FINAL

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
California Environmental Quality Act (CEQA)

PLANNED DEVELOPMENT AND ZONE CHANGE FOR VICTORY INDUSTRIAL PARK PROJECT

Project Case # PHG15-0042 and ENV15-0017
Address: 2005 Harmony Grove Road
Escondido, CA 92029
Assessor Parcel No. 235-050-15

Prepared for:

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

Prepared by:

RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101

August 2016

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

CASE NOs.: PHG15-0042 and ENV15-0017 "Victory Industrial Park"

DATE ISSUED: June 21, 2016

PUBLIC REVIEW PERIOD: June 22, 2016 – July 21, 2016

LOCATION: The project site is located in the City of Escondido, County of San Diego along the southern side of Harmony Grove Road, south of Enterprise Street, east of Pacific Oaks Place, addressed as 2005 Harmony Grove Road (APN 235-050-1500).

PROJECT DESCRIPTION: The proposed Master and Precise Development Plan for the development of 91,000 square feet of light industrial uses in two buildings on approximately 5.24 acres (4.87 acres on-site and 0.37 acre off-site) located at 2005 Harmony Grove Road in Escondido. Building 1 would be a one-story building with a 51,400-square-foot ground floor and a 4,100-square-foot mezzanine for a total of 55,500 square feet. Building 2 would be a one-story building with a 32,900-square-foot ground floor and a 2,600-square-foot mezzanine for a total of 35,500 square feet. The project also would include 184 surface parking spaces, landscaping, infrastructure and storm water-drainage improvements. A rezone will be required to change the zoning from existing single-family residential to Planned Development-Industrial (PD-I) to be consistent with the General Plan land use designation of Light Industrial (LI). A 20-foot-wide Rincon Del Diablo Municipal Water District easement (approximately 0.37 acre off-site area) along the western boundary is part of an adjacent industrial development and is proposed to be incorporated into the project site. A boundary adjustment would be required to modify the project boundaries. Off-site grading and street improvements also are proposed.

APPLICANT: Badiee Development (Ben Badiee) P.O. Box 3111, La Jolla, CA 92038, (858) 337-7323

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

Findings: The findings of this review are that the Initial Study identified effects related to biological resources, cultural and tribal cultural resources, and traffic that might be potentially significant. However, design and minimization measures, revisions in the project plans, and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level. A public hearing for this project has not yet been scheduled. Additional public notice will be provided when the project is scheduled for Planning Commission and City Council consideration.

Bill Martin
Director of Community Development

CITY OF ESCONDIDO
Planning Division
201 North Broadway
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Environmental Checklist Form (Initial Study Part II)

1. Project title and case file number: Escondido Victory Industrial Park (PHG15-0042 and ENV15-0017)

2. Lead agency name and address: City of Escondido, 201 N. Broadway, Escondido, CA 92025

3. Lead agency contact person name, title, phone number and email:
Jay Paul, Associate Planner, (760) 839-4671, jpaul@escondido.org

4. Project location: 2005 Harmony Grove Road, Escondido, CA 92029 (APN 235-050-1500)

5. Project applicant's name, address, phone number and email: Scott Merry, Badiee Development, 7921 Terraza Disoma, Carlsbad, CA 92009; 760-717-0615; scottm@meracon.com

6. General Plan designation: Light Industrial (LI)

7. Existing Zoning: Single-Family Residential (R-1-6) Proposed Zoning: Planned Development - Industrial (PD-I).

8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

   The proposed project (Master and Precise Development Plan) involves the development of 91,000 square feet of light industrial uses to be located in two separate buildings on approximately 5.24 acres (4.87 acres on-site and 0.37 acre off-site). Building 1 would be approximately 55,500 square feet (51,400-square-foot first floor and 4,100-square-foot mezzanine level) and Building 2 would be approximately 35,500 square feet (32,900-square-foot 1st floor and 2,600-square-foot mezzanine level). The project includes 184 surface parking spaces, landscaping, and infrastructure improvements. Off-site improvements are proposed that include a fill slope and small access berm along the eastern property boundary adjacent to the flood control berm; a narrow fill slope along the northern and southern area of the site; a small graded triangle in the southwest corner in the area of the detention basin; and a 20-foot-wide Rincon Del Diablo Water District easement along the western side of the property. A rezone is proposed to change the zoning from single-family residential (R-1-6) to Planned Development-Industrial (PD-I) to be consistent with the General Plan Light Industrial (LI) designation for the subject property. Grading includes approximately 67,000 cubic yards of fill/import. See Figures 1 through 6.

9. Surrounding land uses and setting (briefly describe the project's surroundings):
   The area surrounding the project site generally is developed with industrial uses on the west and northwest; vacant residential land immediately on the north with a Light Industrial General Plan land use designation, and single-family residential further to the north; undeveloped Escondido Creek natural drainage channel is located along the eastern and southern boundary of the project site. The Escondido Hale Avenue Resource Recovery Facility (HARRF) is located southeast of the site across Escondido Creek with large rural-estate residential development further to the southwest. The Escondido Creek is in a concrete-lined channel north of the project site and is a natural channel along the eastern boundary of the project site with paved utility maintenance access road that runs along eastern boundary of the site. See Figures 1 through 6.

10. Other public agencies whose approval that may be required prior to construction (e.g., permits, financing approval, or participation agreement).
    Rincon Del Diablo Municipal Water District – Water Service/Meter Exchange Agreement
    California Department of Fish and Wildlife (CDFW Region 3) – 1600 Streambed Alteration Agreement
    San Diego Regional Water Quality Control Board (Region) – Construction General Permit (401)
    U.S. Army Corp of Engineers (ACOE) Section 404 permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Geology and Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality
☒ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☒ Transportation/Traffic	☐ Utilities/Service Systems	☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.

☒ I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.

☐ I find that the proposed project might have a significant effect on the environment and/or deficiencies exist relative to the City's General Plan Quality of Life Standards, and the extent of the deficiency exceeds the levels identified in the City's Environmental Quality Regulations pursuant to Zoning Code Article 47, Section 33-924 (b), and an ENVIRONMENTAL IMPACT REPORT shall be required.

☐ I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: a.) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and b.) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT shall be required, but it shall analyze only the effects that remain to be addressed.

☐ I find that, although the proposed project might have a significant effect on the environment, no further documentation is necessary 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.

Signature

Date: June 21, 2016

Jay Paul, Associate Planner
Printed Name and Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. This section evaluates the potential environmental effects of the proposed project, generally using the environmental checklist from the State CEQA Guidelines as amended and the City of Escondido Environmental Quality Regulations (Zoning Code Article 47). A brief explanation in the Environmental Checklist Supplemental Comments 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. All answers must take into account the whole action involved, including off-site, on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts and mitigation measures. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. The definitions of the response column headings include the following:

   A. "Potentially Significant Impact" applies if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.

   B. “Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 2 below, "Earlier Analyses," may be cross-referenced). Measures incorporated as part of the Project Description that reduce impacts to a “Less than Significant” level shall be considered mitigation.

   C. “Less Than Significant Impact” applies where the project creates no significant impacts, only less than significant impacts.

   D. "No Impact" applies where a project does not create an impact in that category. “No Impact” answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. Earlier Analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, 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 it is available for review.

   B. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   C. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

3. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

4. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

5. The explanation of each issue should identify the significance of criteria or threshold, if any, used to evaluate each question, as well as the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES:

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	**AESTHETICS.** Would the project:				
a.	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II.	**AGRICULTURAL RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
	a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, to non-agricultural use?	☐	☐	☐	☒
	b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
	c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
	d. Result in the loss of forest land or conversion of forest land to non-forest use? 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?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III.	**AIR QUALITY.** Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
	a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
	b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
	c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
	d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
	e. Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV.	**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?	☐	☒	☐	☐
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e.	Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V.	**CULTURAL RESOURCES.** Would the project:				
a.	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
e.	Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resource Code Section 21074?	☐	☒	☐	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI.	**GEOLOGY AND SOILS.** Would the project:				
a.	Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
	ii. Strong seismic ground shaking?	☐	☐	☒	☐
	iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
	iv. Landslides?	☐	☐	☐	☒
b.	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII.	**GREENHOUSE GAS EMISSIONS.** Would the project:				
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII.	**HAZARDS AND HAZARDOUS MATERIALS.** Would the project:				
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e.	For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g.	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX.	**HYDROLOGY AND WATER QUALITY.** Would the project:				
a.	Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?	☐	☐	☒	☐
b.	Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially depleting groundwater supplies or substantially interfering with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?	☐	☐	☒	☐
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?	☐	☐	☒	☐
e.	Cause significant alteration of receiving water quality during or following construction?	☐	☐	☒	☐
f.	Cause an increase of impervious surfaces and associated run-off?	☐	☐	☒	☐
g.	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
h.	Cause potentially significant adverse impact on ground water quality?	☐	☐	☒	☐
i.	Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?	☐	☐	☒	☐
j.	Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	☐	☐	☒	☐
k.	Create or exacerbate already existing environmentally sensitive areas?	☐	☐	☒	☐
l.	Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	☐	☐	☒	☐
m.	Impact aquatic, wetland or riparian habitat?	☐	☐	☒	☐
n.	Otherwise substantially degrade water quality?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
o.	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
p.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
q.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
r.	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X.	**LAND USE PLANNING.** Would the project:				
	a. Physically divide an established community?	☐	☐	☐	☒
	b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
	c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII.	**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?	☐	☐	☒	☐
b.	Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e.	For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.	**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)?	☐	☐	☐	☒
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES. Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒
v. Other public facilities?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION. Would the project:				
a. 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?	☐	☐	☐	☒
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI.	**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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e.	Result in inadequate emergency access?	☐	☐	☐	☒
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII.	**UTILITIES AND SERVICE SYSTEMS.** Would the project:				
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c.	Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e.	Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII.	**MANDATORY FINDINGS OF SIGNIFICANCE.** Would the project:				
a.	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?	☐	☒	☐	☐
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.)	☐	☒	☐	☐
c.	Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐
d.	Where deficiencies exist relative to the City's General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations {Zoning Code Section 33-924 (a) }?	☐	☐	☐	☒

FINAL
MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL CHECKLIST
SUPPLEMENTAL COMMENTS

Escondido Victory Industrial Park
(City File Nos. ENV15-0017 and PHG15-0042)

An Initial Study Environmental Checklist was prepared for this project and is included as a separate attachment to this Final Mitigated Negative Declaration (MND). The information contained in the Initial Study and the MND Supplemental Comments will be used by the City of Escondido to determine potential impacts associated with the proposed project.

INTRODUCTION

This Negative Declaration assesses the environmental effects of the proposed Escondido Victory Industrial Park located at 2005 Harmony Grove Road in Escondido, California (Assessor's Parcel Number [APN] 235-050-1500).

As mandated by California Environmental Quality Act (CEQA) Guidelines Section 15105, affected public agencies and the interested public may submit comments on the **Draft Mitigated Negative Declaration** in writing before the end of the **30-day** public review period starting on **June 22, 2016** and ending on **July 21, 2016**. Written comments on the Draft Mitigated Negative Declaration should be submitted to the following address by **5:00 p.m., July 21, 2016**. Following the close of the public comment review period, the City of Escondido will consider this Mitigated Negative Declaration and any received comments in determining the approval of this project.

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

Contact: Jay Paul, Associate Planner
Telephone: (760) 839-4537
Fax: (760) 839-4313
Email: jpaul@escondido.org

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

PROJECT DESCRIPTION

The project site is designated as Light Industrial (LI) in the Escondido General Plan and is zoned as single-family residential (R-1-6). A rezone will be required to change the zoning from residential to Planned Development-Industrial (PD-I) to be consistent with the General Plan land-use designation of Light Industrial (LI).

The proposed development (Master and Precise Development Plan) consists of constructing 91,000 square feet of light industrial uses in two buildings on approximately 5.24 acres (4.87 acres on-site and 0.37 acre off-site) located at 2005 Harmony Grove Road in Escondido (Figures 1 and 2). Building 1 would be a one-story building with a 51,400-square-foot ground floor and a 4,100-square-foot mezzanine for a total of 55,500 square feet. Building 2 would be a one-story building with a 32,900-square-foot ground floor and a 2,600-square-foot mezzanine for a total of 35,500 square feet (Figure 3). The project also would include 184 surface parking spaces, landscaping, infrastructure and storm water-drainage improvements.

The project site is at an approximate elevation of 610 to 625 feet above mean sea level (MSL). Grading of the project site would include 67,000 cubic yards of import to raise the elevation of the site above the 100-year flood elevations of 615 to 618 feet MSL. Additionally, the project would include two bioretention basins located towards the northeast and southwest corners of the project site. The proposed grading plan is shown on Figure 4.

The project would include landscaping throughout the site. Landscaping would include drought-tolerant native shrubs and groundcover around the perimeter of the buildings and along the creek edge, and trees along the north and west boundaries of the project site, around the perimeter of the buildings, and in the parking lot. The project would comply with the City of Escondido's Water Efficient Landscape Regulations (Chapter 33, Article 62 of Municipal Code and State Model Water Efficient Landscape Ordinance). The proposed concept landscape plan is shown on Figure 5.

Primary access to the project site would be provided from a single driveway directly from Harmony Grove Road. The project would widen and re-stripe Harmony Grove Road from the project driveway to the intersection with Enterprise Street.

In addition to the improvements to Harmony Grove Road, other off-site features/improvements include a fill slope and small access berm along the eastern side adjacent to the flood control berm; a narrow fill slope along the northern boundary of the site; a small graded triangle in the southwest corner in the area of the detention basin; and development within a 20-foot-wide Rincon Del Diablo Water District easement along the northwestern side of the property. The 20-foot-wide easement (approximately 0.37 acre) is part of the adjacent industrial development/properties and is proposed to be incorporated into the project site. A boundary adjustment would be required to modify the project boundaries. The project would include connections to existing water and wastewater infrastructure along the eastern boundary of the site, within Harmony Grove Road and along the Escondido Creek Channel. Water service is proposed to be provided by the Rincon Del Diablo Municipal Water District that would require the execution of a water service-meter exchange agreement between the City of Escondido and the Rincon.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The project site is a triangular shaped parcel located at 2005 Harmony Grove Road in the City of Escondido, County of San Diego (APN 235-050-1500). The project site is located on the eastern periphery of the Harmony Grove neighborhood which was formerly a rural area used for ranching and citrus production. The area has since been developed with single-family housing and light industrial uses. The project site is basically flat, possibly having been graded to some degree in the past. The site slopes gently from the north to

the south on an average of 2 percent. A small depression runs northeast to southwest inside the project boundary. A flood control berm/levee runs along the southeastern edge of the property, topped by an asphalt and dirt road just outside the property. A low bluff runs northeast to southwest approximately 40 meters from the southeastern project boundary. Originally delineating the Escondido Creek floodplain, the bluff has been augmented by dumped soil and building debris. The project site contains the foundations for buildings that have since been demolished. The site contains no native habitats and very few native plants. The vegetation communities existing on-site include disturbed habitat, non-native grassland, and eucalyptus woodland.

The area surrounding the project site is mostly developed with industrial use to the northwest and west, residential use to further to the north and east. The Escondido Creek natural drainage channel is located along the eastern boundary of the project site. Beyond the Escondido Creek to the south and southeast is a mix of residential and industrial uses, including the City's Hale Avenue Resource Recovery Facility (HARRF). The area southwest of the project site is less densely developed with residential development. The project site is located within the City of Escondido Light Industrial General Plan land-use designation. The southern portion of the project site also is located within an Odor Overlay Area due to its proximity to the City's sewer treatment facility (HARRF) located to the southeast on the eastern side of the Escondido Creek Flood Control Channel. The land uses adjacent to the proposed development area are as follows:

North: A vacant approximately 6.03-acre parcel is located immediately north of the project site with a City of Escondido General Plan land use designation of Light Industrial. Single-family residences are located further north along the southern side of Harmony Grove Road on lots generally ranging in size from 8,200 square feet to 9,600 square feet. The larger 6.03-acre parcel is situated at a similar or slightly higher elevation to the project site. A shallow drainage enters the project site from the northern property towards the northeastern corner of the project site. Vegetation to the north generally consists of grasses, weeds and a variety of mature trees, including stands of mature eucalyptus. The adjacent parcel generally is maintained by occasional mowing or clearing. Barbed-wire fencing is located along the shared northern/southern property boundary. Industrial development also is located northwest of the project site along the northern and western side of Harmony Grove Road.

South: The Escondido Creek flood control channel is located immediately south and southeast of the project site. A paved maintenance road (approximately 10 to 12 feet in width) is located off-site along the eastern and southern boundary of the project site. Vegetation to the south consists of non-native and native habitat located along the edges of the creek/maintenance road and within the creek. The HARRF on Hale Avenue is located southeast of the project site along the southern/eastern side of the creek. Rural-estate residential development on large lots are located further to the southwest of the site.

East: The Escondido Creek flood-control channel is located east and south of the site. A paved maintenance road (which varies from 10 feet to 12 feet in width) is located along both sides of the flood control channel. The paved maintenance road is located at a higher elevation than the project site (generally 5 to 8 feet higher). A mobile-home park is located further east across the flood-control channel (approximately 400+ feet to the east). A small church and single-family homes are located to the northeast across the Escondido Creek channel.

West: An industrial development is located immediately to the west of the project site. A 20-foot-wide Rincon Del Diablo Water District easement (which contains an 18-inch water line) separates the industrial development from the project site. The utility easement is paved with gravel. A split-face retaining wall is located along the western side of the water easement ranging from 6 feet in height towards the north and up to approximately 14 feet in height towards the south.

Anticipated Public Hearings

A Planning Commission hearing for this project has been scheduled for August 9, 2016. Additional public notice will be provided when the project is scheduled for City Council consideration.

Comments Received on the Draft MND and Responses

The Draft Initial Study/Mitigated Negative Declaration for the Victory Industrial Park Project was circulated for public review for 30 days (June 22, 2016 - July 21, 2016). The City of Escondido received one comment letter from the County of San Diego, Planning and Development Services during the public review period. The California State Clearinghouse acknowledged compliance with the California Environmental Quality Act in a letter dated July 22, 2016. The County letter (dated July 21, 2016) has been included in the Final Initial Study/Mitigated Negative Declaration and response to comment below:

Letter	Commenter	Date
A	Scott Morgan, Director, State Clearinghouse	July 22, 2016
B	Joe Farace, County of San Diego	July 21, 2015

Letter A

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

Edmund G. Brown Jr.
Governor

Ken Alex
Director

July 22, 2016

RECEIVED
JUL 27 2016
PLANNING DIVISION

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

Subject: ENV15-0017 and PHG15-0042 (Victory Industrial Park)
SCH#: 2016061046

Dear Jay Paul:

A-1 The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on July 21, 2016, 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.

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

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

A-1 This letter acknowledges that the City has complied with the State Clearinghouse review requirements for draft environmental documents pursuant to the California Environmental Quality Act. Comment noted.

Document Details Report
State Clearinghouse Data Base

SCH# 2016061046
Project Title ENV15-0017 and PHG15-0042 (Victory Industrial Park)
Lead Agency Escondido, City of

Type Neg Negative Declaration

Description A proposed master and precise development plan for the development of 91,000 sf of light industrial uses in two buildings on approximately 5.24 acres (4.87 acres on site and 0.37 acre off site). Building 1 would be a one story building with a 51,400 sf ground floor and a 4,000 sf mezzanine for a total of 55,500 sf. Building 2 would be a one story building with a 32,900 sf ground floor and a 2,600 sf mezzanine for a total of 35,500 sf. The project also would include 184 surface parking spaces, landscaping, infrastructure and storm water drainage improvements. A rezone will be required to change the zoning from existing single family residential to planned development industrial to be consistent with the general plan land use designation of light industrial. A 20 ft wide Rincon Del Diablo Municipal Water District easement (approximately 0.37 acre off site area) along the western boundary is part of an adjacent industrial development and is proposed to be incorporated into the project site. A boundary adjustment would be required to modify the project boundaries. Off site grading and street improvements also are proposed.

Lead Agency Contact

Name Jay Paul
Agency City of Escondido
Phone (760) 839-4537 **Fax**
email jpaul@escondido.org
Address 201 North Broadway
City Escondido **State** CA **Zip** 92025-2798

Project Location

County San Diego
City Escondido
Region
Lat / Long
Cross Streets Harmony Grove/Enterprise St
Parcel No. 235-050-15
Township 12S **Range** 2W **Section** 29 **Base**

Proximity to:

Highways S-6 Del Dios Hwy
Airports
Railways
Waterways Escondido Creek
Schools Del Dios MS, Del Lago HS
Land Use

Project Issues Aesthetic/Visual; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Public Services; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Wildlife; Other Issues

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 11; State Water Resources Control Board, Division of Drinking Water; State Water Resources Control Board, Division of Drinking Water, District 14; Regional Water Quality Control Board, Region 9; Native American Heritage Commission

Date Received 06/22/2016 **Start of Review** 06/22/2016 **End of Review** 07/21/2016

Note: Blanks in data fields result from insufficient information provided by lead agency

Letter B

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

July 21, 2016

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

Via email to: jpaul@escondido.org

COMMENTS ON THE NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR VICTORY INDUSTRIAL PARK PROJECT, ENV 15-0017 AND PHG 15-0042

Dear Mr. Paul,

B-1 The County of San Diego (County) has received the Notice of Intent to Adopt a Mitigated Negative Declaration (MND) for Victory Industrial Park Project, ENV 15-0017 and PHG 15-0042 (Project). The County appreciates the opportunity to comment on this Project. Please consider and address the following comments.

TRANSPORTATION

1. The County's prior February 2016 comment letter (enclosed) indicated that the City of Escondido had recently coordinated with a County developer for a proposed project (Valiano Specific Plan) located along Country Club Drive within the unincorporated area. The City of Escondido and County (Valiano) developer have reached a tentative agreement for the Valiano project to improve Kauana Loa Drive and make a fair-share contribution towards the planned Citracado Parkway extension. Based on the location of Victory Industrial Park and the projected traffic that would be generated, the County's February 2016 comment letter stated that the proposed industrial development should also be responsible for Kauana Loa Drive improvements and a fair-share contribution towards the planned Citracado Parkway extension. The MND includes a fair-share contribution towards the planned Citracado Parkway extension, but no proposed improvements to Kauana Loa Drive are identified. The MND should also include recommended improvements to Kauana Loa Drive.

B-1 Traffic Mitigation Measure (TRA-3) requires the applicant to pay a fair share (0.4 percent) towards the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway. The Engineering Division determined the anticipated traffic trips that would utilize Kauana Loa Drive (in the short term) would not warrant any traffic mitigation or trigger any necessary off-site improvements. Traffic Impact Fees paid by the developer would go towards the improvement and maintenance local streets throughout the City.

Mr. Paul, City of Escondido
July 21, 2016
Page 2 of 2

The County looks forward to receiving future documents and/or notices related to this project and providing additional assistance at your request. If you have any questions regarding these comments, please contact Danny Serrano, Land Use / Environmental Planner, at (858) 694-3680 or via email at daniel.serrano@sdcounty.ca.gov

Sincerely,

Joe Farace, Group Program Manager
Advance Planning Division
Planning & Development Services

Attachment: County of San Diego comment letter dated February 1, 2016

Email cc:

Keith Corry, Policy Advisor, Board of Supervisors, District 3
Chris Livoni, Policy Advisor, Board of Supervisors, District 5
Vincent Kattoula, CAO Staff Officer, LUEG
Nick Ortiz, Land Use/Planning Manager, Planning & Development Services
Eric Lardy, Land Use/Planning Manager, Planning & Development Services

I. AESTHETICS

Would the project:

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

No Impact. Scenic resources in the City of Escondido include views to and from hillsides and prominent ridgelines and natural landforms. The most prominent ridgelines/hillside areas generally are located towards the northern and eastern areas of the City. Views from surrounding roadways adjacent to the project site do not include any scenic resources that are identified as significant in the General Plan (City of Escondido 2012a), such as "ridgelines, unique landforms, visual gateways and edges of the community." The topography of the site is relatively flat in correlation with adjacent development. A low bluff runs northeast to southwest approximately 40 meters in from the southeastern project boundary. Originally delineating the Escondido Creek floodplain, the bluff has been augmented by dumped soil and building debris. Intervening buildings and landscaping in the project vicinity affect views through the site. Therefore, public views are limited and the project would not have an adverse effect on a scenic vista.

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

No 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. There are no unique trees, trees, or rock outcroppings, historic structures of other scenic resources on the site. Therefore, the project would not affect any scenic resources within a state scenic highway. The removal of any mature trees would be replaced in accordance with the City's Grading Ordinance (Article 55).

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

Less than Significant Impact. The project site primarily is vacant disturbed land and the existing visual character of the surrounding area consists of industrial uses to the northwest and west, residential uses to the northeast and east, and the undeveloped Escondido Creek drainage along the southeastern edge of the project. Beyond the Escondido Creek to the south and southeast is a mix of residential and industrial uses, including the City's HARRF.

Development of the site would alter the existing character of the vacant property with the development of new industrial buildings, paved parking, grading/retaining walls and manufactured slopes, landscaping and exterior lighting. The proposed buildings would have a maximum height of 35 feet which is consistent with the light industrial buildings in the surrounding area. The proposed buildings would be have been designed with exterior colors, materials and architectural features to be compatible with adjacent industrial development. Building elevations are shown on Figures 6a through 6d. The on-site buildings would be setback from the property line per the City of Escondido's Development Standard setback criteria. The project would include perimeter landscaping and screening trees along the northern and western perimeter of the project site. The bulk, scale, and design of the proposed buildings would be consistent with the visual character and quality of the surrounding area. Therefore, the visual character and quality impacts of the project 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. While the project would introduce lighting to the currently vacant project site, lighting currently exists in the surrounding light industrial development and nearby residential areas. Existing lighting sources in the surrounding area generally consist of street lights, security lights, parking lot lights, and vehicle headlights. The proposed lighting for the project generally would consist of new parking lot

lighting, new area lighting around the buildings and walkways, and building security lighting, which would be compatible with existing lighting throughout the project vicinity. All new lighting would be required to be in compliance with the City's Outdoor Lighting Ordinance (Zone Code Article 35), 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. All proposed lighting would have dark sky compliance certification and be consistent with City requirements. The Outdoor Lighting Ordinance would also require appropriate shielding and automatic timing devices. Therefore, new nighttime lighting as a result of the project would be compatible with existing development and would not adversely affect nighttime views in the area. The project's light or glare impacts would be less then significant.

II. AGRICULTURAL RESOURCES

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

a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, to non-agricultural use?*

b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

c. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))*

d. *Result in the loss of forest land or conversion of forest land to non-forest use? Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

No Impact. The project site is located on the eastern periphery of the Harmony Grove neighborhood which was formerly a rural area used for ranching and citrus production. The area has since been developed with single-family housing and light industrial uses. A farm complex existed on the property until November 2012, and the site was once used for ranching.

The project site does not contain any active agricultural uses, agricultural resources, or timberland. The site is not zoned for agricultural or forest land uses and is not adjacent to areas zoned for or in agricultural use or forestland. There are no Williamson Act Contract lands on or near the site. The property is not listed as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) by the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (State of California Department of Conservation 2016); nor is the project site and surrounding area listed as prime Agricultural Lands in the General Plan Final EIR (City of Escondido 2012a). Therefore, the project would not result in the conversion of agricultural resources to non-agricultural use, or result in the conversion of forest land to non-forest use.

III. AIR QUALITY

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

Would the project:

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

Less than Significant Impact. The California Clean Air Act requires areas that are designated nonattainment of state ambient air quality standards for ozone, carbon monoxide, sulfur dioxide, and nitrogen dioxide to prepare and implement plans to attain the standards by the earliest practicable date. The San Diego Air Basin (SDAB) is designated nonattainment for ozone. Accordingly, the Regional Air Quality Strategy (RAQS) was developed to identify feasible emission control measures and provide expeditious progress toward attaining the state standard for ozone and particulate matter. The two pollutants addressed in the RAQS are reactive organic gases and oxides of nitrogen, which are precursors to the formation of ozone. Projected increases in motor vehicle usage, population, and growth create challenges in controlling emissions to maintain and further improve air quality. The RAQS, in conjunction with the Transportation Control Measures, were most recently adopted in 2009 as the air quality plan for the region.

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 SDAB. Since the SDAB is designated as in basic non-attainment of the NAAQS and in serious non-attainment of the more stringent California Ambient Air Quality Standards (CAAQS) for ozone, the SDAPCD's 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 the California Air Resources Board (CARB) and San Diego Association of Governments (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 Final EIR (FEIR) assessed whether development consistent with the General Plan Update would conflict with or obstruct implementation of the RAQS and SIP. The FEIR determined that the growth accommodated by the General Plan would be consistent with the growth accounted for in the RAQS and SIP. As such, development consistent with the Escondido General Plan would be consistent with the RAQS and SIP. In the event a project proposes development that is greater than anticipated in the growth projections, further analysis would be warranted to determine if the project would exceed the growth projections used in the RAQS and applicable portions of the SIP for the specific subregional area.

The project site is designated as LI – Light Industrial in the Escondido General Plan. The project would be consistent with the General Plan land use designation and with the growth anticipated by the General Plan and SANDAG. Additionally, as discussed under III(b), project emissions would not exceed significance thresholds from the Escondido Municipal Code. These thresholds are intended to both define quality of life standards and implement the Growth Management Element of the Escondido General Plan. The project would, therefore, not result in an increase in emissions that are not already accounted for in the RAQS. Thus, the project would not interfere with implementation of the RAQS or other air quality plans.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than Significant Impact. 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.

An Air Quality Analysis was prepared for the project (Appendix A). The report analyzed emissions due to construction and operation of the project. Emissions were calculated using the California Emissions Estimator Model (CalEEMod; California Air Pollution Control Officers Association [CAPCOA] 2013) and compared to the City's screening thresholds.

Construction impacts are short term and result from fugitive dust, equipment exhaust, and indirect effects associated with construction workers and deliveries. As demonstrated in the Air Quality Analysis, project construction would not exceed the applicable regional emissions thresholds. Therefore, as project emissions would be well below these limits, project construction would not result in regional emissions that would exceed the NAAQS or CAAQS or contribute to existing violations. Additionally, the General Plan Update FEIR requires future projects to implement construction dust control measures, which is a standard requirement for a project condition of approval and issuance of grading/improvement plan.

Long-term emissions of regional air pollutants occur from operational sources. Operational impacts are primarily due to emissions to the basin from mobile sources associated with the vehicular travel along the roadways within the project area. As demonstrated in the Air Quality Analysis, project operation would not exceed the applicable regional emissions thresholds. As project emissions are well below these limits, project operations would not result in regional emissions that would exceed the NAAQS or CAAQS or contribute to existing violations. Therefore, the project would not violate any air quality standard or contribute substantially to an existing air quality violation.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less than Significant Impact. The region is classified as attainment for all criterion pollutants except ozone, 10-micron particulate matter (PM_{10}), and 2.5-micron particulate matter ($PM_{2.5}$). The SDAB is non-attainment for the 8-hour federal and state ozone standards. Ozone is not emitted directly, but is a result of atmospheric activity on precursors. Nitrogen oxide (NO_X) and reactive organic gases (ROG) are known as the chief "precursors" of ozone. These compounds react in the presence of sunlight to produce ozone.

As described above in II(a), emissions of ozone precursors (ROG and NO_X), PM_{10}, and $PM_{2.5}$ from construction and operation would be below the applicable thresholds. Therefore, the project would not generate emissions in quantities that would result in an exceedance of the NAAQS or CAAQS for ozone, PM_{10}, or $PM_{2.5}$. Emissions would be less than significant, and therefore, the project would not result in a cumulatively considerable increase in any criteria pollutant for which the region is non-attainment.

d. Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. A sensitive receptor is a person who is more susceptible to health effects due to exposure to an air contaminant than is the population at large. Examples include residences, schools, playgrounds, child care centers, churches, athletic facilities, retirement homes, and long-term health care facilities.

Construction of the project site could generate fugitive dust emissions from the use of equipment. However, these emissions are temporary and would not generate an ongoing, substantial source of emissions that could adversely affect surrounding sensitive receptors. Additionally, the project would be required to comply with SDAPCD rules and regulations.

The CARB has provided guidelines for the siting of land uses near heavily traveled roadways. The CARB guidelines indicate that siting new sensitive land uses within 500 feet of a freeway or urban roads with 100,000 or more vehicles per day should be avoided when possible (CARB 2005). The project would not place sensitive receptors within 500 feet of a roadway carrying 100,000 vehicles per day. Therefore, the project would not expose sensitive receptors to substantial concentrations of diesel particulate matter.

The project would include three loading docks. Delivery trucks accessing these loading docks would be a source of diesel particulate matter. However, heavy-duty commercial diesel trucks would be subject to idling restrictions. State regulations require manual or automatic shutdown of engines after idling for five minutes. Additionally, trucks must meet CARB emissions standards. Therefore, the loading dock operation would not result in a substantial pollutant concentration.

Localized carbon monoxide (CO) concentration is a direct function of motor vehicle activity at signalized intersections (e.g., idling time and traffic flow conditions), particularly during peak commute hours and meteorological conditions. The SDAB is a CO maintenance area under the federal Clean Air Act. This means that SDAB was previously a non-attainment area and is currently implementing a 10-year plan for continuing to meet and maintain air quality standards. As a result, ambient CO levels have declined significantly. CO hot spots have been found to occur only at signalized intersections that operate at or below level of service E with peak-hour trips for that intersection exceeding 3,000 trips. Based on the intersection volumes in the traffic study area, the project is not anticipated to result in a CO hot spot. Impacts would be less than significant.

e. Create objectionable odors affecting a substantial number of people?

Less than Significant Impact. The project does not include heavy industrial or agricultural land uses that are typically associated with odor complaints. During construction, diesel equipment may generate some nuisance odors. Sensitive receptors near the project site include residential uses and church to the northeast, and residential uses southeast across the channel; however, exposure to odors associated with project construction would be short term and temporary in nature. Impacts would be less than significant. The southwestern portion of the site is located within an Odor Overlay due to the proximity to the City's HARRF. The proposed project would not be significantly impacted by odors from the HARRF since the project site is located upwind from the facility and the HARRF was designed and equipped with appropriate odor control systems.

IV. 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?

Less than Significant with Mitigation. A Biological Resources Report was prepared for the project (Appendix B) and is the basis for the analysis below. No sensitive plant species were observed or are expected to occur on the project site due to the level of disturbance of the site. There would be no impact on sensitive plant species.

No sensitive wildlife species were observed on the project site; however, there is moderate potential for songbirds or raptors to forage in the non-native grassland on-site and nest within the mature trees that occur near the project site. Therefore, the project could potentially have significant impacts on nesting raptors (i.e.,

Cooper's hawk) (**Impact BIO-1**) or nesting migratory birds (**Impact BIO-2**) if tree removal or construction occurs during the typical bird breeding season (January 1 to September 1). In accordance with regulations, and to avoid impacts to protected nesting birds, the following mitigation measures shall be required:

BIO-1 Prior to issuance of grading permits, the following shall be identified on the grading plan:

A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances, and proposed disturbance activities to determine an appropriate distance of a temporal buffer.

BIO-2: Prior to issuance of grading permits, the following shall be identified on the grading plan:

If project construction cannot avoid the period of January 1 through September 1, a qualified biologist shall survey potential nesting vegetation within the project site for nesting birds prior to commencing any project activity. Surveys shall be conducted at the appropriate time of day, no more than three days prior to vegetation removal or disturbance. Documentation of surveys and findings shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds were observed and concurrence was received, project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 200 feet (500 feet for special status species and raptors) in all directions on-site, and this area shall not be disturbed until after September 1 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the breading season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.

Biological resource impacts would be less than significant after the implementation of the above mitigation measure.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less than Significant with Mitigation. Three vegetation communities occur on the project site: disturbed habitat, non-native grassland, and eucalyptus woodland (see Appendix B). The disturbed habitat includes slabs and foundations from demolished buildings, driveways, ornamental landscaping, rubble piles, and bare ground. Non-native grassland occurs on the slopes and in the swale with several different species of annual grasses including wild oat (*Avena fatua*), bromes (*Bromus* spp.), ryegrass (*Lolium multiflorum*), and purple false-brome (*Brachpodium distachyon*). Eucalyptus woodland is scattered throughout the project site in several stands of large, mature Murray red gum (*Eucalyptis camaldulensis*) and blue gum (*Eucalyptus globulus*) trees.

A wetland delineation was conducted as a part of the biological survey. The delineation was conducted within a wide, nearly flat swale that transects the eastern portion of the site from north to south. Near the center of the swale, one area was determined to be a wetland and, therefore, under the jurisdiction of the U.S. Army Corps of Engineers. This area amounts to 76 square feet, or 0.002 acre. Implementation of the project would include grading of the entire site. Table IV-1 summarizes the existing and impacted habitat on the project site.

Table IV-1 Existing and Impacted Habitat			
Plant Community	Acreage On-Site	Impacted Acreage	Mitigation Required (Ratio)
Disturbed Habitat	1.36	N/A	0
Non-native Grassland	2.57	2.57	1.28 (0.5:1)
Eucalyptus Woodland	1.31	N/A	0
Disturbed Wetland	0.002	0.002	0.006 (3:1)
TOTAL	**5.24**	**2.57**	**1.286**

As shown, the project would impact 2.57 acres of non-native grassland (**Impact BIO-3**) and 0.002 acre of disturbed wetland (**Impact BIO-4**). To mitigate for these impacts, the following shall be completed:

BIO-3: Prior to the issuance of grading permits, impacts to non-native grassland shall be mitigated at a ratio of 0.5:1 and shall consist of 1.28 acres. Mitigation shall be provided by either (1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or (2) purchase of non-native grassland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City.

BIO-4: Prior to the issuance of grading permits, impacts to disturbed wetlands shall be mitigated at a ratio of 3:1 and shall consist of 0.002 acre of wetland creation and 0.004 acre of wetland restoration or enhancement. Mitigation shall be provided by either (1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or (2) purchase of wetland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City. Additionally, prior to the issuance of grading permits, the project shall obtain a California Department of Fish and Wildlife 1600 Streambed Alteration Agreement, a San Diego Regional Water Quality Control Board Construction General Permit (401), and a U.S. Army Corps of Engineers Section 404 permit.

Biological resource impacts would be less than significant after the implementation of the above mitigation measures.

The project would include off-site grading (fill slopes along the north, east and south) and street improvements along the eastern side of Harmony Grove Road. However, there are no biological resources located in the off-site improvement areas. Off-site impacts to biological resources would be less than significant.

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 with Mitigation. See response to IV(b). The project would impact 0.002 acre of disturbed wetland (**Impact BIO-4**). Impacts to wetlands would be less than significant after the implementation of mitigation measure **BIO-4**.

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. The project site is bordered on the west by existing industrial buildings and on the north by a similar disturbed parcel and is not part of a wildlife corridor. Escondido Creek, which borders the site on the east, is the major wildlife corridor in the project vicinity. However, the creek would not be impacted by project implementation. No impacts to wildlife movement corridors are anticipated.

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

No Impact. Section 33-1069 of the Excavation and Grading Ordinance includes vegetation and replacement standards for impacts to mature and/or protected trees. The loss of any mature trees on the site would be replaced in conformance with the City's Grading Ordinance. Additionally, there are no protected trees (oak trees) located on the site. The project would not conflict with local policies or ordinances.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less than Significant with Mitigation. The City of Escondido is one of seven jurisdictional areas within the northern subregion of San Diego County covered by the Multiple Habitat Conservation Plan (MHCP) (SANDAG 2003). The MHCP is intended to protect viable populations of native plant and animal species and their habitats, and each of the participating jurisdictions in the program is required to prepare a subarea plan in order to implement the MHCP within its jurisdictional boundaries. The City of Escondido has prepared a Draft Subarea Plan, but the Plan has not been adopted. Avoidance of impacts to biologically sensitive resources, which include wetlands and other sensitive vegetation communities, is emphasized and proposed projects which would directly or indirectly impact sensitive resources are required to minimize or mitigate any impacts that cannot be avoided. As noted in responses to IV(a) and IV(b), the project could potentially have significant impacts on nesting raptors (i.e., Cooper's hawk) or nesting migratory birds. Cooper's hawk is considered sensitive species under the MHCP. Additionally, the project would impact non-native grassland, which is considered a sensitive vegetation community under the MHCP, and wetlands. Implementation of mitigation measures **BIO-1** through **BIO-4** would ensure compliance with the MHCP. The City's Draft Subarea Plan identified the project site as Developed/Disturbed and Natural Habitat, but does not identify the site for preservation.

V. CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. A farm complex existed on the property until November 2012. A historical and architectural building assessment of the farm structures was completed by Ruth C. Alter of Archaeos in 2007. Archaeos determined that the subject property did not qualify for nomination the California Register of Historical Resources or the Escondido register of historical resources under any of the qualifying criteria (Archaeos 2007). The buildings were subsequently demolished. There currently are no structures located on the project site. No listed National Register of Historic Places properties are within the project boundaries. Also, no properties listed on the Office of Historic Preservation Historic Property Directory are found within the project boundaries. No properties that have been determined eligible and listed on the Archaeological Determinations of Eligibility at the Office of Historic Preservation are within the project boundary. Figure VII-6 of the Escondido General Plan, Cultural and Agricultural Sites, shows that the project site is not within a Designated Old Escondido Neighborhood and is not proximate to any historic properties (City of Escondido 2012a). The project site also does not contain any resources listed on the City's Historic Sites. Therefore, the project would not impact historical resources.

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

Less than Significant with Mitigation. An Archaeological Survey Report was prepared for the project (Appendix C) and is the basis for the analysis below. A records search at the South Coastal Information Center (SCIC) identified 48 cultural resources within a one-mile radius of the project area. None of these resources

were mapped within or adjacent to the project site. Two small bedrock milling sites, CA-SDI-15,351 and CA-SDI--15,352, are recorded approximately 150 meters to the north; and two large Late Prehistoric sites, CA-SDI-8280 and CA-SDI-12,209, are located southwest. CA-SDI-8280 is on the south side of Escondido Creek approximately 400 meters southwest of the project site and CA-SDI-12,209 is on the north side of Escondido Creek approximately 220 meters to the west.

A Sacred Lands request was sent to the Native American Heritage Commission (NAHC) on February 15, 2016, and a reply was received on February 17, 2016. The project area was surveyed on March 8, 2016. No archaeological deposits or historical features were identified within the project area in the SCIC record search and no prehistoric or historic cultural resources were identified during the survey of the project area. As a result, there would be no anticipated adverse effects to known cultural resources within the project area. However, the ground visibility during the survey was low due to vegetation covering in areas of the project site. The project site is in an area of alluvial deposition and the possibility exists for the buried prehistoric archaeological deposits to exist on-site. Also, the project site is in proximity to significant archaeological sites to the west and southwest. Because of these factors, the possibility for discovery of subsurface historic or archaeological features during project grading activities exists, and project impacts would be potentially significant (**Impact CUL-1**). To mitigate the potential impacts, the following mitigation measure would be required:

CUL-1: An archaeological resources monitoring program shall be implemented, which shall include the following:

1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City of Escondido that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the City. The City, prior to any preconstruction 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, the archaeological monitor(s) shall be on-site full time to perform inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features.

4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert 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 project manager at the time of discovery. The archaeologist, in consultation with the project manager for the lead agency, shall determine the significance of the discovered resources. The lead agency 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 lead agency, then carried out using professional archaeological methods. If any human bones are discovered, the County coroner and lead agency 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 NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

6. 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(s) 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 and curated according to the 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 interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.

The project would have a less than significant impact to historical and archaeological resources with the incorporation of mitigation measure **CUL-1**.

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

Less than Significant with Mitigation. Based on the Geotechnical Evaluation prepared for the project (Appendix D), underlying soils and formations consist of undocumented fill, colluvium/topsoil, alluvium, and granite bedrock. The site does not contain any unique geologic features. The granitic basement rocks have very limited potential to produce paleontological resources and are considered to have a paleontological resource sensitivity of zero to low. Alluvium was encountered to a depth of approximately 11 feet at the site and, because these deposits have the potential to yield scientifically significant vertebrate fossils, the paleontological sensitivity of these near surface materials is high. There is the potential for the project to impact a significant unique paleontological resource should the grading extend to the depths at which the alluvium was encountered. This would be a potentially significant impact (**Impact CUL-2**). To mitigate the potential impacts to below a level of significance, the following mitigation measure is required:

CUL-2: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.

1. A qualified paleontologist or a paleontological monitor shall be on-site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).

2. In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense.

3. A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.

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

No Impact. No formal cemetery or human remains are known to be present on-site. If any remains are encountered, the project would proceed in accordance with CEQA Section 15064.5(e), the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5). Thus, the project would have no impact on human remains.

e. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resource Code Section 21074.

Less than Significant with Mitigation. The City has initiated consultation with the Native American Tribes who are traditionally and culturally affiliated with the geographic area of the proposed project, and who have requested such consultation in writing, including the San Luis Rey Band of Mission Indians, Rincon Band of Luiseño Indians, and the Soboba Band of Luiseño Indians. The City mailed and emailed letters to the Tribes on December 28, 2015 inviting them to consult regarding potential impacts to tribal cultural resources. The San Luis Rey Band of Mission Indians responded to the invitation and requested formal consultation and met with the City on February 8, 2016. Representative of the San Luis Rey Band requested the applicant prepare a Cultural Analysis for the project as part of the environmental review and also recommended the applicant consult with the an appropriate Tribe when conducting the study including an on-site survey. Per the request of the San Luis Rey Band of Mission Indians, a Luiseño Native American monitor from Saving Sacred Sites accompanied the archaeologist on the survey of the property. A Kumeyaay Native American monitor also accompanied the archaeologist on the survey. The monitors did not indicate the presence of a sacred site. The San Luis Rey Band of Mission Indians also has provided Tribal Cultural Resource mitigation measures to be incorporated into the IS/MND. The Soboba Band of Luiseño Indians did not express any concerns regarding the project and deferred any further consultation to take place between any concerned tribes. The Rincon Band of Luiseño Indians recommended that a Native American Monitor be present for all ground disturbing activities. Consistent with CEQA requirements, the City has completed the consultation requirements and has reached agreement with the San Luis Rey Band of Mission Indians as to the desired mitigation measures that would be implemented in order to ensure that any significant known and unknown tribal cultural resources are effectively protected and that potential project impacts are reduced to below a level of significance with the incorporation of Mitigation Measures Cul-3 through Cul-12.

CUL-3: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

CUL-4: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a

letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-5: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

CUL-6: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

CUL-7: In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL- 8: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

CUL-9: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine theamount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-10: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of

Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-11: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-12: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

VI. GEOLOGY AND SOILS

Would the project:

a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. A Geotechnical Evaluation (see Appendix D) was completed to address geology and soils issues on-site and is the basis for the following analysis. The project site is not within an Alquist-Priolo Earthquake Fault Zone or a locally defined fault rupture hazard zone. The nearest mapped active fault is Rose Canyon, approximately 14 miles west of the project site. The potential for a surface rupture on-site is low. Thus, the project would have no impact related to the rupture of a fault.

ii. Strong seismic ground shaking?

Less than Significant Impact. As discussed in the Geotechnical Evaluation, the site is located in a seismically active area, as is the majority of southern California. The most significant seismic hazard at the site is considered to be shaking caused by an earthquake occurring on a nearby or distant active fault. However, the project site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general. Conformance with the California Building Code and City of Escondido building requirements would reduce potential impacts to less than significant.

iii. Seismic-related ground failure, including liquefaction?

No Impact. As concluded in the Geotechnical Evaluation, based on the relatively dense nature of the underlying granitic materials and the absence of shallow groundwater, liquefaction, seismically induced settlement, and lateral spread at the project site are not anticipated to occur and are not design considerations. The potential for liquefaction and the associated ground deformation occurring beneath the structural site areas is considered low, and the project would have no impact related to liquefaction.

iv. Landslides?

No Impact. The majority of the site is mapped as "marginally susceptible" to landsliding. However, based on the geotechnical review of published landslide hazard maps, geologic maps, and stereoscopic aerial photographs, as well as site reconnaissance and subsurface exploration, landslides or indications of deep-seated slope instability have not been mapped and were not observed at the project site. Figure VI-9 of the General Plan, Seismic and Geologic Hazards, shows the project site to be outside of any areas mapped as Soils Subject to Potential Landslide or Slope greater than 25 percent (City of Escondido 2012a). No impacts would occur.

b. Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. A majority of the project site is relatively flat. The project would include grading and construction activities as well as landscaping. As indicated below under Section IX, Hydrology and Water Quality, the project would implement best management practices (BMPs) during construction and operation in compliance with regulations. Project impacts related to soil erosion 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?

No Impact. The site is not located in an area of known ground subsidence due to the withdrawal of subsurface fluids. The potential for subsidence occurring at the site due to the withdrawal of oil, gas, or water is considered remote. There are no known landslides on or near the project site, and the site is not located in the path of any known landslides. The potential damage to the project due to landslides or slope instability is considered very low. In addition, the on-site materials are not known to be prone to slope instability in properly engineered slopes. The site is underlain by dense natural materials which are not considered susceptible to failure due to lateral spreading; the potential for lateral spreading causing a catastrophic collapse of the proposed structures is considered low. The project would follow recommendations for site preparation and grading included in the Geotechnical Evaluation (see Appendix D), which would ensure none of these issues would occur on-site or off-site. There would be no impacts related to geology and soils.

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?

No Impact. The near-surface materials and underlying geologic formations generally have very low to low expansion potential. The project would include excavation and re-compaction of soils consistent with the Geotechnical Evaluation recommendations (see Appendix D). Thus, the project would have no impact related to expansive soils.

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

No Impact. The project would connect with the existing City wastewater system and would not use septic tanks or an alternative wastewater disposal system.

VII. 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. Increases in concentrations of greenhouse gas (GHG) emissions generated by human activities have the potential to result in global climate change impacts. GHGs include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Common activities that generate GHGs include vehicular travel, electricity use, natural gas use, water use, and waste generation.

Global climate change could indirectly result in physical environmental impacts related to: extreme heat days; higher concentrations, frequency and duration of air pollution; an increase in wildfires; more intense coastal storms; sea level rise; impacts to water supply and water quality through reduced snowpack and saltwater influx; public health impacts; impacts to near-shore marine ecosystems; reduced quantity and quality of agricultural products; pest population increases, and altered natural ecosystems and biodiversity. Various regulations and policies have been adopted globally, federally, and on a state level to address GHG and associated climate change impacts.

The City of Escondido has prepared a Climate Action Plan (CAP) demonstrating how the City would reduce GHG emissions. The CAP establishes a threshold level of 2,500 metric tons of carbon dioxide equivalent (MT CO_2E) per year for identifying projects that require a project-specific technical analysis to quantify and mitigate project emissions (City of Escondido 2013a and 2013b).

A Greenhouse Gas Analysis was prepared for the project (Appendix E) and is the basis for the following analysis. Annual GHG emissions due to construction and operation of the proposed project were calculated using CalEEMod (CAPCOA 2013). The emissions sources include construction (off-road vehicles), mobile (on-road vehicles), area (fireplaces, consumer products [cleansers, aerosols, solvents], landscape maintenance equipment, and architectural coatings), water and wastewater, and solid waste sources. Table VII-1 summarizes the total project GHG emissions.

Table VII-1
Project GHG Emissions
(MT CO_2E per Year)

Emission Source	Project GHG Emissions
Vehicles	401
Energy Use	254
Area Sources	0
Water Use	76
Solid Waste Disposal	51
Construction	18
TOTAL	**801**
NOTE: Totals may vary due to independent rounding.	

As shown, the project would result in a total of 801 MT CO_2E annually. This is less than the identified 2,500 MT CO_2E threshold used in this analysis. As the project would not exceed the 2,500 MT CO_2E threshold for GHG emissions, GHG impacts associated with the project would be less than significant.

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

Less than Significant Impact. Assembly Bill (AB) 32 codified the 2020 goal of reducing statewide GHG emissions to 1990 levels and launched the Climate Change Scoping Plan that outlined the reduction measures needed to reach these targets. Following the state's adopted AB 32 GHG reduction target, the City set a goal to reduce emissions back to 1990 levels by the year 2020. The City's E-CAP was prepared to demonstrate how this would be achieved. As the project is below the screening threshold, it would not conflict with implementation of the E-CAP or interfere with the City achieving the GHG reduction goals outlined in the E-CAP, and would not conflict with the AB 32 mandate for reducing GHG emissions at the state level.

Executive Order (EO) S-3-05 establishes an executive policy of reducing GHG emissions to 80 percent below 1990 levels by 2050. Additionally, EO B-30-15 establishes an interim GHG emission reduction policy by the executive branch for the state of California to reduce GHG emissions 40 percent below 1990 levels by 2030. The 2020 GHG emission policy of EO S-3-05, to reduce GHG emissions to 1990 levels by 2020, was codified by the Legislature's adoption of AB 32. As discussed above, the project would be consistent with the reduction goals of AB 32. The 2050 goal of EO S-3-05 was not codified by the Legislature. Similarly, EO B-30-15's goal to reduce statewide GHG emissions to 40 percent below 1990 levels by 2030 has not been codified by the Legislature. Nonetheless, because these two EOs represent a GHG reduction policy in the context of CEQA and the strong interest in California's post-2020 climate policy, this analysis renders a determination as to whether the project would conflict with or impede substantial progress towards the statewide reduction policies established by EO B-30-15 for 2030 and by EO S-3-05 for 2050.

As illustrated above, the project would emit less than 2,500 MT CO_2E annually and would not interfere with the City achieving the GHG reduction goals outlined in the E-CAP. Further, the project's 2020 emissions represent the maximum emissions inventory for the project; as project emissions would continue to decline from 2020 through at least 2050 based on regulatory forecasting. Emission reductions beyond 2020 would occur because of continuing implementation of regulations that further increase vehicle fuel efficiency and reduce GHG emissions from mobile sources, and the continuing procurement of renewable energy sources to meet Renewables Portfolio Standard (RPS) goals through year 2030. Given the reasonably anticipated decline in project emissions, due to existing regulatory programs once fully constructed and operational, the project emissions would continue to decline in line with the GHG reductions needed to achieve the EO's interim (2030) and horizon-year (2050) goals. Therefore, the project would not conflict with the long-term GHG policy goals of the state. As such, the project's impacts with respect to the state's post-2020 GHG emissions goals under EO B-30-15 and EO S-3-05 would be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

Less Than Significant Impact. The project would include typical construction activities, which may involve the use of lubricating oils, paints, solvents, and other materials. Operations and maintenance of the proposed project may also involve small quantities of pesticides, herbicides, cleaning solvents, oils, paints, and other regulated common hazardous materials. The project activities would be completed in compliance with regulations, including the proper use, transport, and disposal of hazardous materials. Establishments within Escondido involved with hazardous materials are regulated by the Hazardous Materials Division (HMD) of the County Department of Environmental Health (DEH). The HMD regulates hazardous materials business plans and chemical inventories, hazardous waste permitting, underground storage tanks, risk management plans, and a listing of permitted hazardous materials users within the City (City of Escondido 2012a). The project would comply with the County DEH requirements, including the requirement to prepare and comply with a

Hazardous Materials Business Plan as necessary. Compliance with regulations would ensure potential hazardous material use impacts of the project would be below a level of significance.

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 Impact. See response to VIII(a).

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

No Impact. The site is not within 0.25 mile of an existing school. Project construction and operation activities are not anticipated to result in the emission of hazardous materials. Thus, the project would have no impact related to hazardous material emissions near a school.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than Significant Impact. A Phase I Environmental Site Assessment (ESA) was prepared for the project site (Appendix F). As determined in the ESA, the project site is included in the Hazardous Waste Information System (HAZNET) database. According to the database, unspecified organic liquid mixture, waste oil, and mixed oil, organic solids, and latex waste were generated in 2004. This waste was likely associated with a former painting company that operated on site. According to the Phase I ESA, because of this waste, it is possible for localized areas of *de minimus* contamination to exist on site. However, *de minimus* conditions are not recognized environmental conditions (RECs). Off-site properties and facilities listed in the HAZNET database were evaluated as to their potential to impact soil and/or groundwater at the project site. The Geotracker database was also reviewed. Based on these databases, the Escondido City Sewage Treatment Plant (Hale Avenue Resource Recovery Facility –HARRF) located approximately 650 feet southeast of the project site is associated with one unauthorized oil release case affecting soil. However, based on the conclusions of the Phase I ESA, this facility does not represent an environmental concern to the project site. No other RECs, historical RECs, or controlled RECs were identified that would adversely affect the project site. Impacts would be less than significant.

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

No Impact. The site is not located within 2 miles of a private or public airstrip. The nearest public airport is McClellan-Palomar, which is located approximately 10 miles to the west. The nearest private airstrip is Lake Wohlford Resort, which is located approximately 8 miles to the northeast. The project is not located within any airport land use compatibility plan.

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?

No Impact. See response to VIII(e).

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

No Impact. The City of Escondido General Plan (City of Escondido 2012a) Figure VI-1 illustrates the evacuation routes for the City. In the project vicinity, Citracado Parkway, Valley Parkway, Del Dios Highway, I-15, and SR-78 are identified as evacuation routes. The project would not alter or impede existing evacuation routes. The project would not impair implementation of goals and policies contained in the City's Community

Protection Element of the General Plan. Therefore, the project would have no impact to emergency response or evacuation plans.

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 City of Escondido General Plan (City of Escondido 2012a) Figure VI-6 illustrates the wildfire risk within the City. As shown on that map, the site is identified as having a high wildland fire risk. The area around the project is mostly developed and consists of industrial to the northwest and west, residential to the northeast and east, and the undeveloped Escondido Creek drainage along the southeastern edge of the project. The entire site would be graded and would comply with Fire Code regulations. Additionally, landscaping would comply with City of Escondido Fire Department standards for planting in the high fire severity zone. The project would therefore result in a less than significant impact associated with the increased exposure of people or structures to a wildfire risk.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?

Less than Significant Impact. A Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) (Appendix G) and a Preliminary Drainage Study (Appendix H) have been prepared for the project and are the basis for this analysis. Construction and operation of the project would potentially result in the release of sediments, nutrients, trash and debris, oxygen-demanding substances, oil and grease, bacteria and viruses, pesticides, and heavy metals into runoff from the project site. Storm water from the site drains into the Escondido Creek and ultimately into the San Elijo Lagoon, which is 303(d) listed for eutrophic, indicator bacteria, and sedimentation/siltation. The project would generate pollutants of concern in San Elijo Lagoon for sediments, nutrients, heavy metals, and organic compounds.

To address the potential pollutants of concern, the project would implement construction and post-construction Best Management Practices (BMPs) in compliance with the City and Regional Water Quality Control Board (RWQCB) regulations. Construction BMPs are anticipated to include silt fencing, gravel bag barriers, street sweeping, solid waste management, stabilized construction entrance/exits, water conservation practices, and spill prevention and control. Operational BMPs would include low-impact development design practices, source control, and two proposed bioretention basins. The bioretention basins have a medium to high rating for removal of all likely pollutants from stormwater. Ultimately, the project would be required to comply with the drainage and water quality regulations in place at the time of construction. Implementation of these BMPs, along with regulatory compliance, would preclude any violations of applicable standards and discharge regulations. Project impacts related to water quality would be less than significant.

b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially depleting groundwater supplies or substantially interfering 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)?

No Impact. The project would not involve groundwater wells or pumping. The project would increase the impervious surface area; however, this is not anticipated to affect groundwater recharge.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?

Less than Significant Impact. Based on the Preliminary Drainage Study prepared for the project (Appendix H), the project site is in the Carlsbad Hydrologic Unit. Runoff from the site and portions of the Escondido Hydrologic subarea drains to San Elijo Lagoon and then to the Pacific Ocean. The existing site slopes gently from the north to the south on an average of two percent. A small depression runs northeast to southwest inside the project boundary. The off-site runoff that drains onto the site from the east as well as on-site runoff currently sheet flows south westerly to an existing culvert under the levee and into the Escondido Creek.

The project proposes impervious area that would consist of the two buildings, parking lots, and driveways. Additionally, the project proposes two bioretention basins and landscaped areas. On-site drainage would consist of two drainage basins with the gentle slope to the east and southwest. Basin 1 would be located on the north side of the project site. The basin would drain easterly via rooftop gutter and parking lot curb and gutter to a proposed bioretention basin located on the northeast corner of the project site. Basin 2 would drain westerly via rooftop gutter and parking lot curb and gutter to a proposed bioretention basin located on the southwest corner of the site. The on-site drainage basins after treatment would drain into Escondido Creek via the proposed storm drain system. The off-site runoff would bypass along the southern portion of the project site from east to west via a proposed storm drain system into the Escondido Creek.

The project would result in a slight increase in on-site runoff because the proposed development results in an increase in impervious surfaces. However, the runoff from the project would be minimized by the use of bioretention basins located before the off-site discharge points. The retention of water would also reduce the peak rate of flow existing from the site. Ultimately, both construction and permanent BMPs would be implemented for the project in compliance with regulations. Thus, the project's impact to drainage patterns 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 and/or significant adverse environmental impacts?

Less than Significant Impact. See response to IX(c).

e. Cause significant alteration of receiving water quality during or following construction?

Less than Significant Impact. See response to IX(a).

f. Cause an increase of impervious surfaces and associated run-off?

Less than Significant Impact. As discussed in response to IX(c), the project would result in a slight increase in on-site runoff because the proposed development results in an increase in impervious surfaces. However, the runoff from the project would be minimized by the use of bioretention basins located before the off-site discharge points which would treat runoff and also reduce the peak rate of flow existing from the site. Impacts would be less than significant.

g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Less than Significant Impact. The project would comply with all City and RWQCB storm water quality standards during construction and operation. The project would include construction and operational BMPs to maintain water quality [see IX(a)]. The project includes the necessary storm drain system improvements to

accommodate any increased flows from the project site. Thus, project impacts associated with runoff would be less than significant.

h. Cause potentially significant adverse impact on ground water quality?

Less than Significant Impact. See responses to IX(a) and IX(c).

i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?

Less Than Significant Impact. Standard BMPs would be implemented during construction to adequately control erosion and siltation impacts to a less than significant level.

j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?

Less than Significant Impact. See responses to IX(a) and IX(c). Escondido Creek is an impaired water body as listed on the Clean Water Section 303(d) list. The following pollutants exceed Clean Water Act thresholds: dichlorodiphenyltrichloroethane (DDT), enterococcus, fecal coliform, manganese, phosphate, selenium, sulfates, total dissolved solids (TDS), and nitrogen. The project would increase the amount of impervious surface and would increase runoff from the project site. The runoff from the project would be minimized by the use of bioretention basins located before the off-site discharge points which would treat runoff and also reduce the peak rate of flow existing from the site. The project would implement construction and post-construction BMPs in compliance with the City and RWQCB regulations. The use of these BMPs would reduce potential water quality impacts to below a level of significance.

k. Create or exacerbate already existing environmentally sensitive areas?

Less than Significant Impact. The project site was previously disturbed and is not an environmentally sensitive area. The project is adjacent to the Escondido Creek. Implementation of BMPs, along with regulatory compliance, would preclude any violations of applicable standards and discharge regulations. Impacts would be less than significant.

l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?

Less than Significant Impact. See response to IX(a).

m. Impact aquatic, wetland or riparian habitat?

Less than Significant Impact. See responses to IX(a) and IX(c).

n. Otherwise substantially degrade water quality?

Less than Significant Impact. The project would comply with all storm water quality standards during construction and after construction and appropriate BMPs [see IX(a)] would be implemented (see Appendix G). Thus, water quality impacts would be less than significant.

o. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The project does not propose housing. There would be no impact.

p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Less than Significant Impact. As shown on reviewed Federal Emergency Management Agency (FEMA) flood insurance rate maps (FIRM) the site is protected by a levee from the 100-year floodplain. While the site is at an approximate elevation of 610 to 625 feet MSL, the nearby delineated floodplain is designated to have flood elevations of 615 to 618 feet MSL. Based on the existing grades, there is potential for flooding along portions of the existing site. However, the site grades would be raised to be higher than the 100-year flood elevations to reduce the potential for flooding on-site.

q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less than Significant Impact. See response to IX(p). The project would not expose people or structures to a significant flooding hazard. The project site is within the Lake Wohlford Dam Failure Inundation Area and the Dixon Lake Dam Failure Inundation Area. A catastrophic dam failure at either of these facilities would likely result in extensive downstream flooding of Escondido Creek. Regular county, state, and federal inspections of the dams are conducted to minimize failure and flooding risks would reduce any potential impacts to a level below significant (City of Escondido 2012a).

r. Inundation by seiche, tsunami, or mudflow?

No Impact. The project site, which is approximately 11 miles from the Pacific Ocean and 610 to 625 feet above mean sea level, lies outside the tsunami inundation zone. Seiches would not be a hazard to the site due to its inland location and distance from large enclosed bodies of water. The site is in a developed area and would not be subject to mudflow. There would be no impact.

X. LAND USE PLANNING

Would the project:

a. Physically divide an established community?

No Impact. The project proposes development of light industrial uses on a previously developed, now vacant site within an existing light industrial and residential area. The area around the project site is mostly developed and consists of industrial use to the northwest and west, residential use to the northeast and east, and the undeveloped Escondido Creek drainage along the southeastern edge of the project. 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. No impacts 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. The project site is designated Light Industrial (LI), and the project would be consistent with this designation. Although the project site is not located within a Specific Planning Area (SPA), it is located adjacent to the Escondido Research Technology Center SPA 8 (City of Escondido 2012a) and would be consistent with the "Guiding Principles" of this adjacent development. The project site currently is zoned as single-family residential (R-1-6) and a zone change to Light Industrial (M-1) is proposed to facilitate development of the project in accordance with Chapter 33, Article 26 of the Zoning Code. The project would be consistent with the General Plan industrial land use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs

for the community." There would be as less than significant impact associated with applicable land use plans, policies, or regulations.

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

Less than Significant Impact with Mitigation. See response to IV(f). Implementation of mitigation measures **BIO-1** through **BIO-4** would ensure compliance with the MHCP.

XI. 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?

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. According to the Geotechnical Investigation (see Appendix D), the site is underlain by undocumented fill, colluvium/topsoil, alluvium, and granite bedrock. Regardless of underlying geology, it would not be feasible to use the site for mining operations due to the site's zoning and land use designation, the location of the site adjacent to residential and light industrial uses, and the site's size. The City's General Plan does not identify the project site as an existing or past extraction site. Implementation of the project would result in no impact related to the loss of a local, regional, or state mineral resource.

XII. 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?

Less than Significant Impact. The existing General Plan Community Protection Element establishes noise and land use compatibility standards and outlines goals and policies to achieve these standards. New projects in the City are required to meet the Noise Compatibility Guidelines. A Noise Analysis was prepared for the project (see Appendix I) and is the basis for the analysis below.

Construction Noise

The Noise Ordinance establishes limits on construction noise generation to 75 average equivalent A-weighted decibels (dB(A) L_{eq}), between the hours of 7:00 a.m. and 6:00 p.m. on weekdays and between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays. No construction activities are allowed on Sundays and public holidays. Noise associated with the demolition, grading, building, and paving for the project would potentially result in short-term impacts to surrounding residential properties. While there are no immediately adjacent residential uses, the nearest residences are located approximately 350 feet southeast and 380 feet north of the site. A variety of noise-generating equipment would be used during the construction phase of the project, such as excavators, backhoes, front-end loaders, and concrete saws, along with others. The exact number and pieces of construction equipment required are not known at this time. Although maximum noise levels may be 85 to 90 dB(A) at a distance of 50 feet during most construction activities, hourly average noise levels would be lower when taking into account the equipment usage factors. For the project, the loudest phase of construction would be the excavation phase and would include dozers, loaders, and excavators. Construction noise levels were calculated based on all three pieces of equipment being active simultaneously. Average hourly noise levels due to simultaneous activity would be 85 dB(A) L_{eq} at 50 feet. Residential properties are located to the

north of the project site with the property lines being approximately 380 feet from the project site's property line, and to the southeast of the project site with the property lines being approximately 350 feet from the project site's property line. At 350 and 380 feet construction noise levels would be attenuated to 68 and 67 dB(A) L_{eq} or less at these residential uses, respectively.

Construction activities would generally occur over the 8-hour period between 7:00 a.m. and 5:00 p.m. on weekdays. Although the existing adjacent residences would be exposed to construction noise levels that may be heard above ambient conditions, the exposure would be temporary and would not exceed the City's standards. As construction activities associated with the project would comply with the City Municipal Code Sections 17-234 and 117-238, temporary increases in noise levels from construction activities would be less than significant.

Traffic Noise

The project would generate traffic on nearby roadways. Based on the traffic report, the project would result in the generation of 728 trips. The vehicles associated with these trips would utilize the surrounding roadway network with all vehicles to access the site via Harmony Grove Road. Table XII-1 presents a conservative assessment of traffic noise levels based on the Existing, Existing plus Project, Cumulative (cumulative projects and existing), and Cumulative plus Project noise levels generated by traffic. Table XII-1 also summarizes the direct traffic noise level increases due to the project, the cumulative noise increase in the future, and the project's contribution to any cumulative increases in traffic noise.

As shown in Table XII-1, the project would result in a less than 1 dB increase in traffic noise over the existing condition along all affected roadway segments. Therefore, the project would result in less than significant impact related to traffic noise. Additionally, while the cumulative plus project traffic would increase noise along Harmony Grove Road between Pacific Oaks Place and Enterprise Street by 4 dB, the project's contribution to that increase would be less than 1 dB. Therefore, the project's contribution to the cumulative increase is less than cumulatively considerable.

Table XII-1
Traffic Noise Impacts - CNEL at 50 Feet

Roadway and Segment	Existing	Existing Plus Project	Increase	Cumulative	Cumulative Plus Project	Cumulative Increase	Project Contribution to Cumulative Increase
Harmony Grove Road							
Pacific Oaks Place to Enterprise Street	65	66	0	69	69	4	0
Enterprise Street to Howard Avenue	67	68	0	70	70	2	0
Howard Avenue to Hale Avenue	67	68	0	69	69	2	0
Hale Avenue							
Harmony Grove Road to 9th Avenue	67	67	0	68	69	2	0

On-Site Generated Noise

The Noise Ordinance establishes prohibitions for disturbing, excessive, or offensive noise, and provisions such as sound level limits for the purpose of securing and promoting the public health, comfort, safety, peace, and quiet for its citizens. City of Escondido exterior sound level limits are the allowable noise levels at any point on or beyond the boundaries of the property on which the sound is produced, and corresponding times of day for each zoning designation. The exterior noise level limit between the project site and the adjacent industrial uses

is 70 dB(A) L_{eq} anytime, and the exterior noise level limits between the project site and the adjacent residential uses is 50 dB(A) L_{eq} between 7 a.m. and 10 p.m. and 45 dB(A) L_{eq} between 10 p.m. and 7 a.m.

The primary noise sources on-site would be rooftop heating, ventilating and air conditioning (HVAC) equipment and the loading dock. The HVAC equipment would be shielded from view by building parapets that extend 6 inches above the top of the mechanical equipment. It is not known at this time which manufacturer, brand, or model of unit or units will be selected for use in the project. Representative units were modeled on the rooftop of the proposed buildings as discussed in detail in the Noise Analysis (see Appendix I). For the daytime hours, all units were modeled at full capacity. For the nighttime hours, it was assumed that the units would operate a maximum of 50 percent of the time, i.e., an average of 30 minutes an hour.

The on-site maneuvering associated with the delivery trucks consists of the truck entering the site and traveling toward and backing into the loading dock. There are two loading docks proposed at Building 1 and one loading dock proposed at Building 2. In order to evaluate the truck delivery noise impacts, the analysis utilized reference noise level measurements taken at an Albertson's Shopping Center in San Diego, California in 2011. The measurements include truck drive-by noise, truck loading/unloading, and truck engine noise. The analysis assumes that deliveries would only occur during daytime hours.

Noise levels were modeled at a series of receivers located at the property line. Modeled receivers and the locations of the modeled on-site noise sources are shown in Figure 7. Future projected noise levels are summarized in Table XII-2.

As shown, daytime on-site generated noise levels would range from 43 to 52 dB(A) L_{eq} and nighttime noise levels would range from 40 to 49 dB(A) L_{eq} at the property line. These noise levels would be less than the Noise Ordinance limit of 70 dB(A) L_{eq} for light industrial uses. Additionally, noise levels would not exceed 45 dB(A) L_{eq} at the residential uses to the north and southeast. Thus, noise impacts due to on-site noise sources would be less than significant.

Table XII-2
On-Site Generated Noise Levels

Receiver	Daytime Noise Level [dB(A) L_{eq}]	Nighttime Noise Level [dB(A) L_{eq}]
1	51	48
2	52	49
3	51	48
4	46	43
5	43	40
6	45	42
7	49	48
8	44	42
9	52	49
10	52	49
11	48	46
12	44	41
13	47	45
14	44	42

b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. The project does not propose any uses that would generate ground-borne vibration or noise. Normal construction activities would not generate significant vibration. Ground-borne vibration impacts would be less than significant.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. Refer to the analysis under XII(a). Impacts would be less than significant.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. Refer to the analysis under XII(a). Impacts would be less than significant.

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

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

No Impact. The project site lies well outside the noise contours for airports in the region and would not expose people to excessive noise levels. No noise impacts due to aircraft noise would occur.

XIII. 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)?

No Impact. As an industrial use, the proposed project would not increase the population of the immediate area. No new housing units would be constructed and no new roads, utilities, or other infrastructure would be extended to an area of the City where they do not currently exist. Short-term construction jobs and long-term employment jobs are anticipated to be filled by members of the existing population. No impacts would occur.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. A farm complex existed on the project site until November 2014 when the buildings were demolished. No existing housing units would be displaced, and no impact would occur.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. There are no housing units on site. No persons would be displaced, and no impact would occur.

XIV. PUBLIC SERVICES

Would the project:

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

i. Fire protection?

Less Than Significant Impact. The project site is approximately 0.7 mile from the Escondido Fire Department's Fire Station #6 located at 1735 Del Dios Highway. This facility houses one paramedic fire engine. The project would incrementally increase the need for service in the area by developing a vacant lot with a light industrial use. This increase in demand has been accounted for in the General Plan and would not result in the need for new or altered facilities. Consistent with the Citywide Facilities Plan, this increase would be offset by the payment of Public Facilities Fees at the time of building permit issuance. In addition, the project would be subject to fire and building review to ensure the development is in compliance with access and safety standards.

ii. Police protection?

Less Than Significant Impact. Police services would be provided from the Police and Fire Headquarters Building located at 1163 North Centre City Parkway, at a distance of approximately 2.5 miles. The project would incrementally increase the need for additional police service with the development of a vacant lot with a light industrial use. This increase in demand has been accounted for in the General Plan and would not result in the need for new or altered facilities. Consistent with the Citywide Facilities Plan, this increase would be offset by the payment of Public Facilities Fees at the time of building permit issuance. As the project would not require the construction of new facilities, impacts would be less than significant.

iii. Schools?

No Impact. The project site is within the Escondido Union School District and the Escondido Union High School District. As a light industrial use, no students would be generated by the proposed project. Therefore, there would be no impact to schools.

iv. Parks?

No Impact. The project site is a vacant lot that has not been available for any form of recreation. As a light industrial use, the project would not increase the demand for, or use of, local parks and there would be no impact. The project would be in conformance with Article 18B of Chapter 6 of the Escondido Municipal Code, which establishes the public facility fees for the City of Escondido. This article requires that all new residential or nonresidential development pay a fee for the purpose of assuring that the public facility standards established by the City are met with respect to the additional needs created by such development.

v. Other public facilities?

Less Than Significant Impact. The project site is located within the City of Escondido's water service area. The project would either connect to the City's utilities or the Rincon Del Diablo Water District utilities. The City's existing infrastructure is located in Harmony Grove Road approximately 1,000 feet east of the project site. Existing Rincon Del Diablo Water District infrastructure is located in Harmony Grove Road at the project site entrance. Connection to the City utilities would require an approximately 1,000 foot connection from the project site to Harmony Grove Road to the east. Connection to the Rincon Del Diablo Water District utilities would

require a shorter connection to the easement along the northwestern side of the property. Should the project connect to the Rincon Del Diablo Water District utilities, a water service/meter exchange agreement would be required between the City and the Rincon Del Diablo Water District to allow for Rincon to serve the site. There would be some increase in demand for water and some wastewater generated. This increase in demand has been accounted for in the General Plan and would not result in the need for new or altered facilities. Water Connection Fees and Wastewater Connection Fees would be paid to offset any potential impacts to these services upon issuance of a building permit. The project would be in conformance with Article 18B of Chapter 6 of the Escondido Municipal Code, which establishes the public facility fees for the City of Escondido. Public Facilities Fees paid at the time of building permit issuance would contribute to and offset any increase in demand for public services or facilities.

XV. RECREATION

Would the project:

a. *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?*

No Impact. As a light industrial use, the project would not increase the demand for neighborhood, regional parks, or other recreational facilities. There would be no impact.

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

No Impact. As a light industrial use, the project would not require the construction of or expansion of neighborhood or regional parks, or other recreational facilities. There would be no impact.

XVI. 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?*

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?*

Less than Significant with Mitigation. A Traffic Impact Analysis (TIA) was prepared to address the project's traffic impacts (see Appendix J). The following analysis is based on that report.

The City of Escondido's *Traffic Impact Analysis Guidelines* (2014) were used to evaluate potential significant impacts for the study area intersections and segments. The City utilizes the San Diego Traffic Engineer's Council and the San Diego Chapter of the Institute of Transportation Engineers (SANTEC/ITE) guidelines in determining levels of significance. The City considers level of service (LOS) D, E, or F unacceptable. A project that would increase the volume-to-capacity ratio of a segment by more than 0.02, have a speed reduction over 1 mile per hour for arterials, or increased delay by more than 2 seconds at intersections would potentially result in a significant impact per the City's thresholds.

The site is currently vacant and does not generate trips under the existing condition. The proposed use would generate traffic at the site (i.e., driveway trips) as well as trips on the existing roadway network (i.e., primary

trips). Based on SANDAG trip generation rates, the project would generate 728 average daily traffic (ADT), with a total of 80 trips during the AM peak hour and 87 trips during the PM peak hour. Table XVI-1 summarizes the forecast trip generation for the project.

Table XVI-1
Project Trip Generation

Land Use	Size	Daily Tip Ends (ADTs)		Peak Hour	% of ADT[a]	In:Out Split[a]	Volume		
		Rate[a]	Volume				In	Out	Total
Industrial Park	91 KSF	8 /KSF	728	AM	11%	9:1	72	8	80
				PM	12%	2:8	17	70	87

KSF = Thousand Square Feet
[a]Rates taken from the SANDAG *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, April 2002.

Existing/Existing + Project Impact

Intersections

All intersections in the study area are calculated to currently operate at LOS C or better with the exception of the intersection of Harmony Grove Road and Hale Avenue which currently operates at LOS D in the PM peak hour. With the addition of project traffic, all intersections in the study area would continue to operate at LOS C or better with the exception of the intersection of Harmony Grove Road and Hale Avenue which would continue to operate at LOS D in the PM peak hour. The project would increase the delay at this intersection by more than 2.0 seconds and, based on the City's significance criteria, would result in a significant direct impact (**Impact TRA-1**).

Roadway Segments

All roadway segments in the study area are calculated to operate at LOS C or better. With the addition of project traffic, all roadway segments in the study area would continue to operate at LOS C or better.

Existing + Cumulative Projects/ Existing + Cumulative Projects + Project Impacts

Cumulative projects are projects in the study area that will add traffic to the local circulation system in the near future. Based on research conducted for the cumulative condition and conversations with City and County staff, four City of Escondido projects and three County of San Diego projects were identified for inclusion in the near-term cumulative analysis. Cumulative project traffic generated by these developments was assigned to the street system to arrive at project opening day conditions. Given the project's proposed near-term opening day condition is assumed to be two years from today, it is overly conservative to assume 100 percent of the trips from the cumulative development projects would be completed and generating traffic by the year 2018. However, for purposes of being consistent with the cumulative analyses of those projects and to be conservative, the total amount of trips was assigned to the study area. It should be noted that although the total buildout traffic from the cumulative projects was conservatively assumed in the Existing + Cumulative Projects condition, no infrastructure improvements were included.

Intersections

In the Existing + Cumulative Projects condition, study area intersections are calculated to operate at LOS C or better except for the intersection of Harmony Grove Road and Hale Avenue which would operate at LOS E in both the AM and PM peak hours. With the addition of project traffic, in the Existing + Cumulative Projects + Project condition, all intersections in the study area would continue to operate at LOS C or better with the

exception of the intersection of Harmony Grove Road and Hale Avenue which would continue to operate at LOS E in the AM and PM peak hours. However, the project would increase the delay at this intersection by less than 2.0 seconds, therefore, cumulative impacts would be less than significant.

Roadway Segments

In the Existing + Cumulative Projects condition, the following study area roadway segments would operate at LOS E or worse:

- Harmony Grove Road: Project access to Enterprise Street – LOS F
- Harmony Grove Road: Enterprise Street to Hale Avenue – LOS E

With the addition of project traffic, in the Existing + Cumulative Projects + Project condition, the segment of Harmony Grove Road between the project access and Enterprise Street would continue to operate at LOS F, and the segment of Harmony Grove Road between Enterprise Street and Hale Avenue would degrade to LOS F. A significant cumulative impact would occur at both of these roadway segments because the project and cumulative projects would increase the volume to capacity ratio (V/C) by more than 0.02 (**Impacts TRA-2** and **Impact TRA-3**).

Table XVI-2 summarizes the intersection operations and Table XVI-3 summarizes the roadway segment operations.

Table XVI-2
Intersection Operations

Intersection	Control Type	Peak Hour	Existing		Existing + Project			Existing + Cumulative Projects		Existing + Cumulative Projects + Project			Impact Type
			Delay[a]	LOS[b]	Delay	LOS	Δ[c]	Delay	LOS	Delay	LOS	Δ[c]	
1. Harmony Grove Road/Project Access	DNE/ MSSC[d]	AM	--	--	10.2	B	--	--	--	15.0	B	--	None
		PM	--	--	14.1	B	--	--	--	21.3	C	--	
2. Andreasen Drive/Enterprise Street	Signal	AM	26.1	C	26.2	C	0.1	29.2	C	29.3	C	0.1	None
		PM	24.6	C	25.0	C	0.4	29.8	C	30.9	C	1.1	
3. Harmony Grove Road/Enterprise Street	Signal	AM	15.9	B	16.6	B	0.7	18.6	B	20.7	C	2.1	None
		PM	15.0	B	15.6	B	0.3	20.2	C	20.9	C	0.7	
4. Harmony Grove Road/Hale Avenue	AWSC[e]	AM	15.7	C	16.8	C	1.1	39.4	E	39.8	E	0.4	**Direct**
		PM	25.5	D	**28.9**	**D**	**3.4**	41.2	E	41.7	E	0.5	

Bold = significant impact
[a]Average delay expressed in seconds per vehicle.
[b]Level of Service
[c]Δ denotes the project-induced increase in delay.
[d] DNE = does not exist; MSSC – Minor Street Stop Controlled intersection. Minor street left-turn delay is reported.
[e]AWSC – All Way Stop Controlled intersection. Average intersection delay is reported.

Table XVI-3
Roadway Segment Operations

Segment	Existing Capacity (LOS E)[a]	Existing			Existing + Project				Existing + Cumulative Projects			Existing + Cumulative Projects + Project				Project Added Trips	Impact Type
		ADT[b]	LOS[c]	V/C[d]	ADT[b]	LOS[c]	V/C[d]	Δ[e]	ADT[b]	LOS[c]	V/C[d]	ADT[b]	LOS	V/C[d]	Δ[e]		
Harmony Grove Road																	
1. Project Access to Enterprise Street	10,000	5,760	C	0.576	6,342	C	0.634	0.058	13,117	F	1.312	**13,699**	**F**	**1.370**	**0.058**	**582**	**Cuml**
2. Enterprise Street to Hale Avenue	15,000	9,310	C	0.621	9,659	C	0.644	0.023	14,961	E	0.997	**15,310**	**F**	**1.021**	**0.024**	**349**	**Cuml**
Enterprise Street																	
3. Andreasen Drive to Harmony Grove Road	15,000	6,100	B	0.407	6,333	B	0.422	0.015	9,242	C	0.924	9,475	C	0.948	0.024	233	None

Cuml = Cumulative impact, **Bold** = significant impact
[a]Capacities based on City of Escondido Classification Tables
[b]ADT – Average Daily Traffic Volumes
[c]LOS – Level of Service
[d]V/C – Volume to Capacity ratio
[e]Δ denotes the project-induced increase in V/C.

General Plan Assessment/Citracado Parkway Extension Project

The project is consistent with the City's General Plan Land Use Element, which designates the site for industrial uses. Therefore, the buildout volumes and analysis presented in the TIA are representative of the operations forecasted per the General Plan. The model also accounts for the Mobility Element network proposed at buildout of the City's General Plan, including the Citracado Parkway Extension Project.

The Citracado Parkway Extension Project is anticipated to occur within the next five years, although the timing for completion and the availability of funding are not yet fully defined. With the connection of Citracado Parkway from its northern terminus at Andreasen Drive to its current southern terminus at Avenida Del Diablo, a substantial shift in traffic patterns is anticipated and has been studied heavily in several planning documents. The extension project plans to connect and improve Citracado Parkway to Four-Lane Major Road standards, complete with intersection enhancements proposed at Andreasen Drive (additional lanes), Harmony Grove Road (traffic signal), Harmony Grove Village Parkway (traffic signal), and Valley Parkway (additional lanes). In addition, a key infrastructure change with the extension project largely affecting the project access is the planned cul-de-sac of Harmony Grove Road, just west of Pacific Oaks Place.

Because funding is not yet available, the Citracado Parkway Extension Project was not factored in to the near-term analysis, resulting in significant temporary near-term project impacts. However, with the completion of the Citracado Parkway Extension Project in the General Plan assessment, the poor operations forecasted in the near-term would be alleviated to acceptable levels. Connecting Citracado Parkway as a Major Road thoroughfare would provide drivers an alternative route between the County, City and I-15, where drivers currently use local roadways not suitable for such travel. The implementation of this network enhancing project would alleviate congestion along the project study area roadways by redirecting trips off two-lane Harmony Grove Road and onto four-lane Citracado Parkway. It also completes a portion of the City's proposed Truck Route circulation plan, lessening the use of City streets for trucking operations from the local industrial uses. These changes in travel patterns, reductions in traffic volumes on local roadways, and improvements in levels of service are shown in the Citracado Parkway Final EIR, approved February 2012 and in the City's certified General Plan Update EIR. Notably, the cul-de-sac proposed on Harmony Grove Road, just west of the project site and east of the proposed Citracado Parkway extension would eliminate any "cut-through" traffic along the project frontage. This reduction in cut-through traffic greatly improves the available capacity on Harmony Grove Road from LOS F in the near-term without Citracado Parkway to good LOS B operations with the future connection. Enterprise Street and Harmony Grove Road are calculated to operate at LOS B or better with buildout of the General Plan land uses (including this project) and network changes (Citracado Parkway), as well as with the additional traffic generated by the County General Plan Amendment projects included in the near-term condition.

Mitigation

Per the City of Escondido's significance thresholds and the analysis methodologies presented in the TIA, direct and cumulative impacts would occur. The City requires that physical improvements be implemented for direct impacts where a project reduces levels of service to below acceptable LOS C thresholds. A fair share payment toward future improvements is required where the addition of project traffic is cumulative to the overall LOS D or worse pre-project conditions. Mitigation to lower identified significant impacts to less-than-significant levels has been identified. These identified measures will result in less-than-significant impacts for identified short-term temporary direct and cumulative project-related effects upon implementation.

TRA-1: Intersection #4. Harmony Grove Road at Hale Avenue – Prior to the issuance of occupancy permits, restripe the approach on Hale Avenue within the existing 22-foot southbound lane to provide one dedicated right-turn lane (12 feet wide) and one through lane (10 feet wide) extending 125 feet from the stop bar. Figure 11-1 of the TIA shows the conceptual striping plan for these improvements.

TRA-2: Street Segment #2. Harmony Grove Road between the Project Driveway and Enterprise Street – Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way between the project driveway to Enterprise Street to provide a two-way left-turn lane serving as a refuge for left-turning vehicles in and out of the project site and nearby industrial driveways, thus allowing for improved flow for thru traffic along Harmony Grove Road. From the project driveway to Enterprise Street (a length of approximately 415 feet), widen Harmony Grove Road extending north along the project frontage to provide a 13 to 18-foot northbound lane and an 11-foot two-way left-turn lane for a total paved width varying between 38 and 54 feet. Appendix H of the TIA contains the City of Escondido preferred concept drawing with truck turning analysis along this segment.

TRA-3: Street Segment #2. Harmony Grove Road between Enterprise Street and Hale Avenue – Prior to the issuance of occupancy permits, the applicant shall pay a fair share (0.4 percent) toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.

Temporary Construction Traffic

Temporary construction-related traffic impacts would occur during grading and construction activities. Moderate grading is anticipated to prepare the site and heavy equipment used for grading and excavation, once staged, typically remains on site until grading and similar activities for a given stage of construction is completed and would not contribute to a significant increase in traffic. Proposed grading includes filling the site and anticipated import of approximately 67,000 cubic yards of fill materials. Construction equipment primarily would be utilized in an incremental fashion over the course of construction. The load capacity of a truck is anticipated up to 18 cubic yards per truck. A total of 3,723 truck loads, or 7,446 one-way truck trips, over a 30- to 40-day period would be required to import 67,000 cubic yards of fill materials. It is anticipated that the project would import up to 2,000 cubic yards per day, for a total of approximately 111 truck loads per day, over a 30- to 40-day period. Additional traffic would be associated with employee trips to and from the site, equipment delivery and removal, and other related activities. The amount of construction traffic would fluctuate during different phases of the construction, but most of the heavy truck/haul truck trips would cease upon completion of the grading phase. While construction traffic would be a nuisance to motorists in the project vicinity and would result in short-term impacts, this short-term impact generally would be reduced by requiring the project proponent to coordinate and implement a Traffic Control Plan (TCP) with the Engineering Division along with approved haul routes with the City that minimize potential conflicts, especially during peak hours. All necessary measures would be implemented prior to the onset of construction activities as part of the project conditions of approval and grading permit. Traffic impacts associated with temporary construction activities would be less than significant.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The project is not located within an Airport Influence Area and would not affect air traffic patterns.

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. The project would construct a driveway to provide access directly from Harmony Grove Road and the ingress and egress have been designed consistent with City street standards. No impacts would occur.

e. Result in inadequate emergency access?

No Impact. The proposed design is consistent with City street design and would not prevent emergency access to or from the project site.

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?

No Impact. The project would not adversely affect any public transit, bicycle, or pedestrian facilities. The project would retain the existing sidewalks along Harmony Grove Road and would not alter any public transit or the Class III bicycle facilities as proposed in the City of Escondido Bicycle Facilities Master Plan (City of Escondido 2012b). Thus, the project would have no impact to public transit, bicycle, or pedestrian facilities.

XVII. 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 proposed addition of a light industrial use would increase the demand for wastewater treatment. The project would include on- and off-site wastewater improvements and connections to existing wastewater infrastructure south of and within Harmony Grove Road. No further wastewater facility improvements would be necessary to serve the project. Thus, the project would have a less than significant impact related to wastewater facilities.

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 Impact. The project would increase the demand for water and wastewater treatment. As discussed in response to XVII(a), the project would include wastewater connections to existing wastewater infrastructure south of and within Harmony Grove Road. Additionally, the project would connect to existing water infrastructure in Harmony Grove Road. Landscaping would be installed as part of the proposed project; consequently, water demand from landscaping would also increase from implementation of the project. Landscaping designs for the project would comply with the City of Escondido's Water Efficient Landscape Regulations (Chapter 33, Article 62 of Municipal Code. No further water or wastewater facility improvements would be necessary to serve the project. Thus, the project would have a less than significant impact related to water and wastewater facilities.

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 Impact. The project includes the storm water drainage facility improvements necessary to support the proposed project. See Section IX, Hydrology and Water Quality. Thus, impacts would be less than significant.

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. Regional water planning documents use zoning and land use designations to determine water demand and to ultimately determine the entitlements needed to provide adequate water supply. The project land use would be consistent with that allowed by the General Plan. In addition, considering the size of the project, implementation of the project would require minimal additional water. Therefore, the project would not trigger the need for new entitlements. The project would include landscaping that would require water. The proposed landscaping would include native plants that require low amounts of water. As the amount of water required would be minimal, and the project would be consistent with the governing land use plans, project implementation would not require additional entitlements. Impacts would be less than significant.

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?

Less than Significant Impact. Refer to XVII(a) above. The project would result in an increased demand for wastewater treatment, however this increase would not exceed current city wastewater capacity. The project would include on- and off-site wastewater improvements and connections to existing wastewater infrastructure. No further wastewater facility improvements would be necessary to serve the project. Impacts 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. The project would involve demolition and construction that would generate solid waste. Construction and demolition waste would be disposed of at regional landfills, green waste centers, and recycling centers, as appropriate. The project would minimize construction waste by recycling construction and demolition waste as possible. Operational waste would be collected by the Escondido Disposal, Inc. and disposed of at regional landfills. The project would not result in a need for new or expanded solid waste facilities off-site. Thus, project impacts related to solid waste 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.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

a. *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?*

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.)*

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

d. *Where deficiencies exist relative to the City's General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations {Zoning Code Section 33-924 (a) }?*

Less than Significant Impact With Mitigation. The project would result in potentially significant impacts related to biological resources, cultural resources, land use, and traffic. As described below, all of these impacts could be reduced to below a level of significance with mitigation.

The project could potentially have significant biological resource and land use (conflict with applicable habitat conservation plan) impacts on nesting raptors and nesting migratory birds, if tree removal or construction occurs during the typical bird breeding season (January 1 to September 1), but would mitigate these impacts to below a level of significance through **BIO-1** and **BIO-2**. The project would also result in significant biological resource impacts related to sensitive habitat and jurisdictional waters, but would mitigate these impacts to below a level of significance through **BIO-3** and **BIO-4**.

The project could potentially result in significant impacts on buried archaeological resources during grading activities, but would mitigate these impacts to below a level of significance through **CUL-1**. There is the potential for the project to impact paleontological resources should the grading extend to the depths at which the Quaternary-aged alluvium was encountered, but would mitigate these impacts to below a level of significance through **CUL-2**. Consistent with CEQA requirements, the City has completed the consultation requirements and has reached agreement with the San Luis Rey Band of Mission Indians as to the desired mitigation measures that would be implemented in order to ensure that any significant known and unknown tribal cultural resources are effectively protected and that potential project impacts are reduced to below a level of significance with the incorporation of Mitigation Measures **CUL-3** through **CUL-12**.

The project would result in significant direct and cumulative traffic impacts at the intersection of Harmony Grove Road at Hale Avenue and the segments of Harmony Grove Road between the Project Driveway and Enterprise Street and between Enterprise Street and Hale Avenue. Those impacts would be mitigated to below a level of significance through **TRA-1** through **TRA-3**.

All other project impacts would be less than significant without mitigation and no deficiencies related to the City's General Plan Quality of Life Standards would occur.

MANDATORY FINDINGS OF SIGNIFICANCE

The project would have potential impacts related to biological resources, cultural resources, land use, and traffic. With the implementation of the mitigation measures and conditions of approval, the project is not expected to have any significant impacts, either short-term or long-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly. The project will not degrade the quality of the environment for plant or animal communities since the project will not cause fish and wildlife populations to drop below self-sustaining levels, nor reduce the number or restrict the range of endangered plants or animals. The project will not materially degrade levels of service of the adjacent streets, intersections, or utilities. Therefore, in the City of Escondido staff's opinion, the proposed project would not have a significant individual or cumulative impact to the environment.

SUMMARY OF MITIGATION MEASURES

Biological Resources Mitigation:

BIO-1 Prior to issuance of grading permits, the following shall be identified on the grading plan:

A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances, and proposed disturbance activities to determine an appropriate distance of a temporal buffer.

BIO-2: Prior to issuance of grading permits, the following shall be identified on the grading plan:

If project construction cannot avoid the period of January 1 through September 1, a qualified biologist shall survey potential nesting vegetation within the project site for nesting birds prior to commencing any project activity. Surveys shall be conducted at the appropriate time of day, no more than three days prior to vegetation removal or disturbance. Documentation of surveys and findings shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds were observed and concurrence was received, project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 200 feet (500 feet for special status species and raptors) in all directions on-site, and this area shall not be disturbed until after September 1 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the breading season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.

BIO-3: Prior to the issuance of grading permits, impacts to non-native grassland shall be mitigated at a ratio of 0.5:1 and shall consist of 1.28 acres. Mitigation shall be provided by either 1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or 2) purchase of non-native grassland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City.

BIO-4: Prior to the issuance of grading permits, impacts to disturbed wetland shall be mitigated at a ratio of 3:1 and shall consist of 0.002 acre of wetland creation and 0.004 acre of wetland restoration or enhancement. Mitigation shall be provided by either 1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or 2) purchase of wetland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City. Additionally, prior to the issuance of grading permits, the project shall obtain a California Department of Fish and Wildlife 1600 Streambed Alteration Agreement, a San Diego Regional Water Quality Control Board Construction General Permit (401), and a U.S. Army Corps of Engineers Section 404 permit.

Cultural Resources Mitigation:

CUL-1: An archaeological resources monitoring program shall be implemented, which shall include the following:

1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City of Escondido that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the City. The City, prior to any preconstruction 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, the archaeological monitor(s) shall be on-site full-time to perform inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features.

4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert 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 project manager at the time of discovery. The archaeologist, in consultation with the project manager for the lead agency, shall determine the significance of the discovered resources. The lead agency 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 lead agency, then carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency 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 NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

6. 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(s) 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 and curated according to the 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 interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.

CUL-2: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.

1. A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be

either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).

2. In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense.

3. A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.

CUL-3: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

CUL-4: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-5: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

CUL-6: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

CUL-7: In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL- 8: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

CUL-9: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine theamount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-10: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-11: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-12: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to

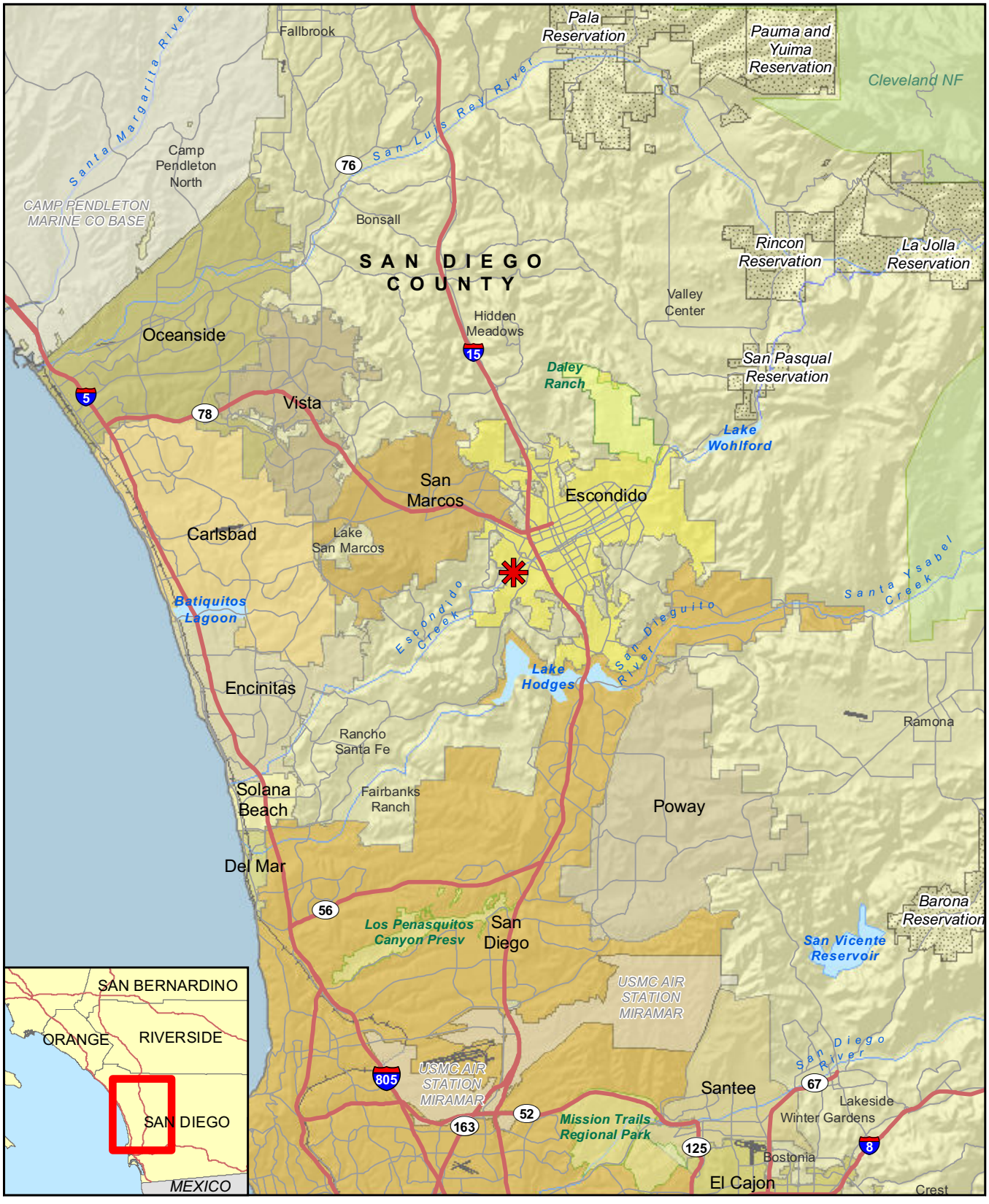
the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

Transportation/Traffic Mitigation:

TRA-1: Intersection #4. Harmony Grove Road at Hale Avenue – Prior to the issuance of occupancy permits, restripe the approach on Hale Avenue within the existing 21-foot southbound lane to provide one dedicated right-turn lane (11 feet wide) and one through lane (10 feet wide) extending 120 feet from the stop bar. Figure 11-1 of the TIA shows the conceptual striping plan for these improvements.

TRA-2: Street Segment #2. Harmony Grove Road between the Project Driveway and Enterprise Street – Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way between the project driveway to Enterprise Street to provide a two-way left-turn lane serving as a refuge for left-turning vehicles in and out of the project site and nearby industrial driveways, thus allowing for improved flow for thru traffic along Harmony Grove Road. From the project driveway to Enterprise Street (a length of approximately 415 feet), widen Harmony Grove Road extending north along the project frontage to provide a 13- to 18-foot northbound lane and an 11-foot two-way left-turn lane for a total paved width varying between 38 and 54 feet. Appendix H of the TIA contains the City of Escondido preferred concept drawing with truck turning analysis along this segment.

TRA-3: Street Segment #2. Harmony Grove Road between Enterprise Street and Hale Avenue – Prior to the issuance of occupancy permits, the applicant shall pay a fair share (0.4 percent) toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.



Project Location

FIGURE 1
Regional Location

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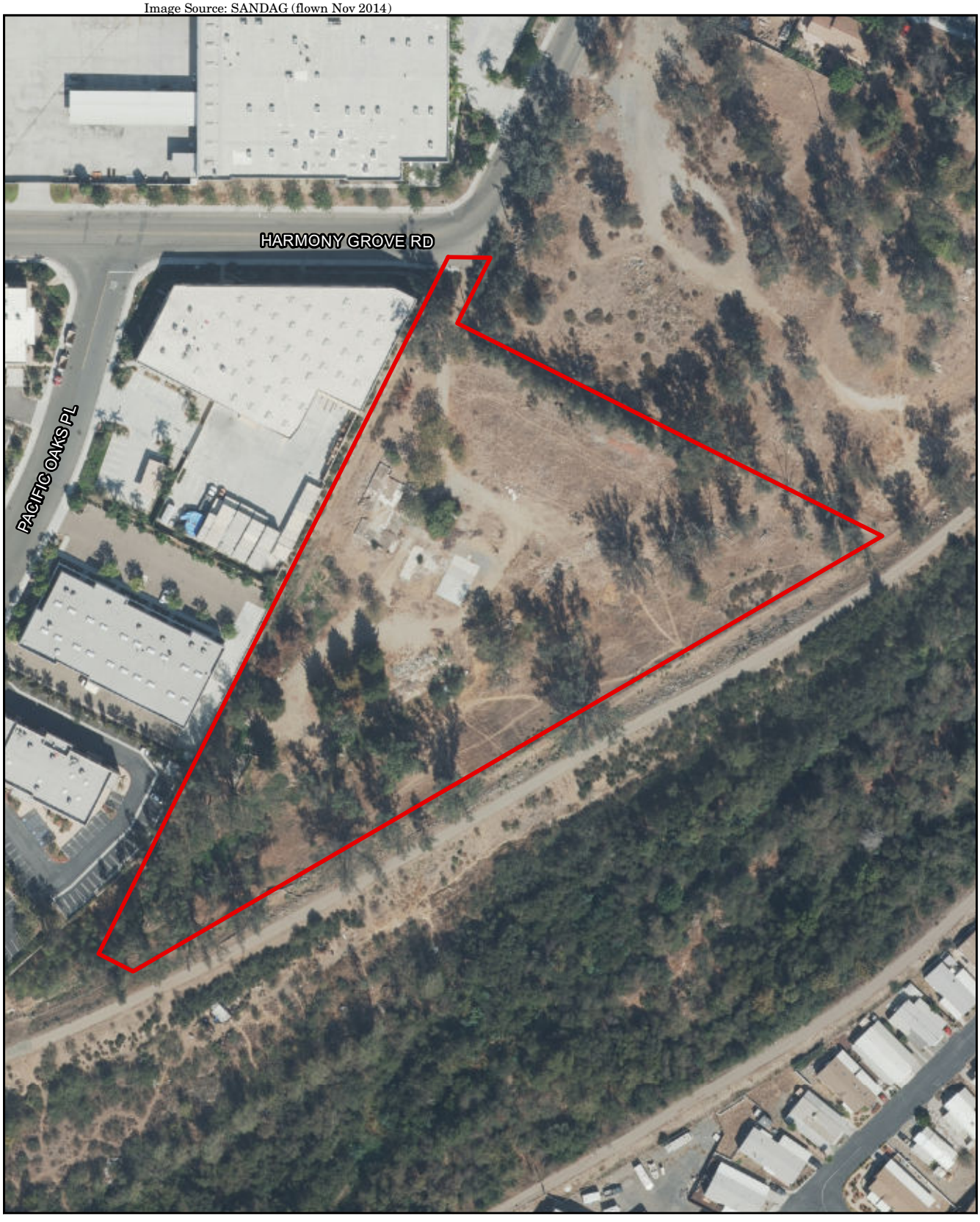
Image Source: SANDAG (flown Nov 2014)



Project Boundary

FIGURE 2

Project Location on Aerial Photograph

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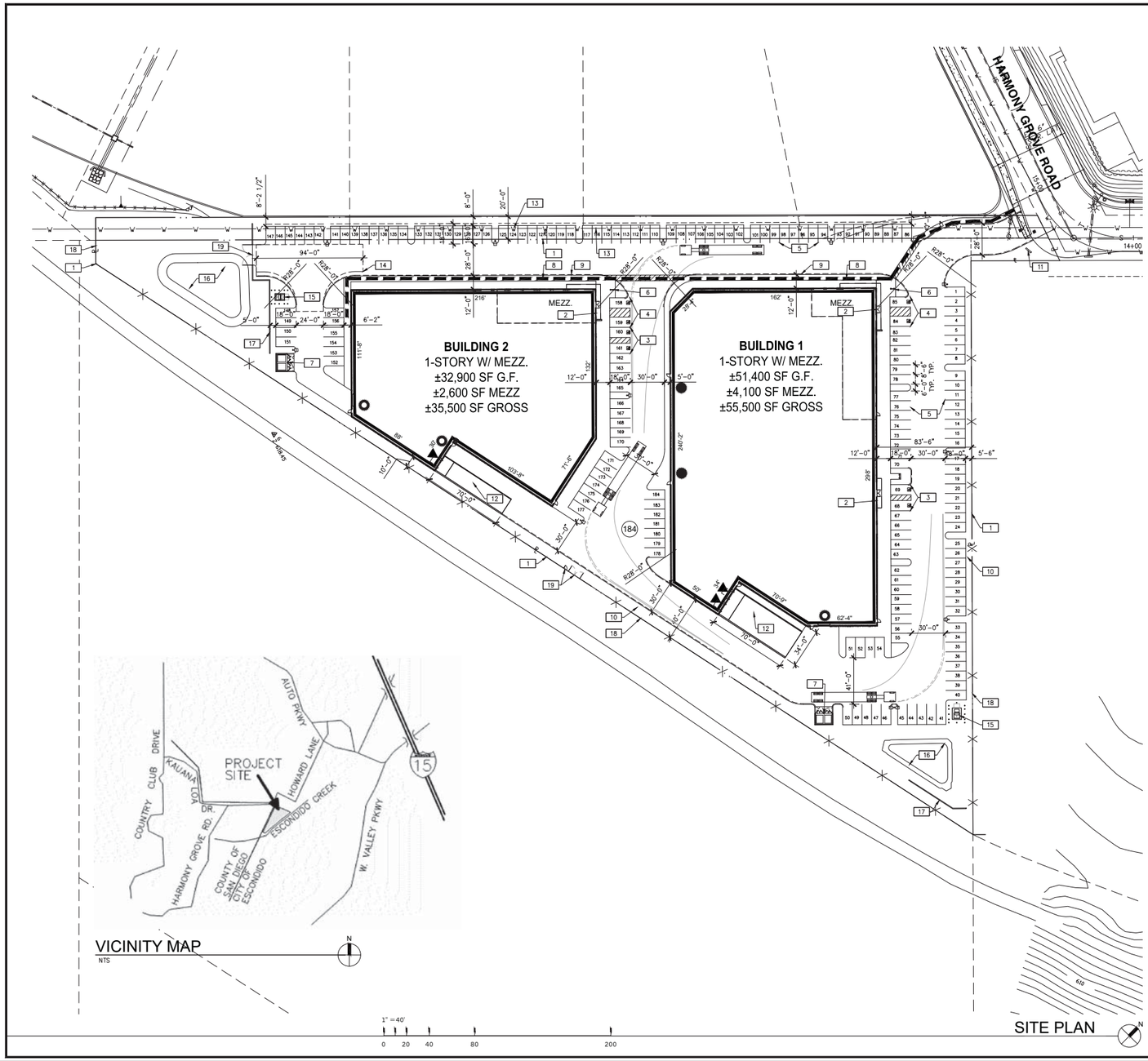
Map Source: Ware Malcomb



SITE PLAN NOTES

1. PROPERTY LINE, SEE CIVIL DRAWINGS FOR BEARINGS & DISTANCE (—— · · ——)
2. ACCESSIBLE ENTRY SIGNAGE
3. ACCESSIBLE PARKING STALL WITH SIGNAGE.
4. VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
5. PAINTED PARKING STRIPING PER CITY STANDARDS.
6. BICYCLE RACK
7. TRASH ENCLOSURE.
8. ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS. (▬ ▬ ▬ ▬)
9. FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED (— — — —)
10. LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS.
11. POURED IN PLACE CONCRETE MONUMENT SIGN WITH GROUND MOUNTED ILLUMINATION.
12. RECESSED LOADING AREA
13. (E) WATER EASEMENT
14. FIRE TRUCK HAMMERHEAD
15. PROPOSED TRANSFORMER LOCATION, FINAL LOCATION TBD
16. DETENTION BASIN PER CIVIL
17. RETAINING WALL PER CIVIL
18. 6' TALL BLACK VINYL COATED CHAIN LINK FENCE
19. GATE ACCESS

GENERAL SITE NOTES

1. THIS IS A CONCEPTUAL SITE PLAN. UNLESS OTHERWISE NOTED, ALL ELEMENTS AND CONDITIONS ARE EXISTING.
2. FINAL ENTRY AND DOOR LOCATIONS ARE SUBJECT TO CHANGE.
3. FINAL TRANSFORMER LOCATIONS ARE SUBJECT TO CHANGE.
4. SEE CIVIL SHEETS FOR ALL EXISTING/PROPOSED UTILITY AND EASEMENT LOCATIONS.
5. FINAL SITE LIGHTING LOCATIONS ARE SUBJECT TO CHANGE.
6. SITE SIGNAGE UNDER SEPARATE REVIEW AND APPROVAL.

CAL GREEN

1. THE SITE SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE MINIMUM STANDARDS FOR NON-RESIDENTIAL MANDATORY MEASURES PER CAL GREEN CH. 5.
2. THE GENERAL CONTRACTOR SHALL IMPLEMENT A BMP FOR ALL ACTIVITIES PER CAL GREEN REQUIREMENTS

ACCESSIBILITY

1. DESIGN TEAM IS TO ESTABLISH AN ACCESSIBLE PATH TO THE RIGHT OF WAY UNLESS SPECIFICALLY EXEMPTED BY THE LOCAL BUILDING AUTHORITY.
2. ALL ACCESSIBLE PATHS OF TRAVEL AND ACCESSIBLE FEATURES ON SITE ARE TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AS ADOPTED, INTERPRETED, AND ENFORCED BY THE LOCAL BUILDING AUTHORITY.

SITE SUMMARY

APN	235-050-1500
ZONING	CURRENT: R-1-6 PROPOSED: I-P
LAND AREA	= ±212,129 SF (4.86 AC.)
EASEMENT AREA	= ±16,692 SF (.38 AC.)
(GROSS) LAND AREA	= ±228,821 SF (5.2 AC.)
TOTAL BUILDING AREA (INCLUDING MEZZ.)	= ±91,000 SF
LAND BUILDING RATIO	= 2.51:1 = 39.7% = .39 FAR

PARKING SUMMARY

REQUIRED SPACES: 13,400 SF OFFICE: 1/250 77,600 SF WAREHOUSE: 1/800

TOTAL REQUIRED:	151 SPACES	
TOTAL PROVIDED:	184 SPACES	
STANDARD STALLS:	158 SPACES	
CLEAN AIR VEHICLE STALLS: PER CAL GREEN TABLE 5.106.5.2	18 SPACES	10% REQUIRED
ACCESSIBLE STALLS:	8 SPACES	
PARKING PROVIDED:	184 SPACES	
PARKING RATIO:	2/1000	
BICYCLE PARKING: PER CAL GREEN 5.106.4.1	9 SPACES	5% REQUIRED

SITE LEGEND

- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- WALLPACK LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- T — TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- (1) — PARKING STALL COUNT TOTAL.
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- GRADE LEVEL DOOR KNOCKOUT
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- P.I.V. WITH TAMPER, SEE FIRE PROTECTION DRAWINGS

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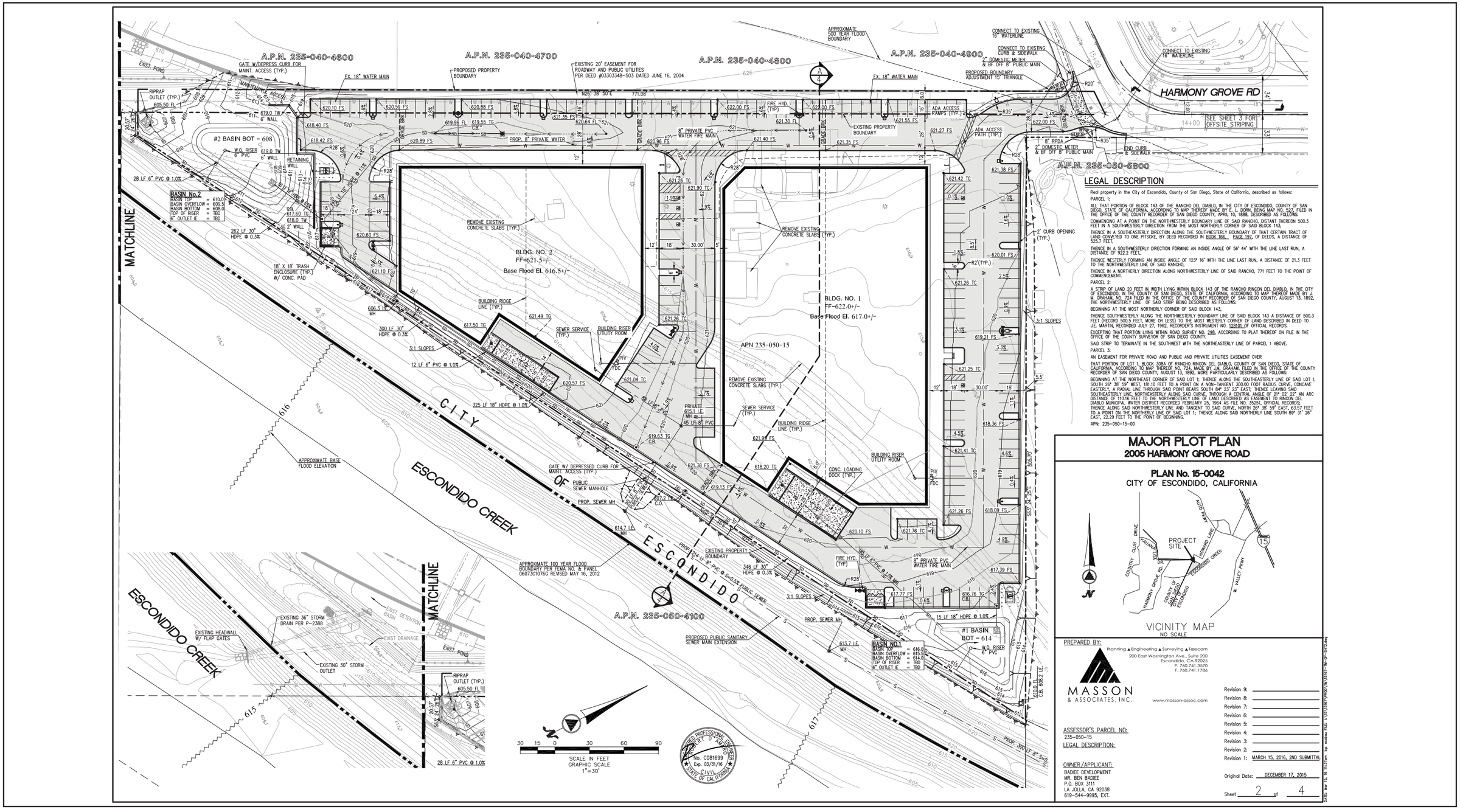
FIGURE 3
Site Plan

Map Source: Masson & Associates, Inc.



LEGAL DESCRIPTION

Real property in the City of Escondido, County of San Diego, State of California, described as follows:

PARCEL 1:

ALL THAT PORTION OF BLOCK 143 OF THE RANCHO DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY E. L. DORN, BEING MAP NO. 522, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 10, 1888, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF SAID RANCHO, DISTANT THEREON 500.3 FEET IN A SOUTHWESTERLY DIRECTION FROM THE MOST NORTHERLY CORNER OF SAID BLOCK 143,

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO ONE PITSOE, BY DEED RECORDED IN BOOK 166, PAGE 197, OF DEEDS, A DISTANCE OF 525.7 FEET,

THENCE IN A SOUTHWESTERLY DIRECTION FORMING AN INSIDE ANGLE OF 56° 44' WITH THE LINE LAST RUN, A DISTANCE OF 922.2 FEET,

THENCE WESTERLY FORMING AN INSIDE ANGLE OF 123° 16' WITH THE LINE LAST RUN, A DISTANCE OF 21.3 FEET TO THE NORTHWESTERLY LINE OF SAID RANCHO,

THENCE IN A NORTHERLY DIRECTION ALONG NORTHWESTERLY LINE OF SAID RANCHO, 771 FEET TO THE POINT OF COMMENCEMENT.

PARCEL 2:

A STRIP OF LAND 20 FEET IN WIDTH LYING WITHIN BLOCK 143 OF THE RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY J. M. GRAHAM, NO. 724 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, THE NORTHWESTERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 143,

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID BLOCK 143 A DISTANCE OF 500.3 FEET (RECORD 500.5 FEET, MORE OR LESS) TO THE MOST WESTERLY CORNER OF LAND DESCRIBED IN DEED TO J.E. MARTIN, RECORDED JULY 27, 1962, RECORDER'S INSTRUMENT NO. 128101 OF OFFICIAL RECORDS.

EXCEPTING THAT PORTION LYING WITHIN ROAD SURVEY NO. 288, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

SAID STRIP TO TERMINATE IN THE SOUTHWEST WITH THE NORTHEASTERLY LINE OF PARCEL 1 ABOVE.

PARCEL 3:

AN EASEMENT FOR PRIVATE ROAD AND PUBLIC AND PRIVATE UTILITIES EASEMENT OVER

THAT PORTION OF LOT 1, BLOCK 308A OF RANCHO RINCON DEL DIABLO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 724, MADE BY J.M. GRAHAM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, SOUTH 26° 38' 59" WEST, 181.10 FEET TO A POINT ON A NON-TANGENT 300.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 84° 23' 23" EAST; THENCE LEAVING SAID SOUTHEASTERLY LINE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 02' 22" AN ARC DISTANCE OF 110.16 FEET TO THE NORTHWESTERLY LINE OF LAND DESCRIBED AS EASEMENT TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT RECORDED FEBRUARY 25, 1964 AS FILE NO. 35251, OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE AND TANGENT TO SAID CURVE, NORTH 26° 38' 59" EAST, 63.57 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 31' 26" EAST, 22.29 FEET TO THE POINT OF BEGINNING.

APN: 235-050-15-00

MAJOR PLOT PLAN
2005 HARMONY GROVE ROAD

PLAN No. 15-0042
CITY OF ESCONDIDO, CALIFORNIA

VICINITY MAP
NO SCALE

PREPARED BY:
Planning ▲ Engineering ▲ Surveying ▲ Telecom
200 East Washington Ave., Suite 200
Escondido, CA 92025
P. 760.741.3570
F. 760.741.1786
MASSON & ASSOCIATES, INC.
www.masson-assoc.com

ASSESSOR'S PARCEL NO:
235-050-15
LEGAL DESCRIPTION:

OWNER/APPLICANT:
BADIEE DEVELOPMENT
MR. BEN BADIEE
P.O. BOX 3111
LA JOLLA, CA 92038
619-544-9995, EXT.

Revision 9: ____
Revision 8: ____
Revision 7: ____
Revision 6: ____
Revision 5: ____
Revision 4: ____
Revision 3: ____
Revision 2: ____
Revision 1: MARCH 15, 2016, 2ND SUBMITTAL

Original Date: DECEMBER 17, 2015

Sheet 2 of 4

DATE: Mar 15, 16 11:31am by: mabee FILE: I:\15\1561\PMAP\MAP\1561-Tm-GR-SHT2.dwg

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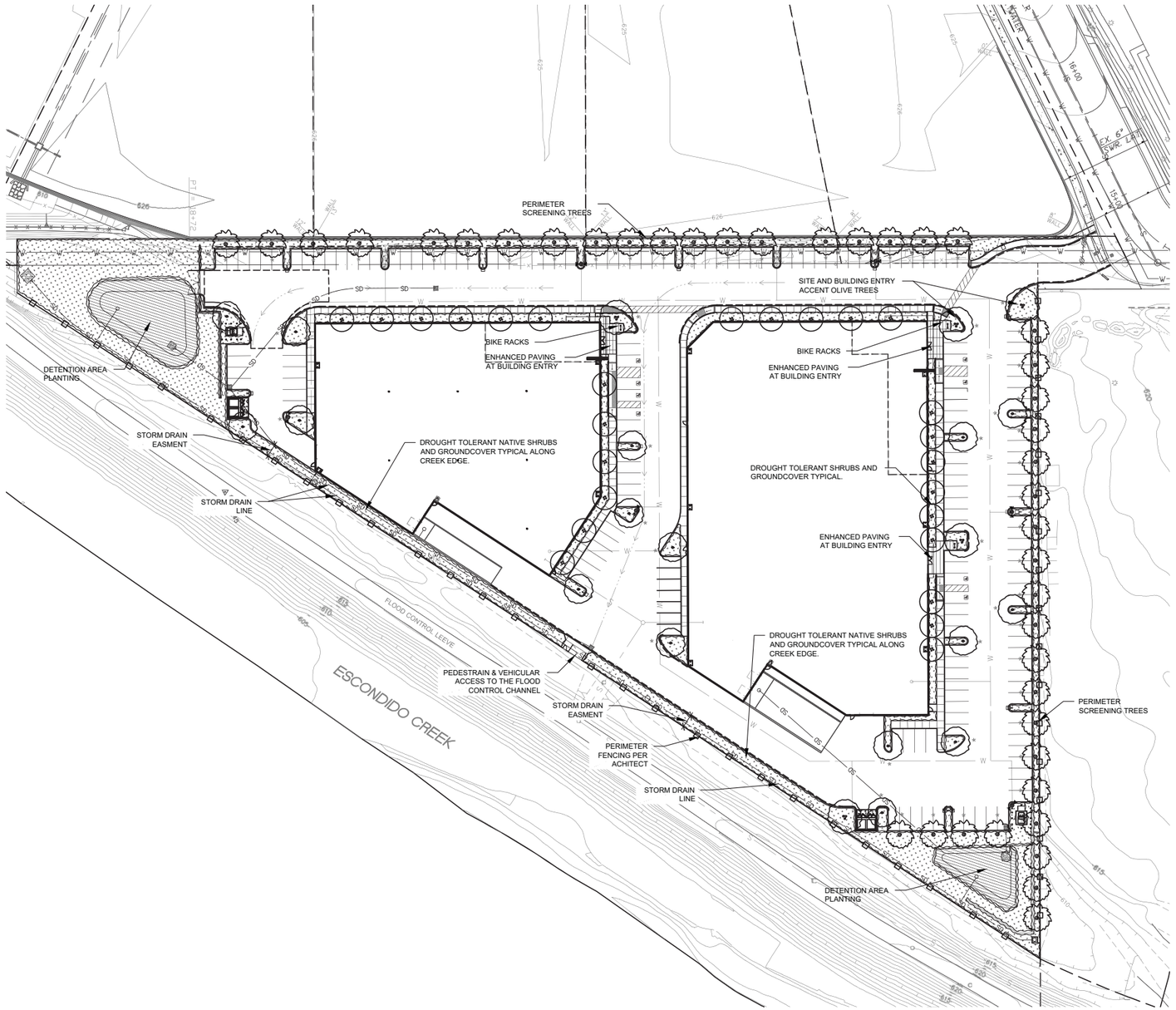
FIGURE 4
Grading Plan

Map Source: Ware Malcomb



PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	DESCRIPTION	WUCOLS
TREES:				
	LOPHOSTEMON CONFERTUS / BRISBANE BOX	24" BOX	BUILDING PERIMETER TREE	M
	OLEA EUROPEA 'SWAN HILL' / FRUITLESS OLIVE	48" BOX	BUILDING ENTRY ACCENT	L
	PINUS ELDARICA / AFGHAN PINE	24" BOX	CONIFEROUS SCREEN & PARKING CANOPY	L
	RHUS LANCEA / AFRICAN SUMAC	24" BOX.	PARKING LOT CANOPY	L
SHRUBS, VINES & GROUNDCOVERS:				
FOREGROUND				
	ALOE 'BLUE ELF' / BLUE ELF CORAL ALOE	1 GAL. / 18" O.C.	SUCCULENT ACCENT	L
	CAREX DIVULSA / BERKELEY SEDGE	1 GAL. / 24" O.C.	ORNAMENTAL GRASS	M
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL. / 30" O.C.	ORNAMENTAL GRASS	L
MIDGROUND				
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL. / 30" O.C.	FLOWERING SHRUB MASS	L
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL. / 36" O.C.	UPRIGHT ACCENT	L
	LANTANA 'NEW GOLD' / YELLOW LANTANA	5 GAL. / 36" O.C.	FLOWERING SHRUB MASS	L
	MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY	5 GAL. / 36" O.C.	ORNAMENTAL GRASS	M
	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL. / 36" O.C.	FLOWERING SHRUB	M
BACKGROUND				
	LEUCOPHYLLUM 'GREEN CLOUD' / GREEN CLOUD TEXAS RANGER	5 GAL. / 48" O.C.	FLOWERING SHRUB	L
	LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET	5 GAL. / 36" O.C.	EVERGREEN HEDGE	M
	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL. / 36" O.C.	EVERGREEN HEDGE	L
GROUNDCOVER				
	LONICERA J. 'HALLIANA' / HALL'S HONEYSUCKLE	FLATS / 18" O.C.	EVERGREEN GROUNDCOVER	M
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	FLATS / 18" O.C.	EVERGREEN GROUNDCOVER	L
BIORETENTION AREAS				
	BIORETENTION SEED MIX FROM S AND S SEEDS	SEED	-	L

WATER NEEDS KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE.
WATER USE STATED IS PER 'A GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN CALIFORNIA' (ALSO REFERRED TO AS WUCOLS).

LANDSCAPE TABULATIONS

TOTAL PARKING LOT TREES

TOTAL PARKING SPACES =	166
PARKING LOT TREES REQUIRED (1 TREE / 4 STALLS) =	42
PARKING LOT TREES PROVIDED =	57 *

CITY NOTES

1. PLANTING ADJACENT TO THE FLOOD CONTROL CHANNEL SHALL COMPLY WITH CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW) STANDARDS.
2. PLANTING SPECIES SHALL COMPLY WITH THE CITY OF ESCONDIDO FIRE DEPARTMENT STANDARDS FOR PLANTING AT HIGH FIRE SEVERITY ZONE.

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FIGURE 5
Landscape Plan

Map Source: Badiee Development

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FIGURE 6a

Exterior Elevations – Building 1

Map Source: Badiee Development

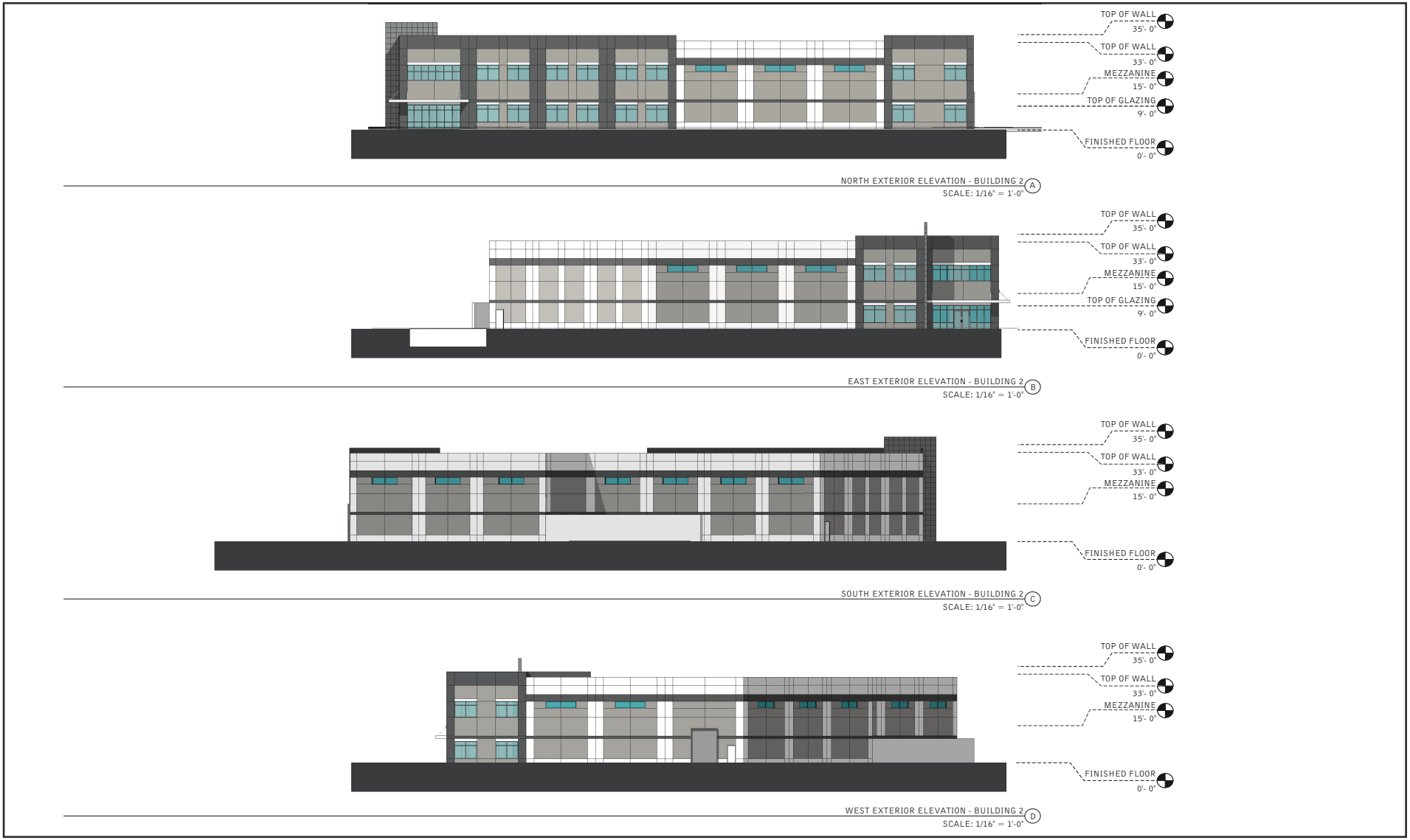

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FIGURE 6b

Exterior Elevations – Building 2

Map Source: Badiee Development

FIGURE 6c

Exterior Elevations – Conceptual Drawing 1

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Map Source: Badiee Development

FIGURE 6d

Exterior Elevations – Conceptual Drawing 2

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Image Source: SANDAG (flown Nov 2014)

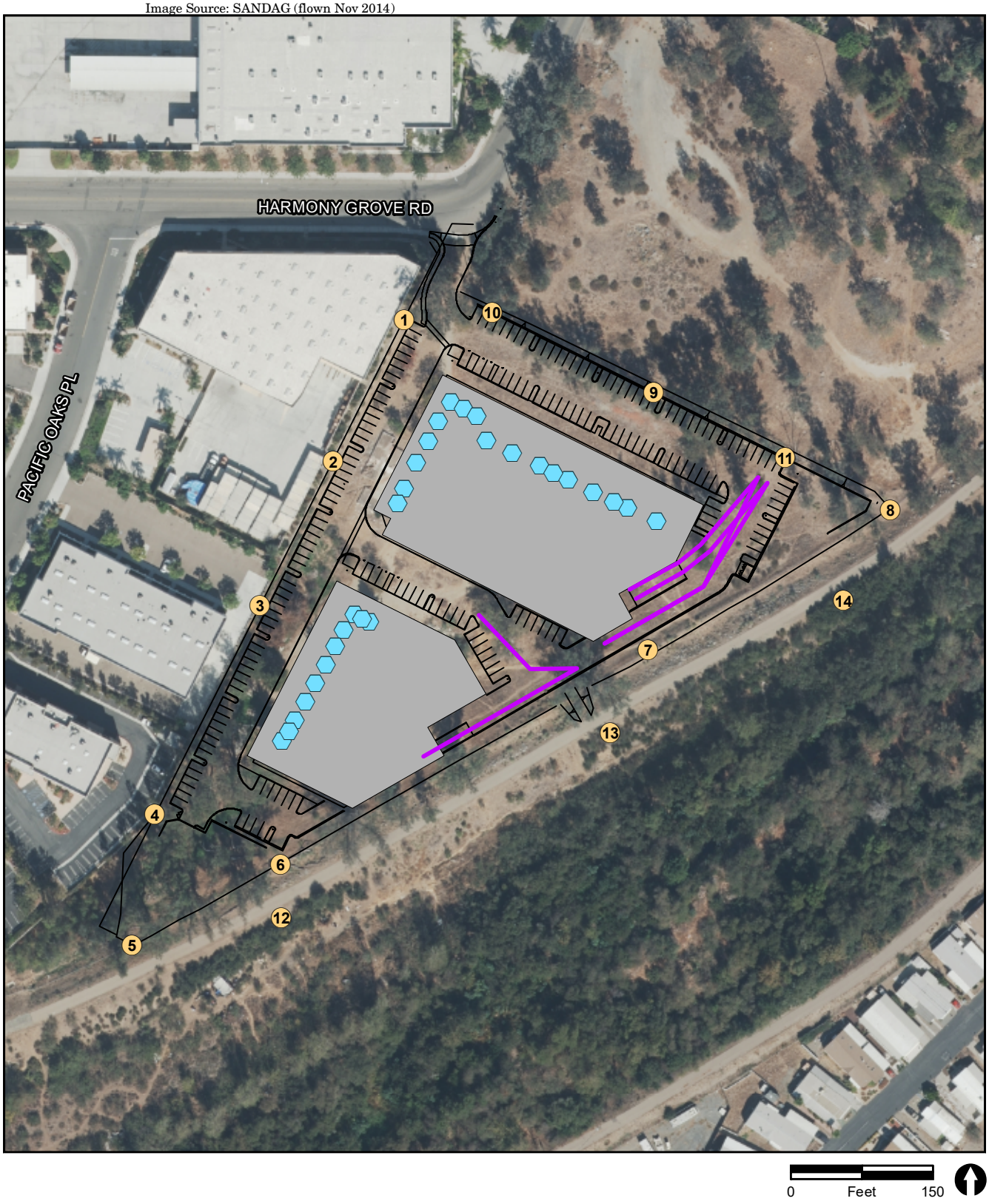

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FIGURE 7

Modeled Receivers and Noise Sources

MATERIAL USED IN PREPARATION OF THIS ANALYSIS

Appendixes

A: Air Quality Analysis for the Escondido Victory Industrial Park, RECON Environmental, March 11, 2016
B: Biological Resources Letter Report, Everett and Associates, March 4, 2016
C: Archaeological Survey Report for the Escondido Victory Industrial Park, RECON Environmental, March 11, 2016
D: Geotechnical Evaluation, Ninyo & Moore, December 15, 2015
E: Greenhouse Gas Analysis for the Escondido Victory Industrial Park, RECON Environmental, March 11, 2016
F: Phase I Environmental Site Assessment, Ninyo & Moore, March 24, 2016
G: Storm Water Quality Management Plan, Masson & Associates, Inc., March 10, 2016
H: Preliminary Drainage Study, Masson & Associates, Inc., March 10, 2016
I: Noise Analysis for the Escondido Victory Industrial Park, RECON Environmental, March 11, 2016
J: Traffic Impact Analysis for the Victory Industrial Park, Linscott, Law, & Greenspan, May 5, 2016

Figures

Figure 1: Regional Location
Figure 2: Project Location on an Aerial Photograph
Figure 3: Site Plan
Figure 4: Grading Plan
Figure 5: Landscape Plan
Figure 6: Building Elevations
Figure 7: Modeled Receivers and Noise Sources

Sources of Information

Archaeos

2007 Results of the Historical and Architecutral Building Assessments for 2005 Harmony Grove Road, Escondido, CA 92029. Archaeos Job No. 1079. November 15, 2007.

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2013 California Emissions Estimator model (CalEEMod). User's Guide Version 2013.2.2 September.

California Air Resources Board (CARB)

2005 Air Quality and Land Use Handbook: A Community Health Perspective. California Air Resources Board. April.

Escondido, City of

2012a City of Escondido General Plan. Resolution 2012-52. May 2012.
2012b City of Escondido Bicycle Facilities Master Plan. Case File No. PHG 12-0018. October 2012.
2013a City of Escondido Adopted Climate Action Plan. December 4, 2013.
2013b City of Escondido Greenhouse Gas Emissions, Adopted CEQA Thresholds and Screening Tables. December 4, 2013.
2014 City of Escondido's Traffic Impact Analysis Guidelines.

San Diego Association of Governments (SANDAG)

2002 SANDAG *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, April 2002.
2003 Final MHCP Plan. Available at: http://www.sandag.org/index.asp?projectid=97&fuseaction=projects.detail

State of California Department of Conservation

2016 Important Farmland Finder. Available at: http://www.conservation.ca.gov/dlrp/fmmp/Pages/CIFF.aspx

MITIGATION MONITORING PROGRAM

PROJECT NAME: Escondido Victory Industrial Park (ENV15-0017 and PHG15-0042)
PROJECT LOCATION: 2005 Harmony Grove Road, Escondido, CA 92025
PROJECT DESCRIPTION: The project involves a Master and Precise Development Plan and rezone to allow for the development of 91,000 square feet of light industrial uses in two, one-story buildings on 5.24-acres (4.87 acres on-site and 0.37 acre off-site). Building 1 would be approximately 55,500 square feet and Building 2 would be approximately 35,500 square feet. The project would also include 184 surface parking spaces, landscaping, and infrastructure improvements. A rezone will be required to bring the city-approved zoning change from residential to planned-development industrial to be consistent with the General Plan.
APPROVAL BODY/DATE: City Council
CONTACT: Jay Paul, Associate Planner
PHONE NUMBER: 760-839-4537

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Potential impact to raptors protected by the California Department of Fish and Wildlife, and potential impact to nesting birds protected by the Migratory Bird Treaty Act	**BIO-1** Prior to issuance of grading permits, the following shall be identified on the grading plan: A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances, and proposed disturbance activities to determine an appropriate distance of a temporal buffer.	Section IVa, Biological Resources	Applicant		
	BIO-2: Prior to issuance of grading permits, the following shall be identified on the grading plan: If project construction cannot avoid the period of January 1 through September 1, a qualified biologist shall survey potential nesting vegetation within the project site for nesting birds prior to commencing any project activity. Surveys shall be conducted at the appropriate time of day, no more than three days prior to vegetation removal or disturbance. Documentation of surveys and findings shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds were observed and concurrence was received, project activities may begin. If an active bird nest is located, the nest site shall be fenced a	Section IVa, Biological Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	minimum of 200 feet (500 feet for special status species and raptors) in all directions on-site, and this area shall not be disturbed until after September 1 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the breading season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.				
Impact to 2.57 acres of non-native grassland and 0.002 acre of disturbed wetland	**BIO-3:** Prior to the issuance of grading permits, impacts to non-native grassland shall be mitigated at a ratio of 0.5:1 and shall consist of 1.28 acres. Mitigation shall be provided by either 1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or 2) purchase of non-native grassland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City.	Section IVb, Biological Resources	Applicant		
	BIO-4: Prior to the issuance of grading permits, impacts to disturbed wetland shall be mitigated at a ratio of 3:1 and shall consist of 0.002 acre of wetland creation and 0.004 acre of wetland restoration or enhancement. Mitigation shall be provided by either 1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or 2) purchase of wetland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City. Additionally, prior to the issuance of grading permits, the project shall obtain a California Department of Fish and Wildlife 1600 Streambed Alteration Agreement, a San Diego Regional Water Quality Control Board Construction General Permit (401), and a U.S. Army Corps of Engineers Section 404 permit.	Section IVb, Biological Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Potential impact to unknown subsurface archaeological resources	**CUL-1:** An archaeological resources monitoring program shall be implemented, which shall include the following: 1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City of Escondido that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the City. The City, prior to any preconstruction 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, the archaeological monitor(s) shall be on-site full-time to perform inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. 4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.	Section Vb, Cultural Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert 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 project manager at the time of discovery. The archaeologist, in consultation with the project manager for the lead agency, shall determine the significance of the discovered resources. The lead agency 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 lead agency, then carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency 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 NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. 6. 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(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	7. All cultural material collected during the grading monitoring program shall be processed and curated according to the 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 interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.				
Potential impact to unknown subsurface paleontological resources	**CUL-2:** Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below. 1. A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter	Section Vc, Cultural Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	depending on initial results (per direction of a qualified paleontologist). 2. In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense. 3. A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.				
Potential impact to any significant known and unknown tribal cultural resources	**CUL-3:** The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.	Section Ve, Cultural Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	CUL-4: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.				
	CUL-5: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.				
	CUL-6: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	CUL-7: In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.				
	CUL-8: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.				
	CUL-9: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.				
	CUL-10: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	CUL-11: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.				
	CUL-12: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Direct impacts to the intersection of the Harmony Grove Road and Hale Avenue	**TRA-1:** Intersection #4. Harmony Grove Road at Hale Avenue – Prior to the issuance of occupancy permits, restripe the approach on Hale Avenue within the existing 22-foot southbound lane to provide one dedicated right-turn lane (12 feet wide) and one through lane (10 feet wide) extending 125 feet from the stop bar. Figure 11-1 of the TIA shows the conceptual striping plan for these improvements.	Section XVIa and b, Transportation/Traffic	Applicant		
Cumulative impacts to the roadway segments of Harmony Grove Road between the Project Driveway and Enterprise Street and Harmony Grove Road between Enterprise Street and Hale Avenue	**TRA-2:** Street Segment #2. Harmony Grove Road between the Project Driveway and Enterprise Street – Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way between the project driveway to Enterprise Street to provide a two-way left-turn lane serving as a refuge for left-turning vehicles in and out of the project site and nearby industrial driveways, thus allowing for improved flow for thru traffic along Harmony Grove Road. From the project driveway to Enterprise Street (a length of approximately 415 feet), widen Harmony Grove Road extending north along the project frontage to provide a 13 to 18-foot northbound lane and an 11-foot two-way left-turn lane for a total paved width varying between 38 and 54 feet. Appendix H of the TIA contains the City of Escondido preferred concept drawing with truck turning analysis along this segment.	Section XVIa and b, Transportation/Traffic	Applicant		
	TRA-3: Street Segment #2. Harmony Grove Road between Enterprise Street and Hale Avenue – Prior to the issuance of occupancy permits, the applicant shall pay a fair share (0.4 percent) toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.	Section XVIa and b, Transportation/Traffic	Applicant		

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Appendices A–J

Under Separate Cover