), construction vibration is subject to infrequent event criteria. The project site is surrounded by residences where people normally sleep (FTA Land Use Category 2). In accordance with the Escondido Noise Ordinance, construction would only occur during the daytime and would not disturb sleep; however, residences may be occupied during daytime construction and construction may result in a nuisance to daily activities. An impact would occur if construction would generate vibration levels greater than 80 VdB at the nearest residential receptor.

Typical vibration levels for the construction equipment required for the proposed project are provided in Table 6. As shown, vibration levels from all construction equipment would be reduced to 80 VdB or below beyond 75 feet from the project site. The nearest residences are located approximately 40 feet from the on-site and off-site construction areas. At this distance, heavy-duty construction equipment, including large bulldozers and vibratory rollers, would have the potential to exceed vibration significance criteria. Impacts related to large bulldozer use would be reduced to less than significant beyond 45 feet from the construction area. Several other residences are located within 75 feet of the construction area. Therefore, nighttime construction activities that would occur within 45 feet of existing homes, or use of a vibratory

roller within 75 feet of existing homes, would exceed the vibration impact criteria that could affect nearby residents sleep patterns, which would result in a significant impact.

Operation of the proposed project would not involve any activities that generate groundborne vibration or groundborne noise; therefore, no impacts would occur from project operation.

Table 6 Vibration Source Levels for Construction Equipment

Construction Equipment	Approximate VdB at 25 feet	Approximate VdB at 40 feet ⁽¹⁾	Approximate VdB at 75 feet ⁽¹⁾
Large Bulldozer	87	81	73
Loaded Trucks	86	80	72
Jackhammer	79	73	65
Small Bulldozer	58	52	44
Vibratory Roller	94	88	80

⁽¹⁾ Based on the formula $VdB = VdB(25 \text{ feet}) - 30 \log(d/25)$ provided by the FTA (2006)
Source: FTA 2006.

Implementation of mitigation measure Noi-1 would reduce temporary impacts from groundborne vibration or noise to a less than significant level. The following mitigation measure is consistent with the groundborne vibration impact analysis contained in the City of Escondido's General Plan Update, the Downtown Specific Plan Update, and Climate Action Plan Final Environmental Impact Report, which indicates that construction related groundborne vibration impacts to adjacent residents are less than significant through compliance with the City of Escondido Noise Ordinance.

Noi-1 Construction Activities Limitation. Construction activities associated with the project that occur within 75 feet of an existing residence shall only take place during the day as required by the Noise Ordinance. Sections 17-234, 17-238, and 17-240 of the City of Escondido Noise Ordinance limit operation of construction equipment to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Grading activities on Saturday may not begin until 10:00 a.m. and must end by 5:00 p.m. Construction is prohibited on Sundays. Therefore, construction activities would not occur during nighttime hours.

c) Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact

Construction of the proposed project would generate temporary increases in ambient noise levels, as discussed in Section 4.12(d) below. This section addresses the potential for implementation of the proposed project to permanently increase ambient noise levels as a result of increased traffic noise. Based on information provided in the traffic impact analysis, the site-specific noise study (Atkins 2014a) addressed the potential for the project to permanently increase traffic noise under the following scenarios: Existing + Project and Future Year 2018 + Project (includes cumulative projects). Results from the noise analysis are summarized in Tables 6 and 7.

Existing + Project Scenario. Existing + Project traffic noise levels are provided in Table 7. The Existing + Project scenario is conservative for estimating the project's contribution to area traffic noise because additional growth in the City would occur prior to completion of project construction, which would

generate increased ambient traffic noise, thus reducing the project's overall contribution. As shown in Table 7, implementation of the proposed project would not exceed the applicable incremental noise impact standard on any roadway. Therefore, the project would not result in a potentially significant traffic noise impact under the Existing + Project scenario.

Table 7 Existing + Project Roadway Noise Levels

Roadway	Segment	Existing Noise Level (dBA CNEL) ⁽¹⁾	Existing + Project Noise Level (dBA CNEL) ⁽¹⁾	Increase in Noise Level	Allowable Increase ⁽²⁾	Significant Impact?
Gamble Lane	Amanda Lane to Bernardo Avenue	48	50	+2	+5	No
	Bernardo Avenue to I-15 Southbound Off-Ramp	59	59	0	+2	No
Citracado Parkway	East of I-15 Ramps	57	57	0	+2	No

⁽¹⁾ All noise levels at 50 feet from the roadway centerline.

⁽²⁾ See Table 3 in Appendix J. Allowable noise increment for residences.

Source: Atkins 2014a (Appendix J)

Future Year 2018 + Project Scenario. The Future Year 2018 + Project scenario includes buildout of the project as well as the six cumulative projects anticipated in the project area. Future increases in traffic, with and without the project, are provided in Table 8. As shown in Table 8, implementation of the proposed project would not exceed the applicable incremental noise impact standard on any roadway. Therefore, the project would not result in a potentially significant traffic noise impact under the Future scenario.

Table 8 Future (Year 2018) Traffic Noise Levels

Roadway	Segment	Year 2018 Noise Level (dBA CNEL) ⁽¹⁾	Year 2018 + Project Noise Level (dBA CNEL) ⁽²⁾	Increase in Noise Level	Allowable Increase ⁽²⁾	Significant Impact?
Felicita Road	Amanda Lane to Bernardo Avenue	48	50	+2	+5	No
	Bernardo Avenue to I-15 Southbound Off-Ramp	59	59	0	+2	No
West Citracado Parkway	East of Felicita Road	57	57	0	+2	No

⁽¹⁾ All noise levels at 50 feet from the roadway centerline.

⁽²⁾ See Table 3 in Appendix J. Allowable noise increment for residences.

Source: Atkins 2014a (Appendix J)

For all scenarios, implementation of the proposed project would not exceed the applicable incremental noise impact standard on any roadway. Therefore, the project would not result in a potentially significant traffic noise impact and impacts associated with a permanent increase in ambient noise levels would be less than significant.

d) Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant with Mitigation Incorporated

Construction of the proposed project would generate noise that could expose nearby noise-sensitive receptors to elevated noise levels that may disrupt communication and routine activities. The magnitude of the impact would depend on the type of construction activity, equipment, duration of the construction phase, distance between the noise source and receiver, and intervening structures. Leq is the Equivalent Energy Level, which is the average acoustical or sound energy content of noise, measured during a prescribed period, such as one minute, 15 minutes, one hour, or eight hours and is commonly used to describe the amount of noise energy a facility generates. Sound levels from typical construction equipment range from 74 dBA to 85 dBA Leq at 50 feet from the source (FHWA 2008). Noise from construction equipment generally exhibits point source acoustical characteristics. Strictly speaking, a point source sound decays at a rate of 6 dBA per doubling of distance from the source. The rule applies to the propagation of sound waves with no ground interaction.

On-site Construction. Standard equipment, including front-end loaders, backhoes, rollers, and dozers, would be used for construction of the proposed project. Noise levels from construction activities on the project site were determined based on the construction equipment list provided by the applicant and typical equipment noise levels determined by the Roadway Construction Noise Model (FHWA 2008). The six noisiest pieces of construction equipment (loader, dozer, scraper, roller, backhoe, and excavator) that could be required for the project were assumed to operate simultaneously in the same location. Based on this worst-case assumption, construction of the project would have the potential to generate hourly average noise levels up to 84 dBA at 50 feet from the construction site. This estimate is conservative because construction equipment would be spread out over several acres and would not be operating all at once.

The Escondido Noise Ordinance limits construction activities to Mondays through Fridays between the hours of 7:00 a.m. and 6:00 p.m. The proposed project would comply with these restrictions. No evening or nighttime construction would be necessary. The Noise Ordinance also prohibits noise levels from construction from exceeding a one-hour average sound level limit of 75 dB at any time when measured at or within the property lines of any property which is developed and used in whole or in part for residential purposes. The worst-case construction equipment scenario would have the potential to exceed the 75 dBA L_{eq} threshold at up to 140 feet from the project site. Residences are located within 140 feet of the project site on all sides. Therefore, a potentially significant impact would occur during on-site construction.

Off-site Construction. The proposed project would include roadway improvements to Gamble Lane as well as the portion of existing Amanda Lane that is off-site. Due to the limited right-of-way of these roadways, it is assumed that a maximum of two pieces of construction equipment would operate simultaneously during construction of the off-site roadway improvements. No blasting would be required. Excavation/trenching within Gamble Lane would be accomplished with heavy trenching equipment, and the use of rock breakers, rock saws, or other non-blasting methods. Assuming simultaneous operation of the two noisiest pieces of construction equipment required for the off-site improvements (grader and saw), the RCNM model estimates that off-site construction would have the potential to generate hourly average noise levels up to 85 dBA at 50 feet from the construction site. The worst-case construction equipment scenario would have the potential to exceed the hourly 75 dBA L_{eq} threshold up to 150 feet

from the project site. Residential properties are located adjacent to Gamble Lane and Amanda Lane. Therefore, a potentially significant impact would occur during off-site construction.

Implementation of the best management practices listed in mitigation measure Noi-2 and the construction best management practices listed in mitigation measure Noi-1 (above) would minimize noise from construction activities and ensure that noise levels would not exceed an hourly average noise level of 75 dBA at an adjacent residence.

Noi-2 Prior to grading activities, the construction contractor shall implement and monitor the noise reduction measures described below to ensure that construction noise levels would not exceed an hourly average noise level of 75 dBA at any residential property line. Noise reduction measures are required for all off-site construction and on-site construction within 150 feet of an off-site residential lot. Any one or a combination of measures can be used as necessary. Typical measures that may be implemented include the following, as necessary, to achieve compliance with the Escondido Noise Ordinance:

1. Use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) for construction equipment and trucks;
2. Use “quiet” gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting;
3. Locate stationary noise sources, such as temporary generators, as far from nearby receptors as possible;
4. Muffle and enclose stationary noise sources within temporary sheds or incorporate insulation barriers;
5. Limit simultaneous operation of construction equipment or limit construction time within an hour to reduce hourly average noise level; and/or
6. For on-site construction, install temporary noise barriers of a sufficient height and thickness around the perimeter of the project site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses. It is anticipated that a plywood barrier, 8 feet in height and 1 inch thick would be sufficient (FWHA 2006, City of New York 2013).

To ensure compliance with City noise ordinance, noise monitoring shall be conducted on the first day of typical on-site and off-site construction. A one-hour noise measurement shall be conducted in accordance with Section 17-228 of the City’s noise ordinance at 50 feet from the most intensive construction activity. If it is determined that construction would have the potential to exceed the hourly construction noise level limit at any residential property, additional noise control measures shall be implemented as necessary and an additional noise measurement shall be conducted to confirm compliance.

- 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?**

No Impact

The nearest airports to the project site are McClellan-Palomar Airport, located approximately 12 miles west of the project site, respectively. The project site is not located within the 60 dBA CNEL noise contour of the McClellan-Palomar Airport (SDCRAA 2004). Therefore, the project would not be exposed to excessive noise from the airfield. It is not foreseeable that additional aviation uses would be introduced in the immediate vicinity of the project site because it is currently developed with residential land uses. In addition, implementation of the project would not result in a significant impact on future air traffic operations. Therefore, noise-sensitive land uses would not be exposed to excessive noise levels from aviation noise as a result of the project. No impact would occur.

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

No Impact

There are no private airstrips located in the immediate vicinity of the project. A heliport is located at Palomar Medical Center, located approximately five miles northwest of the project site. Use of the heliport is intermittent and noise from heliport operations at the hospital would not be audible due to the distance. Therefore, the proposed project would not expose people to excessive noise levels associated with a private airstrip. No impact would occur.

4.13 Population and Housing

Would the project:

- a) **Induce substantial 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)?**

No Impact

As described in Section 4.10, both the Escondido General Plan and the County of San Diego General Plan anticipate new estate housing at a comparable density on the proposed project site. Although the proposed project would include improvements to Gamble Lane, it would not extend existing roads, create new circulation roads or extend sewer or water lines beyond the proposed project boundary to vacant properties. Therefore, impacts associated with substantial growth inducement would not occur.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

Less than Significant Impact

The project site currently includes one single-family home which would be demolished as part of proposed project. However, the loss of one single family dwelling unit would be off-set by the construction of 21 new homes. Therefore, the proposed project would not displace a substantial number of existing housing units, which would require the construction of replacement housing elsewhere. The impact would be less than significant.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

Less than Significant Impact

The project site currently provides residential accommodations for two individuals. Therefore, the proposed project would not displace substantial numbers of people. The impact would be less than significant.

4.14 Public Services

Would the project:

- a) **Result in substantial adverse physical impacts associated with the provision of or 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 public services:**

- i) **Fire Protection?**

Less Than Significant Impact

The project site receives structural fire protection and advanced life support-level emergency services from the Escondido Fire Department through the RDDMWD. The RDDMWD began fire protection and emergency medical services within the unincorporated portions of its service area, identified as Improvement District E (ID-E), in 1976 and levied a property tax within the improvement district to fund services. In 1989, the RDDMWD assets were transferred to the City of Escondido and the City Fire Department became the service provider within ID-E. Property tax revenues from ID-E are used to reimburse the City for providing fire protection services within the RDDMWD service area.

Escondido Fire Station #5, Felicita, which is located southwest of I-15 at 2319 Felicita Avenue, is approximately 1.25 miles from the project site. The station is staffed by three captains, three engineers, three firefighters and paramedics. It is equipped with one engine, one brush engine and one reserve engine (Atkins 2012b). According to the Escondido General Plan Community Protection Element, the Escondido Fire Department response time standard for all priority Level One or Emergency type calls is 7 minutes and 30 seconds, a total of 90 percent of the time (City of Escondido 2012). In 2010, the response time from Station 5 was 5 minutes and 35 seconds for all calls (Atkins 2012b). Emergency backup to Station 5 could come from another of the City's five fire stations. The City also participates in both the state and County of San Diego Master Mutual Aid System and Ambulance Automatic Aid Agreements with the San Diego Fire Department and North Zone fire agencies.

The proposed residential development conforms to the Escondido General Plan. The City anticipated the need for providing fire service to the project site; consequently staffing, equipment and response times would be provided to meet adopted standards. The construction of 21 homes at the proposed project site would not significantly impact City's ability to serve the project site such that new or expanded fire facilities would be necessary. The proposed project would comply with all applicable local fire codes. Therefore, impacts to fire protection would be less than significant.

ii) Police Protection?

Less Than Significant Impact

As an unincorporated portion of San Diego County, the project site is currently within the jurisdiction of the San Diego Sheriff's Department (SDSD). Under the proposed project, the project site would be annexed to the City and the Escondido Police Department (EPD) would assume the responsibility for police protection. Therefore, the services provided by EPD are discussed below.

According to the Escondido General Plan Update FEIR, the SDSD is the fourth largest Sheriff's Department in the U.S. (Atkins 2012b). It has a service area of approximately 4,200 square miles and serves a population of over 870,000 people. SDSD has approximately 4,000 employees and in 2010, patrol deputies responded to nearly 150,646 calls for service (SDSD 2010). SDSD facilities located in unincorporated areas provide general law enforcement patrol, crime investigation, and crime prevention services. To effectively serve this extensive geographic area, the SDSD Law Enforcement Services Bureau operations are organized under a system of command stations, substations, offices and storefronts.

Generally, SDSD has a goal of providing one patrol position per 10,000 residents. SDSD does not have adopted response time standards because deputies respond to calls for service while they are already out on patrol and the response time will vary depending on the deputy's current location, his/her availability (e.g., he/she may already be working on a higher priority call), and the type of call (e.g., a priority call may be a "cover call" requiring that two deputies respond and the call won't be dispatched until two deputies are available) (County 2011). The average 2010 SDSD response times for the San Marcos Station (which is the closest to the site) ranges from 6 minutes for a Priority 1 call to 46 minutes for a Priority 4 call.

The EPD response time standards to calls for service are 5 minutes for life-threatening calls and 6 minutes and 30 seconds for calls regarding crimes in progress and/or having probability for suspect apprehension. During 2010, the EPD received 630 emergency calls from the community and produced an average response time of 5 minutes and 28 seconds from the time the communications operator entered the call into the computer system until police officers arrived at the location. In 2010, there were 46,493 non-emergency service calls. The average response time for non-emergency calls was 20 minutes and 26 seconds from the time the call was entered into the computer system to the time officers arrived at the location.

The proposed project is consistent with the Escondido General Plan, which allows for Estate residential development on the project site. In conformance with the General Plan, the construction of 21 homes at the proposed project site would not significantly impact EPD's ability to serve the project site such that new or expanded police facilities would be necessary. Therefore, impacts associated with police protection would be less than significant.

iii) Schools?

Less Than Significant Impact

The proposed project site is within the service boundaries of the Escondido Union Elementary School District (grades K-8) and the Escondido Union High School District (grades 9-12). Like many other school districts in San Diego and California, Escondido Union Elementary School District has experienced declining enrollment over the past decade for a cumulative loss of 1,300 students (or just below 7 percent) of the student enrollment from 1999 to 2009. In the past five years, student population growth from new housing has been limited and student generation rates are being re-evaluated by both districts (EUSD 2013).

It is anticipated that elementary school children from the proposed project would likely attend Miller Elementary School located at 1975 Miller Avenue or Bernardo Elementary School located at 1122 Mountain Heights Road. Middle school students from the proposed development would likely attend Bear Valley Middle School or Del Dios Middle School.

Future high school students from the proposed development would likely attend San Pasqual High School located at 3300 Bear Valley Parkway.

Students from the proposed development would result in a modest increase to the public school population. As required by law, the proposed project would be required to pay state-mandated impact fees prior to the issuance of a building permit. Impact fees are assessed on a square foot basis for residential development to pay for facilities to maintain adequate school service ratios. Therefore, the proposed project would not result in the need for new or expanded schools, which could cause a significant impact to the environment. Impacts would be less than significant.

iv) Parks?

Less than Significant Impact

See discussion provided under Section 4.15(a) below.

v) Other public facilities?

Less than Significant Impact

The Escondido Public Library serves residents from a Main Library located at 239 South Kalmia Street and the Escondido Pioneer Room located at 247 South Kalmia Street. The Main Library provides residents with a source for over 300,000 books, videos, books on tap and compact discs. The Escondido Pioneer Room offers the community a research room for non-circulating reference material.

Performance objectives for library service are identified in the General Plan Update quality Of Life Standard #7. At present, the library does not comply with adopted service standards. To achieve quality of life standards, the Escondido Public Library system would need to be physically altered. Future expansions to the library system would be subject to the California Environmental Quality Act.

The limited number of dwelling units proposed by the project, which conform to the General Plan, will not cause a need to expand the library system or result in deterioration of existing facilities. Therefore, impacts are considered to be less than significant.

4.15 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?

Less Than Significant Impact

The proposed project site is approximately two miles from the 52-acre Felicita Community Park operated by the County of San Diego. The park features dense oak groves, a small park museum, two horseshoe pits, picnic tables, barbecues, playgrounds, two wedding ceremony areas and a reception tent, restrooms, volleyball court, 2.5 miles of nature trails and hiking trails. Felicita Park is listed on the National Register

of Historic Places for its rich Native American and pioneer history. Ranger-led school and interpretive hikes are available by reservation.

Other recreational opportunities in the vicinity of the project area include Bernardo Mountain Open Space Areas, 11th Avenue Park, Escondido Boulevard Pocket Park, Kit Carson Park and the Vineyards Golf Course.

Regarding park facilities, the Escondido General Plan Quality of Life Standard #6 establishes criteria that the City must meet to provide adequate park facilities to the residents of Escondido. The Escondido Master Plan for Parks, Trails, and Open Spaces serves as the guide for the City is developing a comprehensive and integrated recreational and open space system (Atkins 2012b). The Master Plan identifies acquisition, development, and joint use arrangements for existing and future parks within the City. Implementation of the Master Plan serves as the governing plan to achieve the Escondido General Plan Quality of Life Standard #6 goal.

The proposed project is consistent with the Escondido General Plan and the County General Plan, which both allow for estate residential development to occur on the project site. Therefore, the use of park facilities by the future residents of the project site was accounted for in the Escondido General Plan and the County General Plan and the future residents of the proposed project would not result in the substantial deterioration of existing park facilities. Impacts would be less than significant.

b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?

No Impact

No new recreational facilities or expansions are part of the proposed project.

4.16 Transportation/Traffic

The analysis provided below is partially based on a traffic impact analysis prepared for the proposed project by Linscott, Law and Greenspan Engineers (LLG) (2014). This report is included as Appendix K.

Would the project:

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

Less Than Significant Impact

Construction. Construction of the proposed project would temporarily generate heavy truck trips for the hauling of demolition waste and the delivery of construction materials, as well as vehicle trips for construction worker commutes. The limited number of truck and vehicle trips associated with construction of the proposed project (21 residences) would be well below the trip generation rate anticipated for operation of the proposed project. As discussed below, operation of the project would not degrade traffic conditions on the surrounding circulation system. Furthermore, since hauling/delivery trips would generally be spread throughout the day, only construction worker commuter trips would typically occur during peak hour traffic conditions. Therefore, construction-related impacts to traffic would be less than significant.

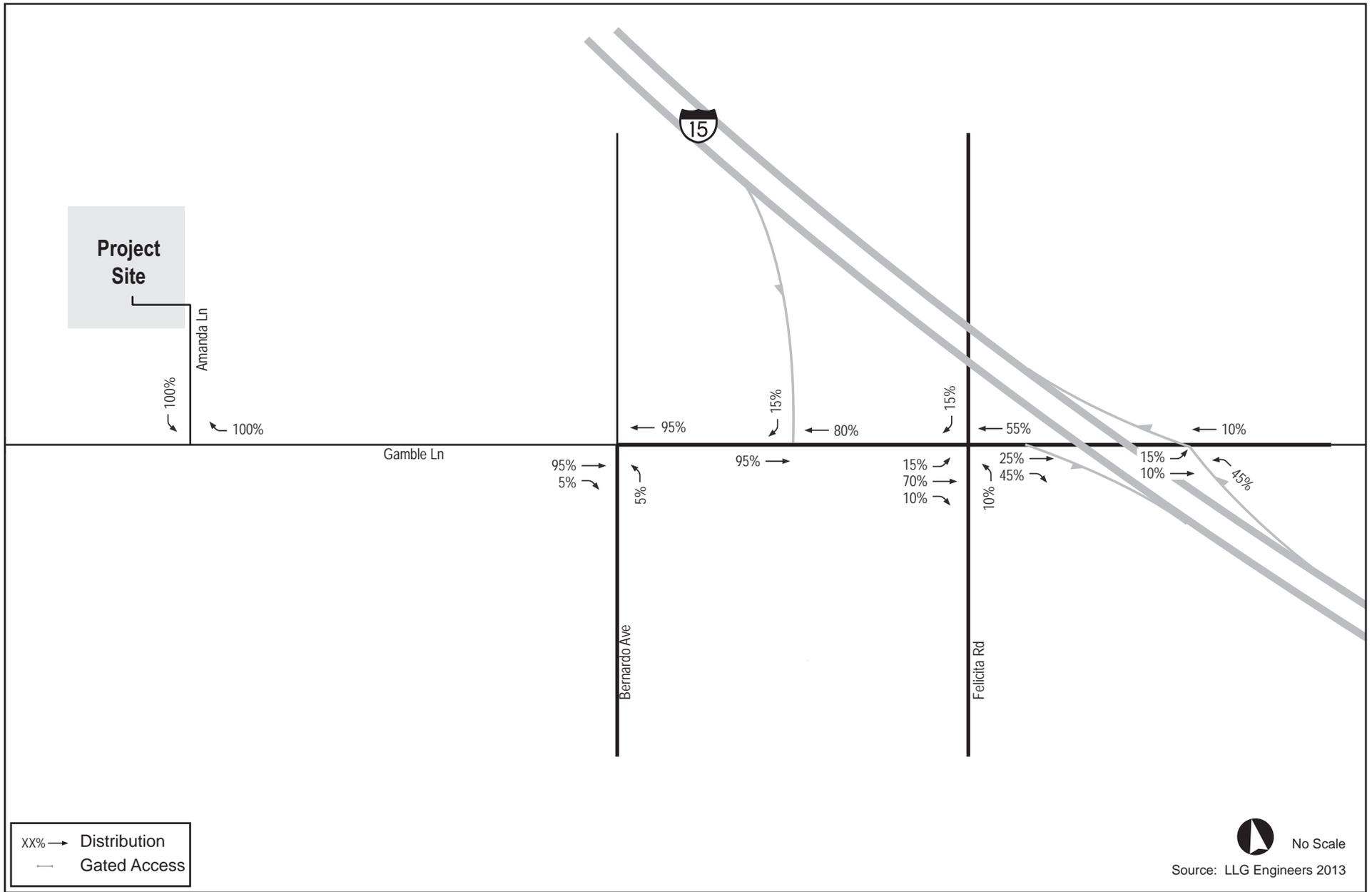
Operation. Operation of the proposed project would generate 250 average daily trips (ADT), with 20 trips during the AM peak hour and 25 trips during the PM peak hour. Project trip distribution onto the surrounding roadway network is shown on Figure 14. Operation of the circulation network is described in terms of Level of Service (LOS). Level of service (LOS) values range from LOS A to LOS F. LOS A indicates excellent operating conditions with little delay to motorists, whereas LOS F represents congested conditions with excessive vehicle delay. The analysis of whether project-generated trips would result in a significant impact is evaluated based on the following City of Escondido LOS significance criteria:

1. A significant impact is determined on an LOS mid-D or worse operating roadway segment or intersection if the addition of project traffic:
 - a. Exceeds a two percent Volume / Capacity (V/C) ratio increase on a street segment, and/or
 - b. Exceeds a two second delay increase at an intersections
2. Mitigation measures are required when a roadway segment or an intersection is operating at a LOS mid-D or worse and the project has a significant impact.
3. The Quality of Life Standards set out under the Escondido General Plan indicate that any project that adds 200 ADT or more to a roadway segment or intersection that operates at a LOS mid-D, E or F should mitigate the impact or prepare an EIR for the City Council to approve overriding findings.

An analysis of project impacts for the following scenarios is provided below: 1) Existing + Project, and 2) Future Year 2018 + Project, which includes cumulative development.

Existing + Project Scenario. The Existing + Project scenario is a conservative scenario for traffic analysis because it analyzes the potential impact of buildout trips associated with the proposed project on the existing roadway network. It does not take into account the growth that would occur in the City prior to opening day of the project which would generate additional trips and result in roadway network modifications. Thus, it overestimates the project's actual contribution to traffic impacts. Table 9 summarizes peak hour intersection operations with implementation of the proposed project and Table 10 summarizes roadway segment operations with the addition of proposed project traffic. As shown in these tables, the proposed project would not result in a significant impact to any roadway intersection or segment under the Existing + Project scenario because traffic delay is minimal and would not deteriorate LOS.

Future Year 2018 + Project Scenario. The Future Year 2018 + Project scenario takes into account the proposed project along with the six cumulative projects listed in Table 14 below in Section 4.18 that would add additional traffic to the local circulation system when the project is operational (Year 2018). Table 11 summarizes peak hour intersection operations of the proposed project with the cumulative projects and Table 12 summarizes roadway segment operations of the proposed project with the cumulative projects. As shown in these tables, the proposed project and the cumulative projects would not result in a significant impact to any roadway intersection or segment under the Future scenario because traffic delay is minimal and would not increase LOS at an intersection or roadway segment.



No Scale

Source: LLG Engineers 2013



FIGURE 14
Project Traffic Distribution

100035826

Amanda Estates Development Project IS/MND

Table 9 Existing + Project Intersection Operations

Intersection	Control Type	Peak Hour	Existing		Existing + Project			Significant Impact?
			Delay ⁽¹⁾	LOS ⁽²⁾	Delay ⁽¹⁾	LOS ⁽²⁾	Δ ⁽³⁾	
Gamble Lane / Amanda Lane	OWSC ⁽⁴⁾	AM	8.5	A	8.6	A	0.1	No
		PM	8.6	A	8.6	A	0.0	No
Gamble Lane / Bernardo Avenue	TWSC ⁽⁵⁾	AM	10.1	B	10.2	B	0.1	No
		PM	13.0	B	13.3	B	0.3	No
Gamble Lane / I-15 SB Off-Ramp ⁽⁶⁾	OWSC	AM	18.0	C	18.6	C	0.6	No
		PM	23.0	C	24.6	C	1.6	No
Gamble Lane / Felicita Road	Signal	AM	29.5	C	29.8	C	0.3	No
		PM	26.1	C	26.2	C	0.1	No
Citracado Parkway / I-15 NB Ramps ⁽⁶⁾	OWSC	AM	20.3	C	20.8	C	0.5	No
		PM	24.1	C	25.4	D	1.3	No

⁽¹⁾ Average delay expressed in seconds per vehicle.

⁽²⁾ Level of Service.

⁽³⁾ Δ denotes an increase in delay due to project.

⁽⁴⁾ OWSC – One-Way Stop Controlled intersection. Minor street left turn delay is reported. A de facto stop control is assumed on Amanda Lane for the purposes of analysis.

⁽⁵⁾ TWSC – Two-Way Stop Controlled intersection. Minor street left-turn delay is reported.

⁽⁶⁾ Caltrans-controlled intersection location.

Source: LLG 2014

Table 10 Existing Street Segment Operations

Street Segment	Capacity (LOS E) ⁽¹⁾	Existing			Existing + Project				Significant Impact?
		ADT ⁽²⁾	LOS ⁽³⁾	V/C ⁽⁴⁾	ADT ⁽²⁾	LOS ⁽³⁾	V/C ⁽⁴⁾	Δ ⁽⁵⁾	
Gamble Lane									
Amanda Lane to Bernardo Ave ⁽⁶⁾	4,500	450	>C	N/A	700	>C	N/A	N/A	No
Bernardo Ave to I-15 SB Off-Ramp	15,000	5,480	B	0.365	5,720	B	0.381	0.016	No
Citracado Parkway									
East of I-15 NB Ramps	15,000	3,940	A	0.263	3,970	A	0.265	0.002	No

⁽¹⁾ Capacities based on the City of Escondido and County of San Diego Roadway Classification tables (see Appendix C of Traffic Report).

⁽²⁾ Average Daily Traffic

⁽³⁾ Level of Service

⁽⁴⁾ Volume to Capacity ratio

⁽⁵⁾ Δ denotes a project-induced increase in the volume to capacity ratio.

⁽⁶⁾ Based on the decision to classify this segment as a Rural Residential Collector under County standards, the information presented is slightly different than for other segments. Levels of service are not normally applied to residential streets since their primary purpose is to serve abutting lots, not carry through traffic. Therefore the capacity stated is the LOS C capacity and it is noted only that the existing volume is better than this threshold. V/C ratio does not apply to analysis of this segment.

Source: LLG 2014

Table 11 Future Intersection Operations

Intersection	Control Type	Peak Hour	Existing + Cumulative Projects		Existing + Cumulative Projects + Project			Significant Impact?
			Delay ⁽¹⁾	LOS ⁽²⁾	Delay ⁽¹⁾	LOS ⁽²⁾	Δ ⁽³⁾	
Gamble Lane / Amanda Lane	OWSC ⁽⁴⁾	AM	8.5	A	8.6	A	0.1	No
		PM	8.6	A	8.6	A	0.0	No
Gamble Lane / Bernardo Avenue	TWSC ⁽⁵⁾	AM	10.2	B	10.2	B	0.0	No
		PM	13.2	B	13.5	B	0.3	No
Gamble Lane / I-15 SB Off-Ramp ⁽⁶⁾	OWSC	AM	18.4	C	19.0	C	0.6	No
		PM	24.8	C	26.4	D	1.6	No
Gamble Lane / Felicita Road	Signal	AM	30.0	C	30.3	C	0.3	No
		PM	26.9	C	27.0	C	0.1	No
Citracado Parkway / I-15 NB Ramps ⁽⁶⁾	OWSC	AM	21.6	C	22.4	C	0.8	No
		PM	27.4	D	28.5	D	1.1	No

(1) Average delay expressed in seconds per vehicle.

(2) Level of Service.

(3) Δ denotes an increase in delay due to project.

(4) OWSC – One-Way Stop Controlled intersection. Minor street left turn delay is reported. A de facto stop control is assumed on Amanda Lane for the purposes of analysis.

(5) TWSC – Two-Way Stop Controlled intersection. Minor street left-turn delay is reported.

(6) Caltrans-controlled intersection location.

Source: LLG 2014

Table 12 Future Street Segment Operations

Street Segment	Capacity (LOS E) ⁽¹⁾	Existing + Cumulative Projects			Existing + Cumulative Projects + Project				Significant Impact?
		ADT ⁽²⁾	LOS ⁽³⁾	V/C ⁽⁴⁾	ADT ⁽²⁾	LOS ⁽³⁾	V/C ⁽⁴⁾	Δ ⁽⁵⁾	
Gamble Lane									
Amanda Lane to Bernardo Ave ⁽⁶⁾	4,500	450	>C	N/A	700	>C	N/A	N/A	No
Bernardo Ave to I-15 SB Off-Ramp	15,000	5,500	B	0.367	5,740	B	0.383	0.016	No
Citracado Parkway									
East of I-15 NB Ramps	15,000	3,960	A	0.264	3,990	A	0.266	0.002	No

(1) Capacities based on the City of Escondido and County of San Diego Roadway Classification tables (see Appendix C of Traffic Report).

(2) Average Daily Traffic

(3) Level of Service

(4) Volume to Capacity ratio

(5) Δ denotes a project-induced increase in the volume to capacity ratio.

(6) Based on the decision to classify this segment as a Rural Residential Collector under County standards, the information presented is slightly different than for other segments. Levels of service are not normally applied to residential streets since their primary purpose is to serve abutting lots, not carry through traffic. Therefore the capacity stated is the LOS C capacity and it is noted only that the existing volume is better than this threshold. V/C ratio does not apply to analysis of this segment.

Source: LLG 2014

Alternative Transportation. There are no existing alternative transportation facilities on the project site. A bicycle route is provided on Gamble Lane to the south of the site. The proposed project would include improvements to existing Amanda Lane and Gamble Lane. However, the traffic impact analysis determined that the intersection of Gamble Lane and Amanda Lane would operate at a LOS A. Given the low traffic volumes along Gamble Lane, adequate gaps in traffic are available to accommodate project traffic from Amanda Lane without creating hazardous congestion conditions at the intersection. Additionally, project site access would conform to published local, regional and State standards with respect to signing, striping and corner and stopping sight-distance, to the satisfaction of the City Engineer, so that use of Amanda Lane to serve project traffic would not interfere with safe and effective use of the bicycle lane on Gamble Lane. Implementation of the proposed project would not result in a significant impact on the performance of the vehicular circulation system, as defined by the City's established significant thresholds. Therefore, impacts would be less than significant.

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

No Impact

The closest designated congestion management program (CMP) roadway that serves the project site is I-15, as identified in the Final 2008 Congestion Management Program Update (SANDAG 2008). As discussed in Section 4.16(a), the proposed project would not adversely affect traffic conditions on the surrounding local circulation system. The project does not propose any modifications to I-15 or access to I-15 and would not result in a substantial number of new trips on I-15. Therefore, the proposed project would not conflict with an applicable CMP. No impact would occur.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?**

No Impact

The nearest airports to the project site are McClellan-Palomar Airport located approximately 16 miles west of the project site and Ramona Airport located approximately 22 miles southeast of the project site, respectively. The project site is not located within the 60 dBA CNEL noise contour of the McClellan-Palomar and Ramona Airport (SDCRAA 2011), which is generally the area in which current and future airport-related noise, overflight, safety, and/or airspace protection factors may affect land uses or necessitate restrictions on the uses. Therefore, the proposed project would not result in a change in air traffic patterns. No impact would occur.

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

No Impact

As discussed in Section 4.16(a) above, access to the proposed project site would not increase current levels of service and would be designed in compliance with all applicable guidelines and regulations. The project would not include any hazardous design features or accommodate incompatible uses. The proposed project would be compatible with the residential uses surrounding the project site. Therefore, the proposed project would not substantially increase hazards due to a design feature or incompatible uses. No impact would occur.

e) Result in inadequate emergency access?***Less Than Significant with Mitigation Incorporated***

As discussed above in Section 4.8(g), Citracado Parkway is identified as an evacuation route in the Escondido General Plan Community Protection Element (City of Escondido 2012). The project site can access Citracado Parkway via Gamble Lane. Improvements to Gamble Lane are proposed as a project design feature, which would result in temporary lane closures along Gamble Lane. While Gamble Lane is not identified as a roadway designated as an evacuation route, it does connect Amanda Lane to Citracado Parkway, which is a designated evacuation route. Thus, lane closures on Gamble Lane would have the potential to impair implementation of an adopted emergency evacuation plan. This represents a potentially significant impact; however, implementation of mitigation measure Haz-7 (discussed in Section 4.8(g)) would reduce this impact to a less than significant level.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?***Less Than Significant Impact***

Gamble Lane to the south of the project site is designated for a proposed bicycle lane in the Escondido Mobility and Infrastructure Element. There are no North County Transit District Bus/Rail Routes within the vicinity of the proposed project (NCTS 2013). As discussed under Section 4.16(a) above, the proposed project would not result in a significant impact to the existing bicycle lane. No sidewalks or off-street paths are located along Gamble Lane or the existing portion of Amanda Lane. Therefore, the proposed project would not decrease the performance or safety of any alternative transportation facility. Impacts would be less than significant.

4.17 Utilities and Service Systems

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?***Less Than Significant Impact***

The City of Escondido Water and Wastewater Division (EWWD) would provide sanitary sewer conveyance and treatment service to the proposed development. In accordance with the Waste Discharge Requirements for Sewage Collection Agencies in the San Diego Region (San Diego RWQCB Order R9-2007-0005), the Escondido sanitary sewer system has obtained coverage under the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (SWRCB Order No.2006-0003-DWQ). The proposed homes would discharge only domestic wastewater to the sanitary sewer system in compliance with the waste discharge requirements. Therefore, the proposed project would not exceed wastewater treatment requirements of the RWQCB and impacts would be less than significant.

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?***Less Than Significant with Mitigation Incorporated***

The Escondido 2012 Wastewater Master Plan includes a recommendation to eliminate or reduce the number of lift stations that are in series, older or pose a maintenance risk. Phase 1 (2012-2015) includes

abandonment of Lift Stations 9 and 11, upgrading the capacity of Lift Station 6, upsizing and extending new gravity pipes in Hamilton Lane from Lift Station 9 at Orange Avenue to Felicita Road, north in Felicita Road to Lift Station 6 and in Bernardo Avenue from Oak Lane north to Hamilton Lane. As a result of further study, the City of Escondido Utility Department has decided to also eliminate Lift Station 6 and extend an 8-inch gravity line in Felicita Road.

The nearest sewer line to the site is located at Amanda Lane and Gamble Lane. It is anticipated that a new gravity line would be installed to serve the proposed development. Eliminating the lift stations and constructing new gravity lines would be accomplished as part of the Escondido 2030 Capital Improvement Project (CIP) and are not within the scope of the proposed residential subdivision. Potential environmental impacts and mitigation for this CIP project would be analyzed as part of a separate CEQA environmental document. If the gravity line is not available, the proposed subdivision would utilize the existing lift stations.

The proposed project would be provided water by the RDDMWD from their Citracado/Hamilton lift pump zone. A 12-inch water line would need to be constructed in Amanda Lane and Gamble Lane. Two 8-inch lines would then be connected to the Citracado/Hamilton lift pump zone. Implementation of the project would include payment of required connection fees to the RDDMWD to fund any related infrastructure upgrades, such as potential improvements to the existing zone pump station to meet fire requirements.

The proposed project would include construction of on-site water lines and sewer lines to connect the proposed project site to the existing water distribution system and sanitary sewer system, respectively, which could potentially cause significant environmental effects. Since construction of on-site utilities infrastructure is part of the proposed project (see Chapter 2.0, Project Description), the analysis of impacts associated with the proposed on-site water/sewer improvements have been taken into consideration throughout the discussion of environmental impacts. As discussed in Sections 4.1 through 4.16 above, all potential impacts would either be less than significant or reduced to a less than significant level with implementation of mitigation measures Air-1, Bio-1 through Bio-67, Cul-1, Geo-1, Haz-1 through Haz-7, and Noi-1 and Noi-2.

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?

Less Than Significant with Mitigation Incorporated

As discussed in greater detail in Section 4.8(c), implementation of the proposed project would include construction of drainage facilities to accommodate project flows, including a bio-retention basin (open space lot A). The proposed on-site bio-retention basin would be sized with adequate capacity to attenuate flows from the developed project site to below existing conditions. Therefore, the project would not require the construction or expansion of off-site storm drain facilities to accommodate project flows. As discussed in Sections 4.1 through 4.16 above, all potential impacts associated with project construction, including the bio-retention basin and swale, would either be less than significant or reduced to a less than significant level with implementation of mitigation measures Air-1, Bio-1 through Bio-67, Cul-1, Geo-1, Haz-1 through Haz-7 and Noi-1 and Noi-2.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact

The RDDMWD currently provides water to a portion of the project site. RDDMWD covers 26,760 acres, has 129 miles of pipeline, four lift stations, 10 reservoirs and 7,400 connections. Currently, the District obtains 100 percent of its potable water supply from the San Diego County Water Authority, which in turn obtains most of its water from the Metropolitan Water District of Southern California (MET). MET receives water from Northern California via the California State Water Project and from the Colorado River via the Colorado River Aqueduct. Locally, the Hale Avenue Resource and Recovery Facility provides RDDWD with recycled water.

The California Urban Water Management Planning Act requires that each urban water supplier providing water for municipal purposes to more than 3,000 customers, or supplying more than 3,000 acre-feet (AF) of water annually, prepare, update and adopt an Urban Water Management Plan (UWMP) at least once every five years. The 2010 UWMP, which is the most current plan adopted by RDDMWD, is based on the San Diego Association of Governments 2050 Regional Growth Forecast.

In addition to its 2010 UWMP, RDDMWD implements Ordinance 08-120, Drought Response Plan. The Response Plan was developed to provide a drought response strategy, as required by the California Water Code, which establishes methods and procedures to ensure that, in a time of shortage, available water resources are put to maximum beneficial use, and that the unreasonable method of use is prevented. The Response Plan contains four water shortage contingency rationing levels which identify the levels of reduction that are required in the event of a drought and the resulting penalties if compliance is not achieved.

The proposed project is consistent with number of dwelling units projected for the site by the Escondido General Plan (2012b) and would not cause the district to exceed its available water supplies. New or expanded entitlements would not be required. Therefore, impacts to the RDDWD's water supply would be less than significant.

e) Result in 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?

Less Than Significant Impact

Wastewater from the project site would be treated at the Escondido Hale Avenue Resource and Recovery Facility (HARRF). The HARRF has a treatment capacity of 18 million gallons per day (mgd) with a land outfall maximum flow of 20.1 mgd. The HARRF is an activated sludge, secondary treatment facility and consists of physical, biological, and chemical treatment methods, which include screening, sedimentation, chemical precipitation, and biological processes. The HARRF serves Escondido and the Rancho Bernardo area in the City of San Diego. HARRF operates 24 hours a day with an average daily flow of 15.6 mgd. The City's wastewater flow to HARRF averages 11.8 mgd and Rancho Bernardo's flow to HAARF averages 3.8 mgd. After complex treatment, all wastewater that is not recycled is discharged from the HARRF to the Pacific Ocean via a 14-mile land outfall pipeline that connects to an ocean outfall pipeline near San Elijo Lagoon. The effluent exits the outfall pipeline approximately 1.5 miles offshore through diffuser ports 110-feet deep in the Pacific Ocean. EWWD sends remaining biosolids to Yuma, Arizona for beneficial reuse as a soil amendment. The HARRF treatment and disposal capacity has reached 75 percent of its rated total

capacity and the Strategic Business Plan prepared by the City Utilities Department anticipates that flow to the HARRF will reach 18 mgd in 2014. The minor increase in wastewater flow from this project (estimated 15,000 gallons per day) would not cause the project to exceed treatment capacity of HARRF. The treatment facility has adequate capacity to serve the project's projected demand in addition to its existing commitments. Therefore, impacts to wastewater treatment capacity would be less than significant.

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

Less Than Significant Impact

Escondido Disposal, Inc. is responsible for the collection and disposal of solid waste and recyclables from homes, businesses and industries in the proposed project area. Residential collection of solid waste by Escondido Disposal is transferred to the Escondido Disposal Transfer Station where it is then taken to either the Sycamore or Otay Mesa Landfill. The Escondido Disposal Transfer Station is a 59,000-square-foot, covered, concrete floor space that is operated by Escondido Disposal and has an annual permitted throughput of 902,500 tons. The Otay and Sycamore landfills, which serve the proposed project area, are located outside of the planning area boundary and are owned and operated by a private company, Allied Waste Industries. Table 13 provides information about the two landfills.

Table 13 Otay and Sycamore Landfill Capacity

Facility Name	Owner	Operator	Current Remaining Capacity (cubic yards)	Remaining Capacity (April 2007) (tons)
Otay Landfill	Allied Waste, Inc.	Otay Landfill, Inc.	31,665,198	31,813,474
Sycamore Sanitary Landfill	Allied Waste, Inc.	Sycamore Landfill, Inc.	44,832,302	44,114,985

Source: County of San Diego General Plan FEIR 2011, Escondido General Plan FEIR 2012b

Construction of the proposed project would generate a limited amount of solid waste from demolition of on-site structures. Cut and fill would be balanced on site; however, contaminated fill soil on site would be removed from the project site in accordance with all applicable regulations, as described in Section 4.8(d). Demolished asphalt and other materials removed during construction would be recycled to the maximum extent practicable to minimize the amount of construction-related solid waste that would require landfill disposal. Contaminated soil would be transported to a Class III landfill by a licensed hazardous waste contractor and would not affect local landfill capacity. The proposed homes would result in a slight increase in the amount of solid waste generation within the City. A minor increase in solid waste generation from 21 homes would not cause the County's landfills to exceed their maximum permitted capacity.

As described in the Escondido General Plan Update FEIR (2012b), the document contains several policies within the Mobility and Infrastructure Element to assist in ensuring adequate landfill capacity is available to the City. Solid Waste and Recycling Policy 15.2 requires the support of efforts to maintain adequate solid waste facilities and services by working with local service providers of solid waste collection, disposal, and recycling. Solid Waste and Recycling Policies 15.1 through 15.8 require regular updates of the Citywide Recycling Plan; review and update of the City's participation in the County-wide Integrated Water Management Plan; continued support of residential, commercial, and construction recycling programs; consideration of commercial recycling programs; encouragement of construction waste recycling; provision of electronic waste drop-off locations; and encouragement of recycled materials in new

construction. Solid Waste and Recycling Policies 15.9 through 15.13 promote local businesses that manufacture, distribute, and sell recycled materials; sponsor annual clean-up events; allow small solid waste collection facilities in commercial and industrial areas; allow sites for solid waste transfer stations in designated areas; and continue to divert green waste from landfills.

Based on Appendix G of the CEQA Guidelines and existing City policies and regulations, the proposed project would result in a significant impact if it would be served by a landfill (for example, Sycamore or Otay Mesa landfills) with insufficient permitted capacity to accommodate the project's solid waste disposal needs. Since the County's landfills have sufficient permitted capacity to accommodate the limited amount of the project's solid waste disposal needs, impacts to the County's landfills would be less than significant.

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

No Impact

Numerous federal, state and local regulations exist that are related to solid waste. These include: 1) California Integrated Waste Management Agency, which regulates the management of solid waste within the state; 2) Non-Exclusive Solid Waste Management Agreement, which regulates waste collection in a market-driven business; and 3) the San Diego Integrated Waste Management Plan, which presents strategies to recycle, as well as assisting with the siting of solid waste disposal facilities.

No impacts would occur because the proposed project would comply with all regulations related to solid waste such as the California Integrated Waste Management Act and City recycling programs.

4.18 Mandatory Findings of Significance

Would the project:

- 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?**

Less Than Significant Impact with Mitigation Incorporated

As discussed Section 4.4 (Biological Resources) above, the proposed project would result in no impacts to wildlife corridors or nursery sites. The proposed project's potential impacts to candidate, sensitive or special status species; riparian or sensitive natural communities; jurisdictional wetlands; and local policies or ordinances would be reduced to a less than significant level with implementation of mitigation measures Bio-1 through Bio-67. Impacts related to consistency with the MHCP would be less than significant. Therefore, the proposed project would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal.

As discussed in Section 4.5 (Cultural Resources) above, the proposed project's potential impacts to historical resources, archaeological resources, and human remains would either be less than significant or reduced to a less than significant level with implementation of mitigation measures. The proposed project would result in no impacts to paleontological resources. Therefore, the proposed project would

not eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant with mitigation incorporated.

- 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)?**

Less Than Significant Impact with Mitigation Incorporated

The cumulative impacts analysis determines whether the proposed project's incremental effects would be cumulatively considerable when viewed in connection with the effects of past, present, or probable future projects. A cumulative impact is not considered significant if the effect would be essentially the same whether or not the proposed project is implemented. In discussing the cumulative impacts, the following questions will be answered for each environmental topic:

- Overall, will there be a significant cumulative impact?
- If it is determined that a significant cumulative impact exists, would the proposed project's contribution to this significant impact be cumulatively considerable?

Table 14 provides a list of all past, present, and probable future projects within a two-mile radius of the project site. The two-mile distance from the project site was selected because cumulative projects at that distance would not typically result in cumulative construction impacts, such as air quality and noise, in combination with the proposed project.

Table 14 Cumulative Projects

Project	Intersection/Land Use/Intensity	Approximate Distance to Project
PHG 09-0021 PHG 09-0022 ENV 11-0002	INTERSECTION: Felicita Road and Monticello Drive LAND USE: Single Family INTENSITY: 3 Dwelling Units	1.3 miles
TR 947	INTERSECTION: Felicita Road and Monticello Drive LAND USE: Single Family INTENSITY: 7 Dwelling Units	1.3 miles
TR 931	INTERSECTION: Felicita Road and Monticello Drive LAND USE: Single Family INTENSITY: 5 Dwelling Units	1.3 miles
Monticello Assisted Living	INTERSECTION: Felicita Road and Monticello Drive LAND USE: Congregate Care Facility INTENSITY: 101 Dwelling Units	1.3 miles
Oak Creek Residential	INTERSECTION: Hamilton Lane and Miller Avenue LAND USE: Estate II Residential INTENSITY: 65 Single-Family Residences	1.6 miles
Talk of the Town	INTERSECTION: Northwest corner of Centre City Parkway and Brotherton Road LAND USE: General Commercial INTENSITY: Two commercial structures, including an automated car wash and oil change facility, and a restaurant with a maximum of 50 parking spaces	2.0 miles

Source: City of Escondido and County of San Diego, 2013

The following cumulative impacts analysis is organized by each environmental topic discussed in Sections 4.1 through 4.17 above. A description of the area of influence for cumulative impacts with respect to each environmental topic is provided at the beginning of each topical discussion, followed by an analysis of the proposed project's potential cumulative effects. Cumulative impacts to resources for which the proposed project was determined to have "No Impact" are not included in the cumulative analysis because no incremental effect would occur as a result of the proposed project. Therefore, the following environmental topic is not discussed any further in this section: Mineral Resources.

Aesthetics. The aesthetics discussion includes scenic views and vistas, degradation of visual character or quality, and light and glare. The entire project area is considered for the aesthetics cumulative effects analysis. The area surrounding the project site is built-out with residential development. The proposed project site is located along an intermediate ridgeline, with scenic views of surrounding mountains. According to the Escondido General Plan, existing development already occurs on the intermediate ridgeline, both on and off the property. Thus, there is an existing cumulative impact to the views of the ridgeline. The proposed project would not result in a significant change to the ridgeline as compared to existing conditions because the portion of the ridgeline on the project site has already been modified and developed. Additionally, the proposed project would be consistent with the guidelines of the General Plan Resource Conservation and Land Use and Community Elements (2012), which would ensure that visual impacts to the intermediate ridgeline would be less than significant. Therefore, the proposed project would not result in a cumulatively considerable contribution to the existing significant cumulative impact.

Agriculture and Forestry Resources. The agriculture/forestry resources cumulative impact discussion includes important farmland and agricultural zoning. The area of projects that are considered for the agriculture/forestry resources cumulative effects analysis is defined as the City of Escondido. Future development would be subject to the General Plan Update policies. The General Plan Update provides multiple policies within various elements that promote preservation and encourage agricultural uses. Thus, because compliance with the General Plan Update policies would be required for all cumulative projects, a significant cumulative impact associated with agricultural resources would not occur. Therefore, an analysis of the proposed project's incremental contribution to a significant cumulative agriculture/forestry resources impact is not required.

Air Quality. Refer to discussion in Section 4.3(c) above for an analysis of cumulative air quality impacts. As discussed in this section, the project area is in basic non-attainment of the NAAQS for ozone and in non-attainment of the state AAQS for ozone, PM₁₀, and PM_{2.5}; therefore, a significant cumulative impact currently exists. However, the proposed project would not exceed the trigger criteria for potential air quality violations related to construction and operation emissions, including ozone precursors, PM₁₀, and PM_{2.5}. Projects below the trigger criteria were determined not to substantially contribute to the potentially significant construction and operational emissions impact that would result from cumulative development under the General Plan. Additionally, as discussed under Section 4.3(a), the proposed project would be consistent with regional air quality plans. Therefore, construction and operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the SDAB is in non-attainment.

Biological Resources. The discussion of biological resources includes candidate, sensitive or special status species; riparian or sensitive natural communities; federally protected wetlands; local policies or ordinances; and adopted Habitat Conservation Plan. The residential and commercial projects listed in Table 14 would have the potential to result in development on undeveloped lots. The undeveloped cumulative project sites are not located adjacent to large areas of open space or other designated biological resources areas. However, similar to the proposed project, the cumulative project sites and

surrounding limited open space would have the potential to support sensitive habitat or species. Therefore, a potentially significant cumulative impact would occur.

The proposed project would have the potential to result in indirect construction impacts to sensitive species, and conflict with preservation policies. Mitigation measures Bio-1 through Bio-~~6~~7 would reduce all impacts to a less than significant level by avoiding impacts to active nests during construction, ~~and~~ minimizing indirect impacts, and planting two oak trees on the project site. Because the proposed project would fully mitigate all impacts to a less than significant level, it would not result in a cumulatively considerable contribution to a significant cumulative impact to biological resources.

Cultural Resources. The cultural resources cumulative impact discussion includes historic and archaeological resources, as well as human burials. The proposed project would not result in any impact to paleontological resources; therefore, it would not contribute to any cumulative impact related to paleontological resources. The area of projects that are considered for the cultural resources cumulative effects analysis is defined as the City of Escondido. Future development, including cumulative projects on undeveloped sites such as Monticello Assisted Living and Oak Creek Residential projects, would be subject to the General Plan Update policies and legal protocols and procedures pertaining to cultural resources and human remains. However, cumulative projects would have the potential to require ground-disturbing activities, which has the potential to uncover unknown archaeological resources. A potentially significant cumulative impact associated with archaeological resource would occur.

As discussed in Section 4.5(b) above, the proposed project would have the potential to impact unknown archaeological resources during construction. With implementation of mitigation measure Cul-1, the proposed project's impact would be reduced to a less than significant level. Therefore, the proposed project's contribution would not be cumulatively considerable.

Geology and Soils. The geographic context for the cumulative analysis of geology and soils is generally site-specific, rather than cumulative, in nature because each site has unique geologic considerations that would be subject to uniform site development and construction standards. In this way, potential cumulative impacts resulting from seismic and geologic hazards would be minimized on a site-by-site basis to the extent that modern construction methods and code requirements provide. The structural design for all cumulative projects would be required to comply with all applicable public health, safety, and building design codes and regulations to reduce seismic and geologic hazards to an acceptable level. In addition, individual projects would be required to mitigate potentially significant impacts to geology and soils to the extent feasible, similar to the proposed project. Thus, because compliance with all applicable codes and regulations would be required for all cumulative projects, a significant cumulative impact associated with geology and soils would not occur. Therefore, an analysis of the proposed project's incremental contribution to a significant cumulative impact is not required.

Greenhouse Gas Emissions. Refer to discussion in Section 4.7(a) above for an analysis of cumulative GHG emissions impacts. Due to the global nature of the assessment of GHG emissions and the effects of climate change, impacts can currently only be analyzed from a cumulative context. Thus, the analysis provided in Section 4.7(a) includes both project-specific and cumulative impacts. As discussed in this section, the proposed project would not result in a cumulatively considerable contribution to the significant cumulative impact associated with GHG emissions.

Hazards and Hazardous Materials. The area of projects that would be considered for the cumulative analysis of hazards and hazardous materials is defined as the immediate vicinity of the proposed project site. Similar to the proposed project, construction of the cumulative projects listed in Table 14 would result in the use of small quantities of hazardous materials associated with construction equipment such

as fuels, lubricants and solvents. However, federal, state, local and City of Escondido regulations and requirements regarding the use of hazardous material would be followed. Following construction, the proposed residential projects would not result in routine use, transportation, or disposal of hazardous materials other than common household and commercial materials such as cleaning products and paints. Implementation of potential cumulative projects could result in the use of small quantities of hazardous materials associated with operation equipment such as fuels, lubricants and solvents. However, federal, state, local and City of Escondido regulations and requirements regarding the use of hazardous material would be followed. If necessary, mitigation measures similar to those identified for the proposed project would be required for cumulative projects to reduce potential impacts to a less than significant level. Excavation and disposal of contaminated soil would be required on the project site. However, remediation of the project would not affect conditions on the cumulative project sites. Therefore, a significant cumulative impact related to hazardous materials would not occur.

The cumulative projects are all located on currently undeveloped sites and would have the potential to result in a local roadway lane closure during construction. A cumulative impact would have the potential to occur if simultaneous lane closures would obstruct emergency response or evacuation routes. However, the proposed project is not anticipating temporary lane closures on any roads within the vicinity of the project site. Therefore, the proposed project would not result in a cumulatively considerable contribution to a potentially significant cumulative impact associated with emergency response and evacuation.

Hydrology and Water Quality. The geographic context for the cumulative analysis of hydrology and water quality encompasses the San Dieguito Watershed, within which the proposed project is located.

Water Quality. Pollutants generated by urban land uses have the potential to degrade the surface water quality of receiving waters. Similar to the proposed project, the cumulative projects listed in Table 20 would be subject to the standards of the Escondido SUSMP. Additionally, a few of the cumulative projects would disturb more than one acre for construction and would be required to comply with NPDES permit regulations. The City's regulations and NPDES permit requirements mandate that source control and nonpoint source BMPs be employed to control potential effects on water quality and that stormwater quality control devices be incorporated into project design to collect sediment and other pollutants. In order to obtain project approval, all cumulative projects under the jurisdiction of the City of Escondido would be required to comply with the applicable mandated measures to control pollution. Therefore, cumulative project compliance with applicable regulations would maintain water quality in accordance with RWQCB standards, and a significant cumulative impact to water quality would not occur. Therefore, an analysis of the proposed project's incremental contribution to a significant cumulative impact is not required.

Hydrology. The cumulative projects listed in Table 14 would have the potential to develop existing undeveloped land and would result in an increase in impervious surfaces in the City. Similar to the proposed project, all cumulative projects would be required to comply with the Escondido SUSMP, Grading and Erosion Control Ordinance requirements, and other regulations, as appropriate. These regulations require that projects maintain pre-project hydrology (i.e., maintain original runoff volume and velocity). Therefore, with required mitigation, surface water hydrology would not be altered from its existing condition, and a cumulatively significant impact to surface water hydrology would not occur. Therefore, an analysis of the proposed project's incremental contribution to a significant cumulative impact is not required.

Land Use. A cumulative impact related to land use would occur if cumulative development would not be consistent with the development proposed in the Escondido General Plan. The cumulative projects are residential development, similar to the proposed project, and are consistent with the General Plan. The proposed project is consistent with the Escondido General Plan and Zoning Ordinance. Therefore, a significant cumulative impact would not occur.

Noise. The noise cumulative discussion addresses increases in ambient noise from construction and operation. Noise, by definition, is a localized phenomenon and is progressively reduced as the distance from the source increases. Generally, noise levels decrease by approximately 6 dB for every doubling of distance from the source. Therefore, the area of projects that would be considered for the cumulative analysis of noise is defined as the immediate vicinity of the proposed project. The closest cumulative projects to the project site are the five projects located 1.3 miles away, including a total of 15 single-family residences, a car wash and restaurant, and a congregate care facility. These uses are separated from the project site by residential uses, a fire station, and religious facilities. Due to distance between the proposed project and the cumulative projects, it is unlikely that construction noise from simultaneous construction would combine to generate excessive noise. Therefore, a significant cumulative noise impact associated with construction would not occur. An analysis of the proposed project's incremental contribution to a significant cumulative construction noise impact is not required.

Cumulative projects would generate operational noise associated with normal residential usage activities such as human conversation, opening and closing of doors and windows, and HVAC equipment. Since the project area is already highly developed with residential uses, operational noise associated with cumulative development projects would not cause a substantial increase in ambient noise levels. Thus, a significant cumulative impact associated with operational noise would not occur. Therefore, an analysis of the proposed project's incremental contribution to a significant cumulative operational noise impact is not required.

Buildout of the proposed project, along with future cumulative growth in the City, would result in increases in traffic that would result in a cumulative increase in traffic noise. A significant cumulative impact would occur if cumulative projects would cause a roadway to exceed the incremental noise impact standard applicable to the existing noise level. Based on the noise technical report prepared for the project (Atkins 2014a), potential noise impacts that would result from cumulative projects and cumulative growth are addressed in the Future (Year 2018) scenario. Table 15 compares future traffic noise levels to existing conditions. As shown in this table, no significant cumulative impact would occur on any modeled roadway segments. Long-term traffic noise levels are not anticipated to substantially increase due to the developed, rural residential character of the area. Therefore, the proposed project would not contribute an increase in noise levels on any roadway segment that would exceed the incremental noise impact standard. Thus, the proposed project would not result in a cumulatively considerable contribution to a significant cumulative traffic noise impact.

Population and Housing. The population/housing cumulative impact discussion includes displacing housing and people. The area of projects that are considered for the population/housing cumulative effects analysis is defined as the City of Escondido. Cumulative projects would have the potential to result in a cumulative impact if they would, in combination, displace a substantial amount of housing or people that would necessitate replacement housing elsewhere. The proposed project would demolish one single-family home. However, the loss of this one residence would be off-set by the construction of 21 new residential units. The proposed cumulative projects would also add approximately 116 dwelling units to the area. Therefore, a significant cumulative impact associated with population/housing would not occur.

An analysis of the proposed project's incremental contribution to a significant cumulative construction noise impact is not required.

Table 15 Cumulative Traffic Noise Impacts

Roadway	Segment	Existing	Future (Year 2035) + Project	Increase in Noise Level	Allowable Increase	Significant Cumulative Impact?	Increase Attributable to Project ⁽¹⁾	Cumulatively Considerable Contribution?
Gamble Lane	Amanda Lane to Bernardo Avenue	48	50	+2	+5	No	+2	No
	Bernardo Avenue to I-15 SB Off-Ramp	59	59	0	+2	No	0	No
Citracado Parkway	East of I-15 Ramps	57	57	0	+2	No	0	No

⁽¹⁾ The project's contribution to the cumulative noise impact is based on the increase in traffic noise attributable to the proposed project under the Future scenario. If the project's contribution is less than the allowable increase, the project's contribution is not cumulatively considerable.

Note: Noise levels are calculated at 50 feet from roadway centerline. Noise levels are based upon traffic data provided by LLG (2014). Traffic levels for each roadway are included in Appendix J. Decibel levels are rounded to the nearest whole number. See Appendix J for data sheets.

Source: Atkins 2014a

Public Services. The public services cumulative impact discussion includes fire and police protection services, schools, and parks. The area of projects that are considered for the public services cumulative effects analysis is defined as the City of Escondido. The cumulative projects would increase the number of buildings that would require service by the fire and police departments. In addition, cumulative projects would increase the population of the City of Escondido and increase the demand for schools and other public services such as parks. However, the General Plan Update policies identify the need for new and expanded public services facilities to serve the land use types and densities allowed under the General Plan. The proposed project is consistent with the General Plan land use designation for the site; therefore, it would not contribute to a significant cumulative impact to public services.

Recreation. The recreation cumulative impact discussion includes parks. The area of projects that are considered for the parks cumulative effects analysis is defined as the City of Escondido. The cumulative projects would result in an increase in deterioration of local recreational facilities because additional dwelling units would be added and existing facilities are considered to be deficient. However, the General Plan Update policies identify the need for new and expanded recreational facilities to serve the land use types and densities allowed under the General Plan. The proposed project is consistent with both the City and County General Plan land use designations for the site; therefore, the development of the site has been accounted for in these documents, including their potential to impact recreational facilities. The proposed project would not contribute to a significant cumulative impact to recreational resources.

Transportation/Traffic. The geographic context for the analysis of cumulative traffic impacts is the City and surrounding unincorporated County of San Diego. A short-term construction traffic impact would occur if cumulative construction projects would occur concurrently near each other. If these projects are constructed concurrently, they would have the potential to result in a temporary cumulative traffic circulation impact during construction. However, the proposed project has a limited number of truck and vehicle trips associated with construction. In addition, the closest cumulative projects to the project site

are located 1.3 miles away, including a total of 15 dwelling units, a car wash and restaurant, and a congregate care facility. Due to distance between the proposed project and the cumulative projects, it is unlikely that construction traffic from simultaneous construction would combine to result in a significant traffic impact. Therefore, a significant cumulative impact associated with construction traffic would not occur. An analysis of the proposed project's incremental contribution to a significant cumulative construction impact is not required.

Cumulative projects would generate new vehicle trips that would have the potential to exceed the current capacity of the City's circulation system. Table 11 and Table 12 above summarize the intersection and roadway segment operations with the addition of project traffic and cumulative projects. As shown in this table, the proposed project and cumulative project would not result in a significant impact to any roadway segment under the Future (Year 2018) scenario because LOS would not exceed the significance thresholds published by the City and Caltrans at any intersection or roadway segment. The project is located in a developed residential neighborhood that is designated to remain a rural residential area. Therefore, a significant long-term increase in traffic is not anticipated for traffic study area. Additionally, as shown in the Existing + Project and Future (Year 2018) + Project scenarios, the project's contribution to future increases in traffic is minimal and would not be cumulatively considerable. Therefore, the operation of the proposed project would not result in a cumulatively considerable contribution to the significant cumulative impact related to transportation/traffic.

Utilities and Service Systems. The geographic context for the cumulative analysis of utilities and service systems encompasses the service area of each specific utility district. The increased use of public utilities associated with cumulative projects would add to the incremental demand for these utilities. If the cumulative projects exceed the growth projections that were utilized by the public utility districts to plan for the capacity of their systems, the public utilities providers may not have adequate infrastructure or funding in place to serve the cumulative projects. Thus, there would be a potentially significant impact to public utilities and service systems.

The proposed project is consistent with the land uses identified in the General Plan Update for the project site. Therefore, the EWWD, RDDMWD and Allied Waste Industries have accounted for the development of the proposed project. Thus, the proposed project would not exceed the capacity of the public utility districts that serve the City. Therefore, the proposed project would not result in a cumulatively considerable contribution to the significant cumulative impact to public utilities and service systems.

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

Less Than Significant Impact with Mitigation Incorporated

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, because all potential impacts would either be less than significant or reduced to a less than significant level with implementation of mitigation measures, as discussed in Sections 4.1 thru 4.17 above.

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