FINAL

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

PLANNED DEVELOPMENT AND ZONE CHANGE FOR ESCONDIDO INNOVATION CENTER PROJECT

Project Case # PHG16-0012
Address: 1925 Harmony Grove Road
Escondido, CA 92029
Assessor Parcel No. 235-050-58

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

December 2016

BACKGROUND

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by the City of Escondido (the City) to disclose potential environmental effects of the proposed Escondido Innovation Center Project.

The IS/MND includes a description of the proposed project, an assessment of its potential environmental effects at the site, and a description of applicable mitigation measures to reduce potentially significant effects that were identified in the IS/MND. The 20-day public review period for the IS/MND began November 7, 2016 and ended November 28, 2016. During this time frame, the document was reviewed by various state agencies, as well as by interested individuals. No written comments were received from any state agencies or individuals regarding the IS/MND.

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Escondido Planning Division has prepared a Mitigated Negative Declaration for the project described below. This preliminary finding means that there will be no significant environmental effects from the project because of specific mitigation measures related to biological resources, cultural resources, tribal cultural resources, and transportation/traffic; which have been agreed to by the applicant and incorporated into the design and implementation of the project. The description of the project is as follows:

CASE NO.: **PHG 16-0012; ENV 16-0008**

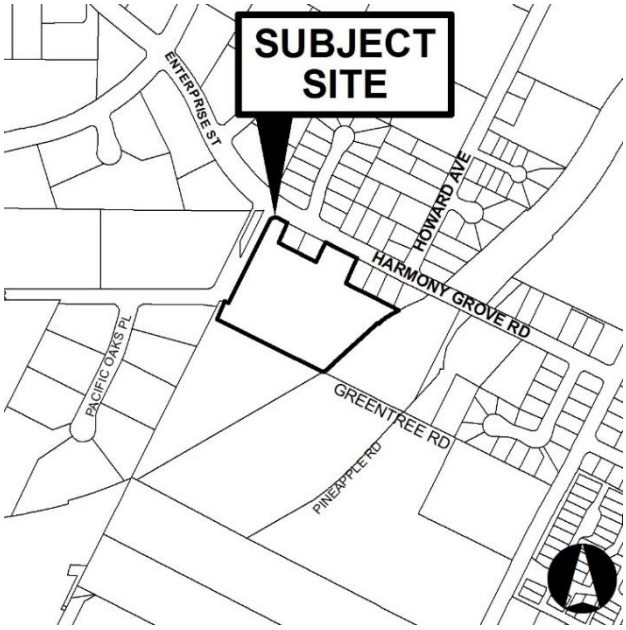
DATE ISSUED: **November 4, 2016**

PUBLIC REVIEW PERIOD: **November 7, 2016 to November 28, 2016**

LOCATION: The 5.76-acre project site is located west of Interstate 15 and south of State Route 78, at the eastern terminus of Enterprise Street and south and east of Harmony Grove Road, addressed as 1925 Harmony Grove Road.

PROJECT DESCRIPTION: The project is a Master and Precise Development Plan for the construction of an industrial development, bioretention areas, two access driveways, and parking. There are two proposed development options that are being addressed as part of this environmental document and study. Option A would consist of one 98,500-square-foot industrial building with 197 parking spaces. Option B would consist of three industrial buildings (Buildings A, B, and C) with a total square footage of 86,010 square feet with 234 parking spaces. Under both project Option A and Option B, project grading would include approximately 18,000 cubic yards of import to raise the elevation of the site above the 100-year flood elevations. The project would also include landscaping within proposed parking areas, walkways, and along the project perimeter. The total maximum height of all industrial structure(s) would not exceed 38 feet in height.

A rezone would be required to change the zoning from existing single-family residential (R-1-7) to Planned Development Industrial (PD-I) to be consistent with the General Plan land use designation of Light Industrial (LI).



APPLICANT: Escondido Innovation Center, LP

The review and comment period will end on November 28, 2016. A copy of the environmental Initial Study and the Mitigated Negative Declaration are on file and available for public review in the Escondido Planning Division, at 201 North Broadway, Escondido, CA 92025, and online under "Projects" at http://www.escondido.org/planning.aspx. Written comments relevant to environmental issues will be considered if submitted to the Planning Division prior to **5:00 p.m., PST on November 28, 2016**.

Further information may be obtained by contacting Mike Strong at the Planning Division, telephone (760) 839-4556. Please refer to **Case No. PHG 16-0012, ENV 16-0008**.

Bill Martin

Bill Martin, AICP
Director of Community Development

DATED: November 3, 2016

CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671
www.escondido.org

Environmental Checklist Form (Initial Study Part II)

1. Project title and case file number: Escondido Innovation Center; PHG16-0012

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:
Mike Strong, Assistant Planning Director (760) 839-4556, mstrong@escondido.org

4. Project location: 1925 Harmony Grove Road, Escondido, California (APN 235-050-58)

5. Project applicant's name, address, phone number and email: John Couvillion, Badiee Development, Inc., P.O Box 3111, La Jolla, CA 92038; 888-815-8886, john@badieedevelopment.com

6. General Plan designation: Light Industrial (LI)

7. Zoning: Single-Family Residential (R-1-7)

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 Escondido Innovation Center Project site is located in the City of Escondido, California (Figures 1 and 2), west of Interstate 15 and south of State Route 78. The site is located at the eastern terminus of Enterprise Street, south and east of Harmony Grove Road. Refer to Figure 3 for the project location on an aerial photograph. The site is currently undeveloped, consisting of non-native grassland, eucalyptus woodland, and disturbed lands. The site is relatively flat with elevations ranging from approximately 620 to 624 feet above mean sea level (MSL) along the eastern perimeter to western perimeter.

The project is a Master and Precise Development Plan on a 5.76-acre site for the construction of an industrial development, two access driveways, parking, and two bioretention basins. A rezone would be required to change the zoning from existing single-family residential (R-1-7) to Planned Development-Industrial (PD-I) to be consistent with the General Plan land use designation of Light Industrial (LI). Principal land uses permitted in the I-P zone include business offices, repair services, trades, wholesaler, and warehousing as listed in the Escondido Municipal Code (Chapter 33, Article 26, Section 33-564).

There are two proposed development options that are being addressed as part of this environmental document and study. Option A would consist of one 98,500-square-foot industrial building with 198 parking spaces (Figure 4). The single building would be 38 feet tall at the tallest building parapet and would incorporate a number of architectural features to add visual interest to the structure (Figure 5). The proposed Option A landscaping plan is shown in Figure 6. Option B would consist of three industrial buildings (Buildings A, B, and C) with a total square footage of 86,010 square feet with 234 parking spaces (Figure 7). The maximum building height under Option B would be 35 feet. Building elevations for Option B are shown on Figures 8 and 9 and landscape plans for Option B are shown on Figures 8 through 10. Under both project options, landscaping would be provided within proposed parking areas, walkways, and along the project perimeter. All plantings shall comply with City Fire Department standards for planting in a high fire severity zone, and all plantings adjacent to the flood control channel shall comply with California Department of Fish and Wildlife standards.

Under project Option A and Option B, respectively, project grading would include approximately 15,000 to 18,000 cubic yards of import to raise the elevation of the site above the 100-year flood elevations, to approximately 624 feet above MSL.

Under both project Option A and Option B, the primary access to the site would be at a proposed driveway located at the western project boundary via Harmony Grove Road. This main project entrance would be designed to accommodate larger trucks with trailers and would be the primary ingress and egress for vehicles and trucks accessing the project site. A driveway along the northern perimeter is also proposed, but its intended use would be limited to smaller trucks and vehicles. The project would improve Harmony Grove Road along the property's western frontage, as well as construct new curb, gutter, and pavement. The City of Escondido would provide sewer service, and the Rincon del Diablo Municipal Water District would provide water service to the project site via connections to an existing public sewer and water main along Escondido Creek and Harmony Grove Road, respectively. Storm drain improvements and connections to public utility, sewer, and water lines are also proposed.

It is important to note that each development option includes a description of land use, type of development, and basic design that could be attained. Option A and Option B are both considered and fully analyzed in this environmental document. However, the larger square footage, single building proposal (Option A) is primarily evaluated as the proposed project for purposes of this environmental analysis since it would be considered a worst case scenario for purposes of environmental impacts.

9. Surrounding land uses and setting (briefly describe the project's surroundings):

The area surrounding the project site is generally developed. A mixture of existing industrial land uses are located to the west and northwest. Single-family residences and Harmony Grove Road are located to the north-northeast. Escondido Creek is located to the east-southeast with residential uses beyond. Undeveloped land that was recently approved for industrial use (Escondido Victory Industrial Park – ENV 15-0017, PHG 15-0042) is located to the immediate south. A flood control berm lines Escondido Creek along the eastern and southeastern property perimeter with a mobile home park and the Escondido Waste Water Plant (Hale Avenue Resource Recovery Facility [HARRF]) opposite of Escondido Creek.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

None

Project Location

FIGURE 1
Regional Location

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Map Source: USGS 7.5 minute topographic map series, ESCONDIDO quadrangle, 1996, RINCON DEL DIABLO Landgrant

0 Feet 2,000

Project Boundary

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FIGURE 2

Project Location on USGS Map

Image Source: USDA FSA (flown May 2014)

FIGURE 3

Project Location on Aerial Photograph

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Map Source: Smith Consulting Architects

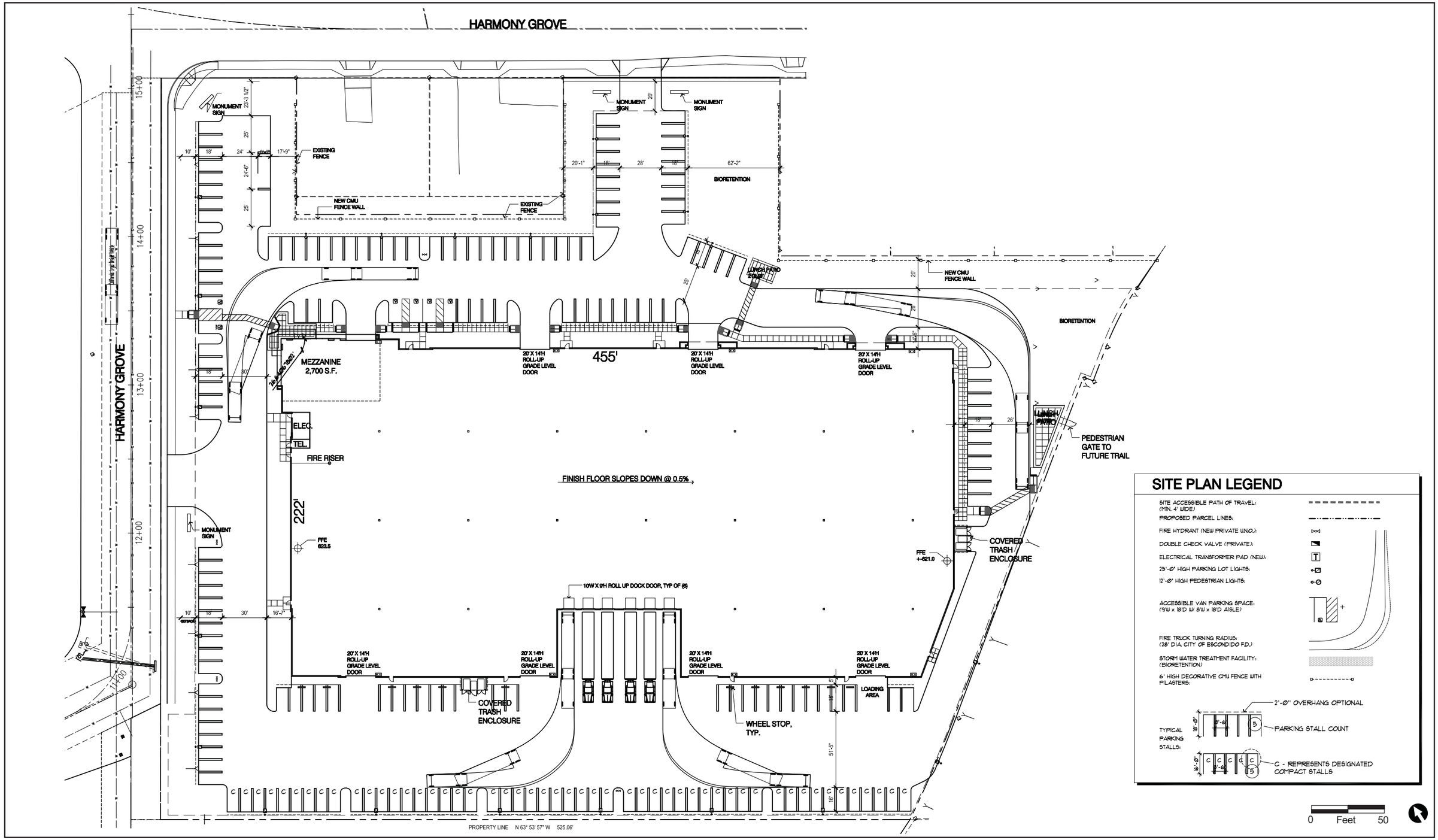

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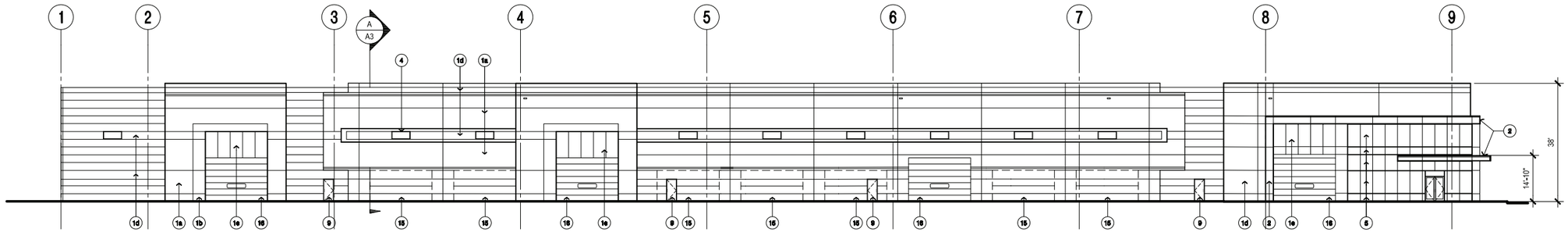
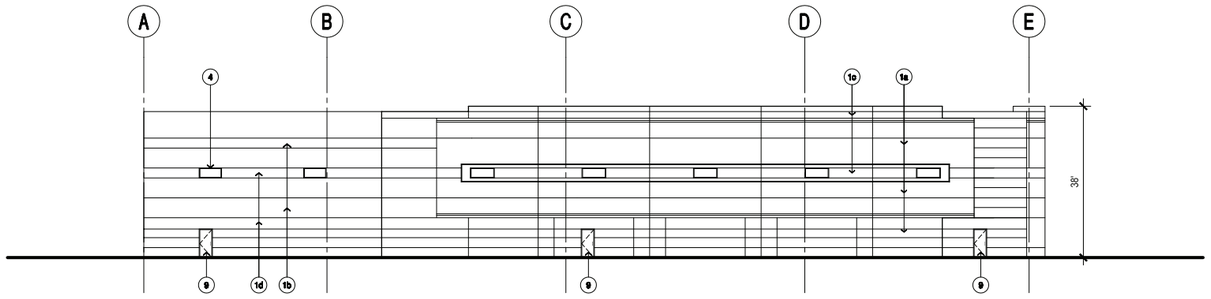
FIGURE 4
Option A – Preliminary Site Plan

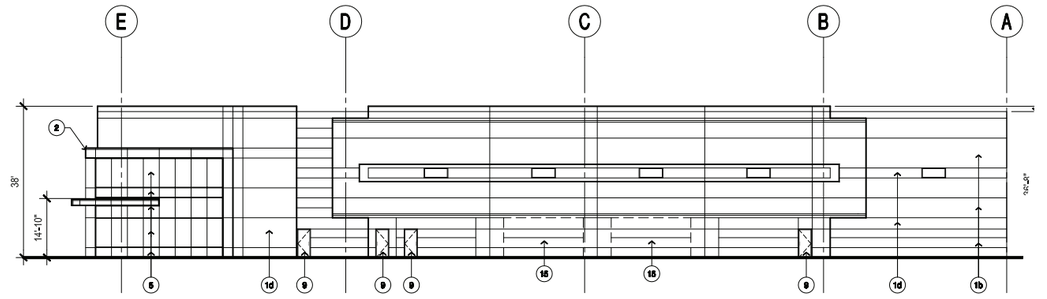
Map Source: Smith Consulting Architects



A NORTH ELEVATION



C EAST ELEVATION

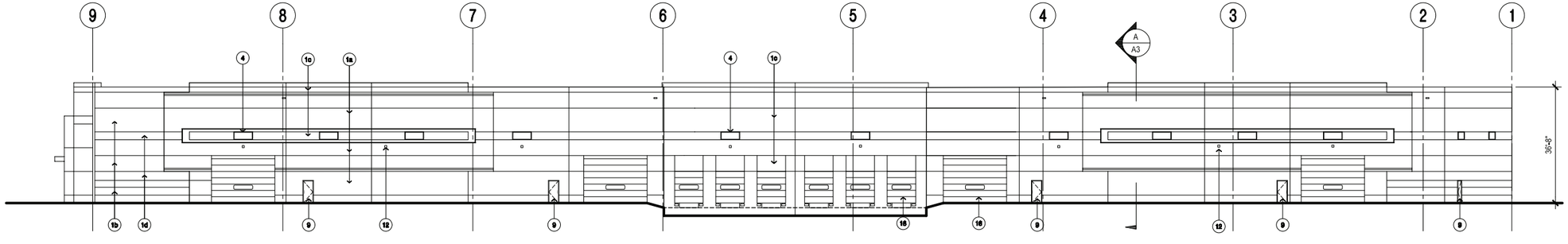


B WEST ELEVATION

FINISH / MATERIAL LEGEND

NOTE: SEE COLOR BOARD FOR COLOR/ MATERIAL SAMPLES AND PLACEMENT

- (1a) PAINTED CONCRETE WALL PANEL: SHERWIN WILLIAMS- COLOR: SW 6000 SNOWFALL
- (1b) PAINTED CONCRETE WALL PANEL: SHERWIN WILLIAMS- COLOR: SW 2850 CHELSEA GRAY
- (1c) PAINTED CONCRETE WALL PANEL: SHERWIN WILLIAMS- COLOR: SW 7067 CITYSCAPE
- (1d) PAINTED CONCRETE WALL PANEL: SHERWIN WILLIAMS- COLOR: SW 7076 CYBERSPACE
- (1e) PAINTED CONCRETE WALL PANEL: SHERWIN WILLIAMS- COLOR: SW 9150 ENDLESS SEA
- (2) METAL CANOPY ROOFING TRIM/FASCIA
- (3) not used
- (4) CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ SINGLE PANE TINTED GLAZING.
- (5) CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ HIGH PERFORMANCE TINTED GLAZING. STYLE: (2) INSULATING GLASS UNIT. COLOR: SOLARCOOL PACIFICA + CLEAR
- (6) CLEAR ANODIZED ALUMINUM SYSTEM w/ SPANDREL GLAZING TO MATCH ADJACENT GLAZING
- (7) PTD. MTL. MAN DOOR. COLOR TO MATCH ADJACENT WALL
- (8) NARROW STYLE CLEAR ANODIZED ALUMINUM FRAME STOREFRONT DOOR. FINISH AND GLAZING TO MATCH ADJACENT STOREFRONT.
- (9) MTL. ROLL-UP DOOR w/ GLAZING TO MATCH SOLARCOOL PACIFICA
- (10) not used
- (11) V-GROOVE REVEAL IN CONCRETE PANEL
- (12) WALL PACK LIGHT FIXTURE
- (13) not used
- (14) not used
- (15) FUTURE KNOCK OUT PANEL (SHOWN DASHED)
- (16) PAINTED ALUMINUM HIGH-LIFT SECTIONAL DOOR WITH GLAZED PANELS. GLAZING IN ACRYLIC VISION PANELS TO MATCH BUILDING WINDOW GLAZING.



D SOUTH ELEVATION

0 Feet 20

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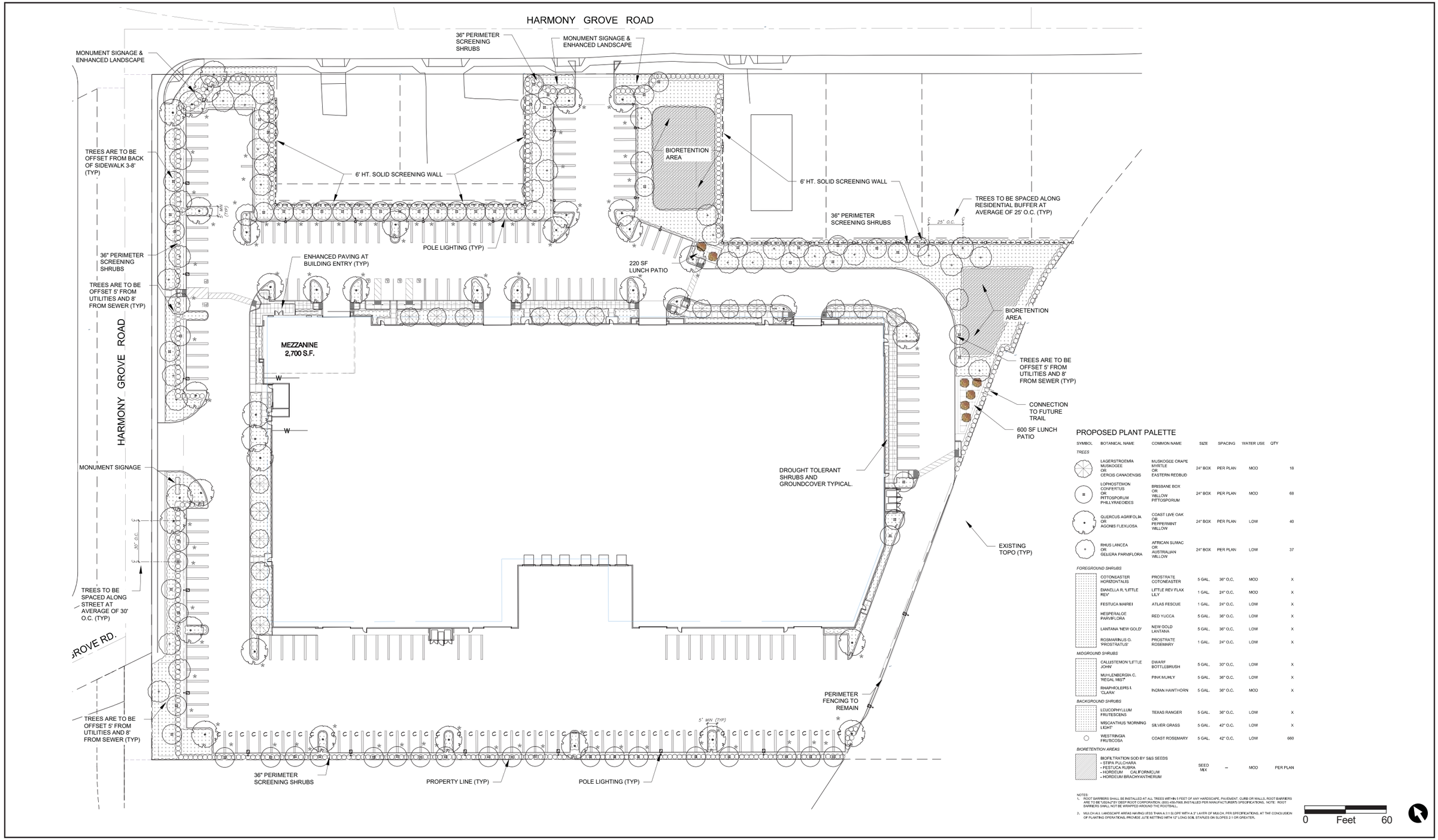
FIGURE 5
Option A - Elevations

Map Source: Smith Consulting Architects



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QTY
TREES						
	LAGERSTROEMIA MUSKOGEE OR CERCIS CANADENSIS	MUSKOGEE CRAPE MYRTLE OR EASTERN REDBUD	24" BOX	PER PLAN	MOD	18
	LOPHOSTEMON CONFERTUS OR PITTOSPORUM PHILLYRAEOIDES	BRISBANE BOX OR WILLOW PITTOSPORUM	24" BOX	PER PLAN	MOD	68
	QUERCUS AGRIFOLIA OR AGONIS FLEXUOSA	COAST LIVE OAK OR PEPPERMINT WILLOW	24" BOX	PER PLAN	LOW	40
	RHUS LANCEA OR GELIERA PARVIFLORA	AFRICAN SUMAC OR AUSTRALIAN WILLOW	24" BOX	PER PLAN	LOW	37
FOREGROUND SHRUBS						
	COTONEASTER HORIZONTALIS	PROSTRATE COTONEASTER	5 GAL.	36" O.C.	MOD	X
	DIANELLA R. 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	MOD	X
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	24" O.C.	LOW	X
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	LOW	X
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	LOW	X
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	24" O.C.	LOW	X
MIDGROUND SHRUBS						
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	LOW	X
	MUHLENBERGIA C. 'REGAL MIST'	PINK MUHLY	5 GAL.	36" O.C.	LOW	X
	RHAPHIOLEPIS I. 'CLARA'	INDIAN HAWTHORN	5 GAL.	36" O.C.	MOD	X
BACKGROUND SHRUBS						
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	36" O.C.	LOW	X
	MISCANTHUS 'MORNING LIGHT'	SILVER GRASS	5 GAL.	42" O.C.	LOW	X
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	42" O.C.	LOW	660
BIORETENTION AREAS						
	BIOFILTRATION SOD BY S&S SEEDS - STIPA PULCHARA - FESTUCA RUBRA - HORDEUM CALIFORNICUM - HORDEUM BRACHYANTHERUM	SEED MIX	–		MOD	PER PLAN

NOTES:
1. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES WITHIN 5 FEET OF ANY HARDSCAPE, PAVEMENT, CURB OR WALLS. ROOT BARRIERS ARE TO BE %2024-2"5' DEEP ROOT CORPORATION. (800) 458-1568. INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NOTE: ROOT BARRIERS SHALL NOT BE WRAPPED AROUND THE ROOTBALL.
2. MULCH ALL LANDSCAPE AREAS HAVING LESS THAN A 3:1 SLOPE WITH A 3" LAYER OF MULCH, PER SPECIFICATIONS. AT THE CONCLUSION OF PLANTING OPERATIONS, PROVIDE JUTE NETTING WITH 12" LONG SOIL STAPLES ON SLOPES 2:1 OR GREATER.

0 Feet 60

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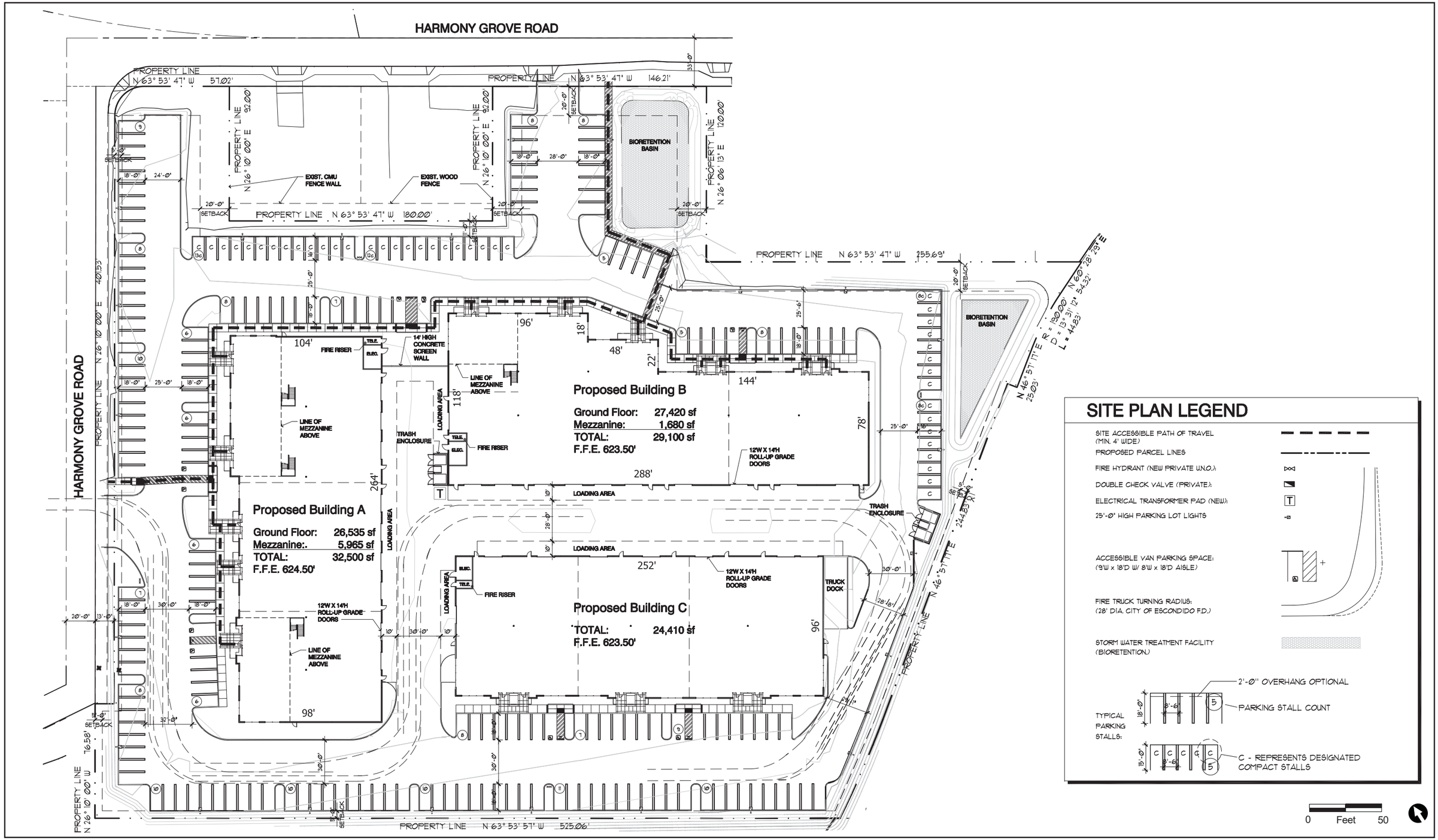
FIGURE 6
Option A - Landscape Plan

Map Source: Smith Consulting Architects



SITE PLAN LEGEND

- SITE ACCESSIBLE PATH OF TRAVEL (MIN. 4' WIDE)
- PROPOSED PARCEL LINES
- FIRE HYDRANT (NEW PRIVATE U.N.O.):
- DOUBLE CHECK VALVE (PRIVATE):
- ELECTRICAL TRANSFORMER PAD (NEW):
- 25'-0" HIGH PARKING LOT LIGHTS
- ACCESSIBLE VAN PARKING SPACE: (9'W x 18'D W/ 8'W x 18'D AISLE)
- FIRE TRUCK TURNING RADIUS: (28' DIA. CITY OF ESCONDIDO F.D.)
- STORM WATER TREATMENT FACILITY (BIORETENTION)

TYPICAL PARKING STALLS:

0 Feet 50

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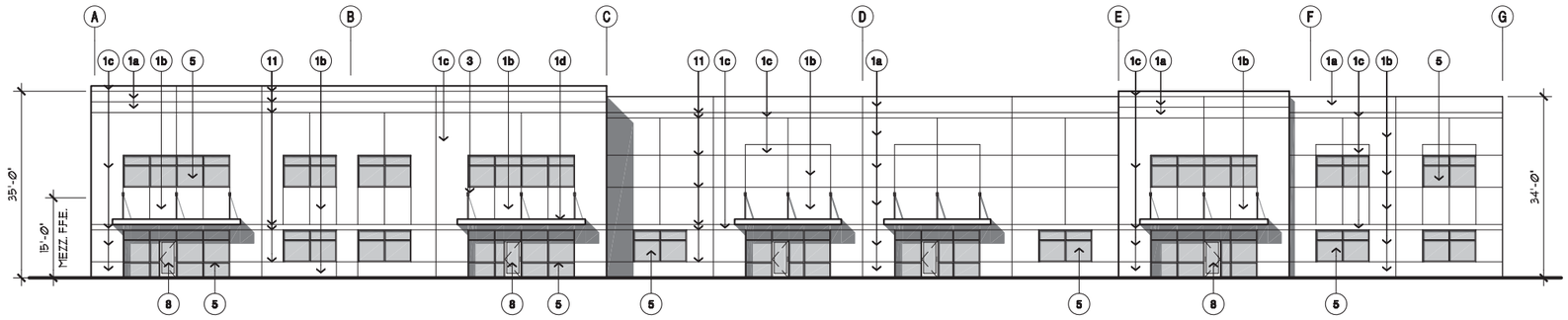
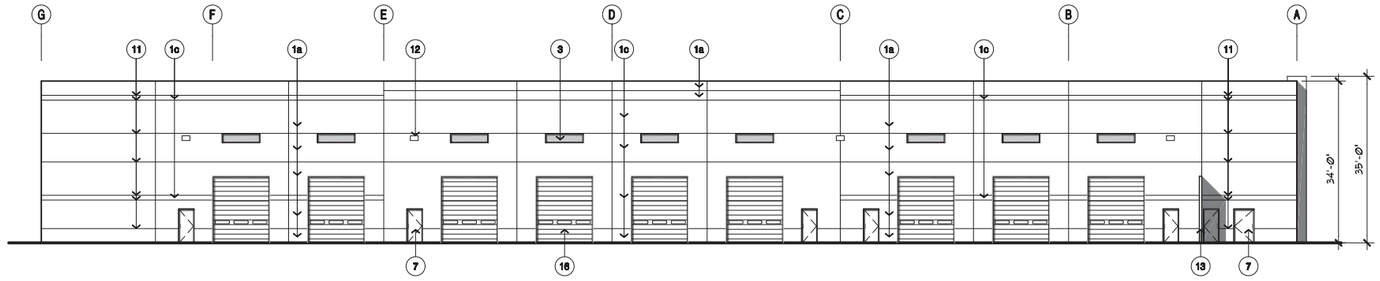
FIGURE 7
Option B – Preliminary Site Plan

Map Source: Smith Consulting Architects



1 WEST ELEVATION - BUILDING A

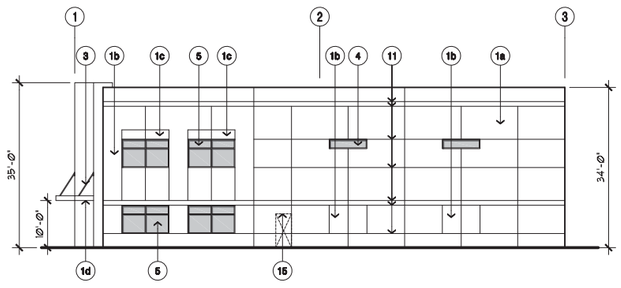


2 EAST ELEVATION - BUILDING A

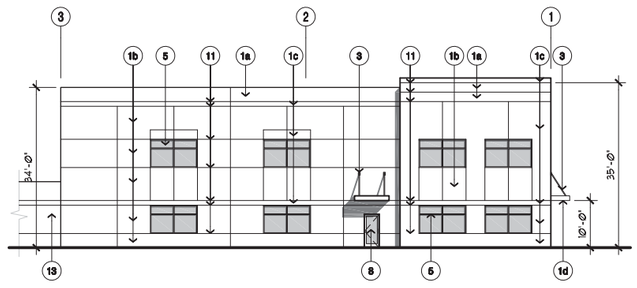
FINISH / MATERIAL LEGEND

NOTE: SEE COLOR BOARD FOR COLOR/ MATERIAL SAMPLES AND PLACEMENT

- (1a) PAINTED CONCRETE WALL PANEL: FRAZEE COLORLIFE - COLOR: CLW 1047W DEER FEATHER
- (1b) PAINTED CONCRETE WALL PANEL: FRAZEE COLORLIFE - COLOR: CL 3013M ARTESAN
- (1c) PAINTED CONCRETE WALL PANEL: FRAZEE COLORLIFE - COLOR: CL 3186A SOOT
- (1d) METAL CANOPY ROOFING TRIM/FASCIA
- (2) not used
- (3) THREADED ROD AND TURNBUCKLE CANOPY ROOF SUPPORT
- (4) CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ SINGLE PANE TINTED GLAZING.
- (5) CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ HIGH PERFORMANCE TINTED GLAZING. STYLE: (2) INSULATING GLASS UNIT. COLOR: SOLARCOOL PACIFICA + CLEAR
- (6) CLEAR ANODIZED ALUMINUM SYSTEM w/ SPANDREL GLAZING TO MATCH ADJACENT GLAZING
- (7) PTD. MTL. MAN DOOR. COLOR TO MATCH ADJACENT WALL
- (8) NARROW STYLE CLEAR ANODIZED ALUMINUM FRAME STOREFRONT DOOR. FINISH AND GLAZING TO MATCH ADJACENT STOREFRONT.
- (9) MTL. ROLL-UP DOOR w/ GLAZING TO MATCH SOLARCOOL PACIFICA
- (10) not used
- (11) V-GROOVE REVEAL IN CONCRETE PANEL
- (12) WALL PACK LIGHT FIXTURE
- (13) 14'-0" HIGH CONCRETE SCREEN WALL. FINISH TO MATCH ADJACENT WALL
- (14) 42" HIGH CONCRETE DOCK WALL.
- (15) KNOCK OUT (SHOWN DASHED)
- (16) CLEAR ANODIZED ALUMINUM HIGH-LIFT SECTIONAL DOOR WITH GLAZED PANELS. GLAZING IN ACRYLIC VISION PANELS TO MATCH BUILDING WINDOW GLAZING.



3 SOUTH ELEVATION - BUILDING A



4 NORTH ELEVATION - BUILDING A

0 Feet 32

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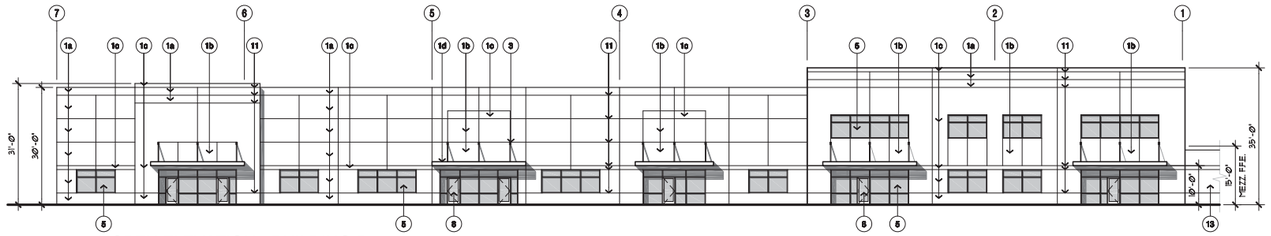
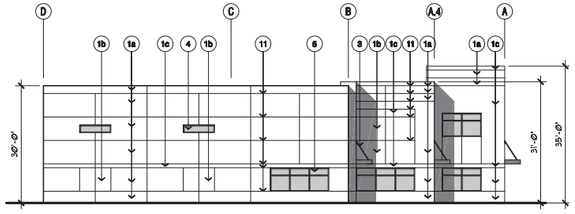
FIGURE 8
Option B Elevations – Building A

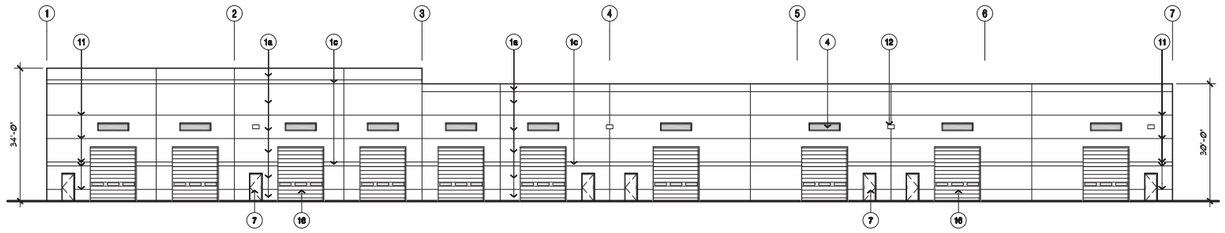
Map Source: Smith Consulting Architects



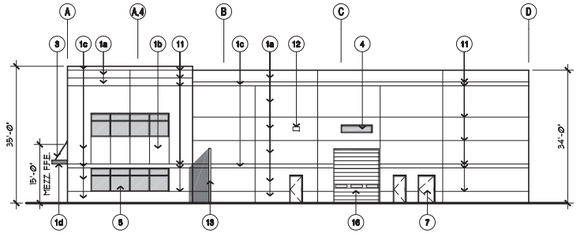
1 NORTH ELEVATION - BUILDING B



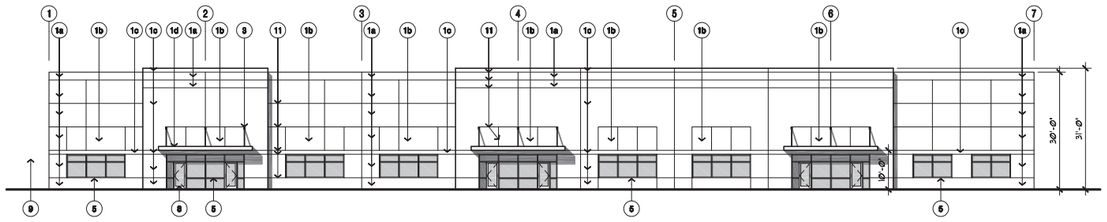
2 EAST ELEVATION - BUILDING B



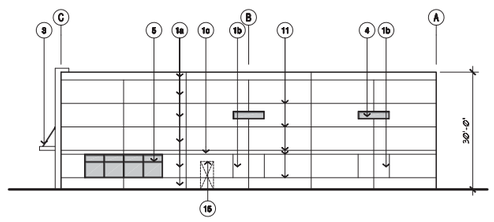
3 SOUTH ELEVATION - BUILDING B



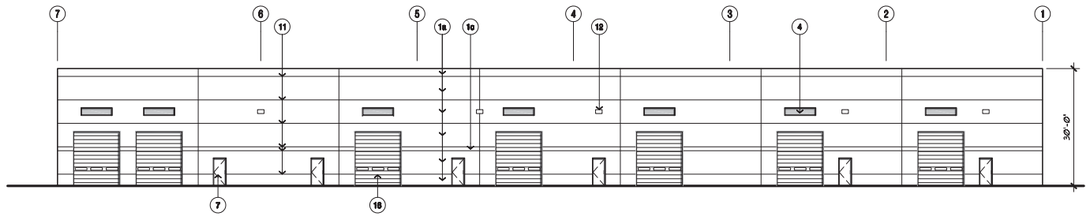
4 WEST ELEVATION - BUILDING B



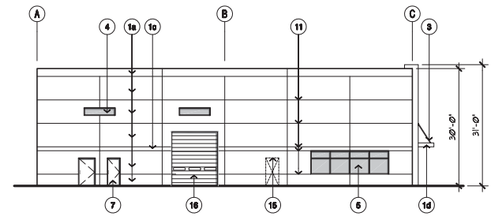
5 SOUTH ELEVATION - BUILDING C



6 EAST ELEVATION - BUILDING C



7 NORTH ELEVATION - BUILDING C



8 WEST ELEVATION - BUILDING C

FINISH / MATERIAL LEGEND

NOTE: SEE COLOR BOARD FOR COLOR/ MATERIAL SAMPLES AND PLACEMENT

- 1a PAINTED CONCRETE WALL PANEL: FRAZEE COLORLIFE - COLOR: CLW 1047W DEER FEATHER
- 1b PAINTED CONCRETE WALL PANEL: FRAZEE COLORLIFE - COLOR: CL 3013M ARTESIAN
- 1c PAINTED CONCRETE WALL PANEL: FRAZEE COLORLIFE - COLOR: CL 3188A SCOT
- 1d METAL CANOPY ROOFING TRIM/FASCIA
- 2 not used
- 3 THREADED ROD AND TURNBUCKLE CANOPY ROOF SUPPORT
- 4 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ SINGLE PANE TINTED GLAZING.
- 5 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ HIGH PERFORMANCE TINTED GLAZING. STYLE: (2) INSULATING GLASS UNIT. COLOR: SOLARCOOL PACIFICA + CLEAR
- 6 CLEAR ANODIZED ALUMINUM SYSTEM w/ SPANDREL GLAZING TO MATCH ADJACENT GLAZING
- 7 PTD. MTL. MAN DOOR. COLOR TO MATCH ADJACENT WALL
- 8 NARROW STYLE CLEAR ANODIZED ALUMINUM FRAME STOREFRONT DOOR. FINISH AND GLAZING TO MATCH ADJACENT STOREFRONT.
- 9 MTL. ROLL-UP DOOR w/ GLAZING TO MATCH SOLARCOOL PACIFICA
- 10 not used
- 11 V-GROOVE REVEAL IN CONCRETE PANEL
- 12 WALL PACK LIGHT FIXTURE
- 13 14'-0" HIGH CONCRETE SCREEN WALL. FINISH TO MATCH ADJACENT WALL
- 14 42" HIGH CONCRETE DOCK WALL.
- 15 KNOCK OUT (SHOWN DASHED)
- 16 CLEAR ANODIZED ALUMINUM HIGH-LIFT SECTIONAL DOOR WITH GLAZED PANELS. GLAZING IN ACRYLIC VISION PANELS TO MATCH BUILDING WINDOW GLAZING.

0 Feet 32

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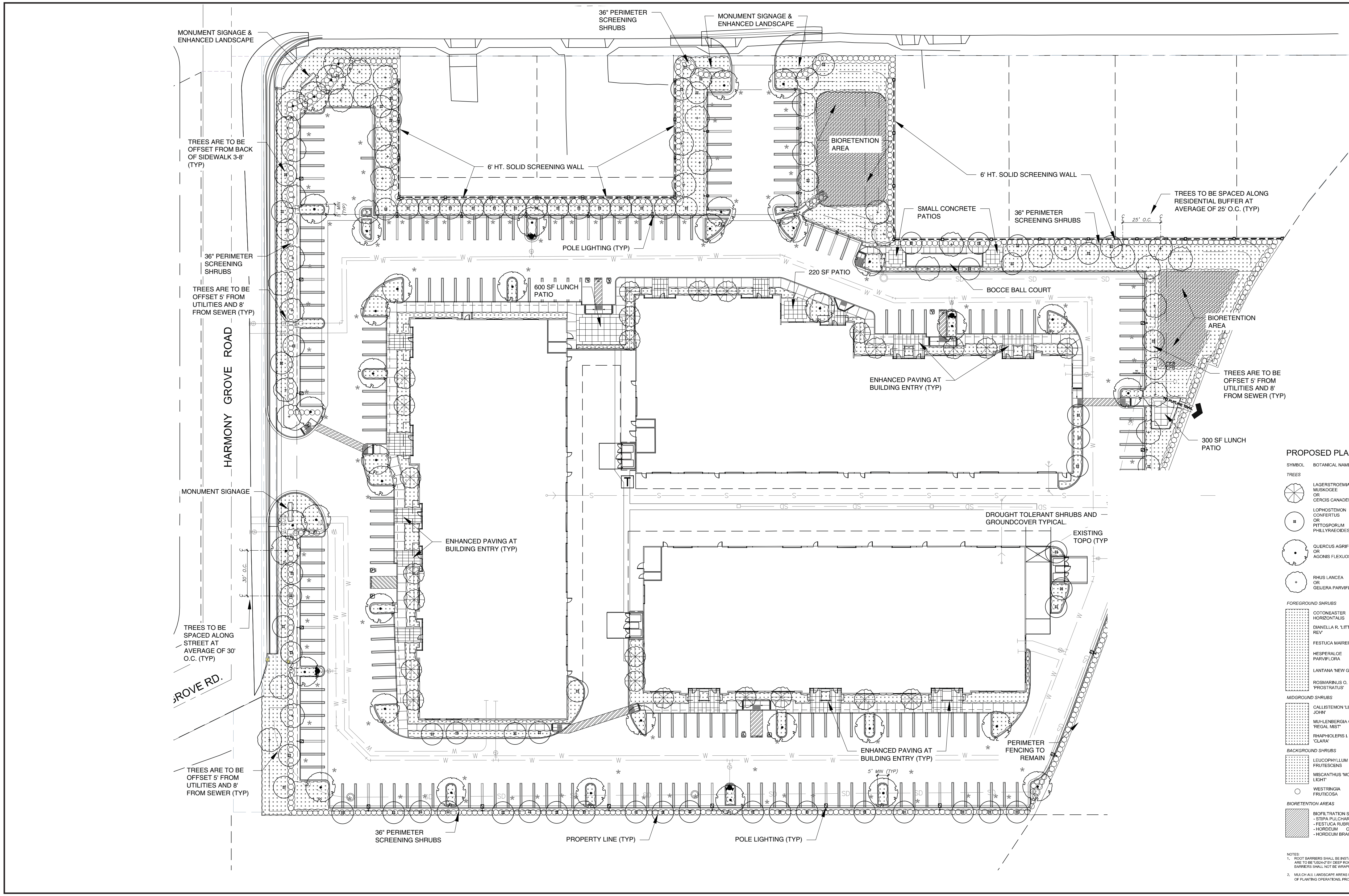
FIGURE 9

Option B Elevations – Buildings B and C

Map Source: Smith Consulting Architects



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QTY
TREES						
	LAGERSTROEMIA MUSKOGEE OR CERCIS CANADENSIS	MUSKOGEE CRAPE MYRTLE OR EASTERN REDBUD	24" BOX	PER PLAN	MOD	24
	LOPHOSTEMON CONFERTUS OR PITTOSPORUM PHILLYRAEOIDES	BRISBANE BOX OR WILLOW PITTOSPORUM	24" BOX	PER PLAN	MOD	77
	QUERCUS AGRIFOLIA OR AGONIS FLEXUOSA	COAST LIVE OAK OR PEPPERMINT WILLOW	24" BOX	PER PLAN	LOW	43
	RHUS LANCEA OR GEIJERA PARVIFLORA	AFRICAN SUMAC OR AUSTRALIAN WILLOW	24" BOX	PER PLAN	LOW	38
FOREGROUND SHRUBS						
	COTONEASTER HORIZONTALIS	PROSTRATE COTONEASTER	5 GAL.	36" O.C.	MOD	X
	DIANELLA R. 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	MOD	X
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	24" O.C.	LOW	X
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	LOW	X
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	LOW	X
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	24" O.C.	LOW	X
MIDGROUND SHRUBS						
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	LOW	X
	MUHLENBERGIA C. 'REGAL MIST'	PINK MUHLY	5 GAL.	36" O.C.	LOW	X
	RHAPHIOLEPIS I. 'CLARA'	INDIAN HAWTHORN	5 GAL.	36" O.C.	MOD	X
BACKGROUND SHRUBS						
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	36" O.C.	LOW	X
	MISCANTHUS 'MORNING LIGHT'	SILVER GRASS	5 GAL.	42" O.C.	LOW	X
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	42" O.C.	LOW	660
BIORETENTION AREAS						
	BIOFILTRATION SOD BY S&S SEEDS - STIPA PULCHARA - FESTUCA RUBRA - HORDEUM CALIFORNICUM - HORDEUM BRACHYANTHERUM		SEED MIX	--	MOD	PER PLAN

NOTES:

1. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES WITHIN 5 FEET OF ANY HARDSCAPE, PAVEMENT, CURB OR WALLS. ROOT BARRIERS ARE TO BE 'UB24-2' BY DEEP ROOT CORPORATION, (800) 458-7668, INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NOTE: ROOT BARRIERS SHALL NOT BE WRAPPED AROUND THE ROOTBALL.
2. MULCH ALL LANDSCAPE AREAS HAVING LESS THAN A 2:1 SLOPE WITH A 3" LAYER OF MULCH, PER SPECIFICATIONS, AT THE CONCLUSION OF PLANTING OPERATIONS. PROVIDE JUTE NETTING WITH 12" LONG SOIL STAPLES ON SLOPES 2:1 OR GREATER.

FIGURE 10
Option B Landscape Plan

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	☒ Tribal Cultural Resources	☐ 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.

MMS
Signature

11/3/16
Date

Mike Strong, Assistant Planning Director
Printed Name and Title

City of Escondido

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, than 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 Then Significant with Mitigation Incorporated	Less Then 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 Then Significant with Mitigation Incorporated	Less Then 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 12220(g)), timberland (as defined by 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?	☐	☐	☐	☒
	e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

		Potentially Significant Impact	Less Then Significant with Mitigation Incorporated	Less Then 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 (or applicable air quality thresholds specified in City of Escondido Zoning Code Article 47)?	☐	☐	☒	☐
	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 Then Significant with Mitigation Incorporated	Less Then 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 Wildlife 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 Wildlife 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 Then Significant with Mitigation Incorporated	Less Then 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 (or conflict with applicable historic thresholds specified in City of Escondido Zoning Code Article 47)?	☐	☐	☐	☒
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 dedicated cemeteries?	☐	☐	☒	☐

	Potentially Significant Impact	Less Then Significant with Mitigation Incorporated	Less Then 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 Then Significant with Mitigation Incorporated	Less Then 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 (or conflict with applicable greenhouse gas emissions thresholds specified in City of Escondido Zoning Code Article 47)?	☐	☐	☒	☐
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	☒	☐

		Potentially Significant Impact	Less Then Significant with Mitigation Incorporated	Less Then 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 Then Significant with Mitigation Incorporated	Less Then Significant Impact	No Impact
IX.	**HYDROLOGY AND WATER QUALITY.** Would the project:				
a.	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e.	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f.	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? 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?	☐	☐	☒	☐
g.	Otherwise substantially degrade water quality?	☐	☐	☒	☐
h.	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?	☐	☐	☐	☒
i.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
j.	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?	☐	☐	☒	☐
k.	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

		Potentially Significant Impact	Less Then Significant with Mitigation Incorporated	Less Then 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 Then Significant with Mitigation Incorporated	Less Then 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 Then Significant with Mitigation Incorporated	Less Then 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 (or conflict with applicable noise thresholds specified in City of Escondido Zoning Code Article 47)?	☐	☐	☒	☐
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 Then Significant with Mitigation Incorporated	Less Then Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

	Potentially Significant Impact	Less Then Significant with Mitigation Incorporated	Less Then 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 (or conflict with applicable fire and emergency response time thresholds specified in City of Escondido Zoning Code Article 47):				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒
v. Other public facilities?	☐	☐	☒	☐

	Potentially Significant Impact	Less Then Significant with Mitigation Incorporated	Less Then 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 Then Significant with Mitigation Incorporated	Less Then 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 (or conflict with applicable traffic thresholds specified in City of Escondido Zoning Code Article 47)?	☐	☒	☐	☐
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 Then Significant with Mitigation Incorporated	Less Then Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?	☐	☒	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

		Potentially Significant Impact	Less Then Significant with Mitigation Incorporated	Less Then Significant Impact	No Impact
XIX.	**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 Then Significant with Mitigation Incorporated	Less Then Significant Impact	No Impact
XX.	**MANDATORY FINDINGS OF SIGNIFICANCE**				
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
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 (City of Escondido Zoning Code Article 47 Section 33-924(a))?	☐	☒	☐	☐

FINAL
MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL CHECKLIST
SUPPLEMENTAL COMMENTS

Escondido Innovation Center
(Project Case # PHG16-0012)

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 Innovation Center project located at 1925 Harmony Grove Road in Escondido, California (Assessor's Parcel Number [APN] 235-050-5800).

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 **20-day** public review period starting on **November 7, 2016** and ending on **November 28, 2016**. Written comments on the Draft Mitigated Negative Declaration should be submitted to the following address by **5:00 p.m., November 28, 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: Mike Strong, Associate Planner
Telephone: (760) 839-4556
Fax: (760) 839-4313
Email: mstrong@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.

ISSUES:

I. AESTHETICS. Would the project

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

Less Than Significant Impact. The property is currently undeveloped and is relatively flat with scattered eucalyptus trees and a northeast-to-southwest trending drainage (Escondido Creek) bordering the eastern perimeter. The project site is visible from adjacent residences to the north-northeast, industrial parks to the west and southwest, and Harmony Grove Road to the northeast and west. According to the City of Escondido (City) General Plan (City of Escondido 2012a), scenic resources include views to and from hillsides and prominent ridgelines, unique landforms, and visual gateways along the edges of the community. According to Figure VII-5 of the City's General Plan, the property is not located within the immediate vicinity of notable ridgelines, and the majority of slopes greater than 25 percent are focused in the northern and eastern portions of the City. Views from surrounding roadways adjacent to the project site do not include any scenic resources that are identified as significant. 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. Based on the project's lack of visibility from scenic vistas identified in the City's General Plan, the project would result in a less than significant impact on scenic vistas.

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 and there are no scenic resources on the project site. Therefore, the project would have no impact on a scenic resource within a state scenic highway corridor.

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

Less Than Significant Impact. The project site is presently undeveloped with limited natural habitat and some mature eucalyptus trees. The surrounding area consists of light industrial uses to the northwest and west; residential uses to the northeast and east, and the undeveloped Escondido Creek drainage along the southeastern perimeter of the property. 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 currently undeveloped property through the construction of a new industrial building(s), surface parking, grading, walls, manufactured slopes, landscaping, and exterior lighting. The proposed maximum building height for Option A would be 38 feet at the tallest building parapet (worst case, Option A). The proposed building would incorporate building articulation of the parapet, stepped and varied color concrete panels, and use of glass elements to enhance the aesthetics of the structure, would provide visual interest, and ensure the structure would be visually compatible with the surrounding environment (refer to Figure 5 for Option A building elevations). Building heights in Option B (Buildings A, B, and C) would have a maximum height of 35 feet, which would be consistent with the light industrial buildings in the surrounding area and would incorporate similar architectural detailing as Option A to provide visual interest. The proposed building(s) would be designed with exterior colors, materials, and architectural features similar to adjacent industrial development and would be appropriately screened from the adjacent residential properties with landscaping and a new six foot tall decorative solid wall. The on-site building(s) would be set back from the property line as shown on Figures 4 (Option A) and 7 (Option B). The project would include a perimeter parking lot, landscaping, and screening trees around the proposed industrial building(s) that would create a buffer between the neighboring industrial and residential land uses. Perimeter landscape screening would be planted on the project site adjacent to the residential properties at the northern project perimeter to provide a landscape buffer and increase aesthetic compatibility between the two land uses. The proposed bio-retention areas would be located adjacent to residential uses which would provide additional buffering between the residential properties and the industrial buildings.

Under both project Option A and B, the primary ingress/egress into the project site will be located at the proposed western project driveway where the adjacent land uses are a similar scale of industrial use as the proposed project. The intent of the northern project driveway would be to limit use to smaller trucks and passenger vehicles. This circulation design will minimize incompatibilities associated with large trucks accessing the site in proximity to the surrounding residential properties adjacent to the proposed northerly driveway. Additionally, as analyzed in the project's noise analysis (Appendix I) and discussed in Section XII. Noise, noise levels generated by the on-site operations including truck idling and loading would not exceed 45 dB(A) L_{eq} and would be less than the Noise Ordinance limit of 50 dB(A) for residential uses. Thus, with the proposed building architectural details, proposed landscaping, and truck circulation plan that directs large truck traffic to the western project driveway, the proposed industrial operations would not substantially degrade the existing character or quality of the site and its surroundings and impacts would be less than significant.

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

Less Than Significant Impact. While the project would introduce lighting to the currently undeveloped property, 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 would consist of new parking lot lighting, new area lighting around the buildings and walkways, and building security lighting. All new lighting would be compatible with existing lighting throughout the project vicinity and would be required to be in compliance with the City's Outdoor Lighting Ordinance (Escondido Municipal Code, Chapter 33, 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 also requires 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 than 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?

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 residences and light industrial uses. Several structures associated with a single residence were located on the property until around 2005.

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 are the project site and surrounding area listed as prime Agricultural Lands in the City's General Plan (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.

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

No Impact. See response provided for II. a). No impact would occur.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. See response provided for II. a). No impact would occur.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. See response provided for II. a). No impact would occur.

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

No Impact. See response provided for II. a). No impact would occur.

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 (or applicable air quality thresholds specified in City of Escondido Zoning Code Article 47)?

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 and 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 Environmental Impact Report (FEIR) (City of Escondido 2012b) 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 is inherently consistent with the General Plan land use designation, including the distribution of population in the region and all other source emissions as projected by SANDAG. SANDAG and the SDAPCD refers to adopted general plans to forecast, inventory and allocation regional emissions from land use and development-related sources. Because the project would be consistent with the General Plan land use designation, it would be consistent with the growth anticipated by the General Plan, SANDAG, and the SDAPCD's RAQS.

Additionally, project emissions would not exceed significance thresholds from the Escondido Municipal Code (Chapter 33, Article 47, Division 1, Section 33-924) that is discussed below (see III.b.). 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] 2016) and compared to the City's screening thresholds.

Construction

Construction impacts are short-term and result from fugitive dust, equipment exhaust, and indirect effects associated with construction workers and deliveries. Table 1 provides a summary of maximum daily construction emissions for the project (Option A), which would not exceed the City's significance thresholds. Construction emissions associated with Option B would be less than emissions associated with Option A because the building square footage and associated vehicle emissions would be less.

Table 1 Summary of Worst-case Construction Emissions (pounds per day)						
	ROG/VOC[1]	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Site Preparation	5	52	23	0	21	13
Grading	5	106	33	0	12	6
Building Construction	3	29	20	0	2	2
Paving	2	21	16	0	1	1
Architectural Coatings	47	2	2	0	0	0
Maximum Daily Emissions	**47**	**106**	**33**	**0**	**21**	**13**
Significance Threshold	*75*	*250*	*550*	*250*	*100*	*55*

SOURCE: Escondido Municipal Code Section 33-924(G)

[1]Note that reactive organic gases (ROG) and volatile organic compounds (VOC) are interchangeable in the context of this project analysis.

As shown in Table 1, maximum daily construction emissions of the project would be less than the applicable significance threshold for each pollutant. Therefore, 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. The City implements this requirement through a standard requirement for a project condition of approval and issuance of grading/improvement plan.

Operation

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. Table 2 provides a summary of operational emissions for the project (Option A), which are not expected to exceed the City's significance thresholds. Operational emissions associated with Option B would be less than emissions associated with Option A, because the building square footage would be smaller and it would generate less traffic.

Table 2 Summary of Project Operational Emissions (pounds per day)						
	ROG/VOC[1]	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Sources	2	0	0	0	0	0
Energy Sources	0	1	0	0	0	0
Mobile Sources	1	5	12	0	3	1
Total	**4**	**5**	**13**	**0**	**3**	**1**
Significance Threshold	*55*	*250*	*550*	*250*	*100*	*55*

SOURCE: Escondido Municipal Code Section 33-924(G)

[1]Note that reactive organic gases (ROG) and volatile organic compounds (VOC) are interchangeable in the context of this project analysis.

As shown in Table 2, maximum daily operational emissions of the project would be less than the applicable significance threshold for each pollutant. Therefore, project operations would not result in regional emissions that exceed the NAAQS or CAAQS or contribute to existing violations. The project would not violate any air quality standard or contribute substantially to an existing air quality violation, and a less than significant impact would occur.

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 criteria 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.

Tables 1 and 2 above (see III.b.) show that the emissions of ozone precursors (ROG and NOX), 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 nonattainment.

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 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 proposes industrial uses and, therefore, 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.

Both Option A and Option B would include loading docks. Under Option A, the loading dock would be located at the southern project boundary. Under Option B, loading docks would be located at the eastern side of Building C near the eastern project boundary as well as two internal loading areas (western side of Buildings B and C). None of the loading areas/truck dock would be located adjacent to the existing residences to the north. 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 operations 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 nonattainment 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 (LOS) E with peak-hour trips for that intersection exceeding 3,000 trips. Based on the traffic impact analysis, the project would not result in a signalized intersection to operate at LOS E or worse (LLG 2016) and, therefore, is not anticipated to result in a CO hot spot. Therefore, localized air quality impacts to sensitive receptors would be less than significant.

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

Less Than Significant Impact. The project includes a rezone to change the zone classification from single-family residential (R-1-7) to Planned Development-Industrial (PD-I). The proposed project and the proposed PD-I zone would allow light industrial land uses which are not associated with creation of objectionable odors. Heavy industrial or agricultural uses that are typically associated with odor complaints are not proposed. During construction, diesel equipment may generate some nuisance odors. Sensitive receptors near the project site include residential uses and a church to the northeast, and residential uses southeast across the channel. However, exposure to odors associated with project construction would be short-term in nature. Impacts would be less than significant.

IV. <u>BIOLOGICAL RESOURCES:</u> 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 Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant with Mitigation. A Biological Resources Letter Report and Addendum (Appendix B) was conducted by Everett and Associates (August 2, 2016 and September 28, 2016). The Biological Resources Letter Report and Addendum evaluated impacts associated with Option B; however, the impact footprint for both Option A and Option B would be the same as the grading footprint would not change. Thus, the biological impacts described in the report apply equally to both project options. The site contains 2.17 acres of non-native grassland, 2.43 acres of eucalyptus woodland, and 1.16 acres of disturbed habitat. No sensitive plant species were observed during on-site surveys, because the site has been disturbed. 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 eucalyptus trees that occur on 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).

Mitigation Measures (MM)

In accordance with regulations and to avoid impacts to protected nesting birds, the following mitigation measures (MM) shall be implemented:

MM-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.

MM-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 are observed and concurrence is 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 breeding 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 measures.

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

Less Than Significant with Mitigation. Three vegetation communities occur on the project site: non-native grassland, eucalyptus woodland, and disturbed habitat. Non-native grassland comprises various weedy herbaceous non-native species such as tocalote (*Centaurea melitensis*), short-pod mustard *(Hirschfeldia incana*.), and telegraph weed (*Heterotheca grandiflora*). Eucalyptus woodland is mapped on the property through several stands of large, mature Murray red gum (*Eucalyptis camaldulensis*) and blue gum *(Eucalyptus globulus*) trees. The disturbed land includes paved areas, rubble piles, and bare ground.

No jurisdictional wetlands occur on the project site. A shallow, man-made drainage ditch containing no vegetation runs from west to east along the southern property line. This ditch transports runoff from a storm drain that passes underneath Harmony Grove Road. Table 3 outlines the existing habitat on-site and proposed project habitat impacts.

Table 3
Habitat Impacts

Plant Community	Acreage On-Site	Proposed Impact Acreage	Mitigation Acreage Required (Ratio)
Non-native Grassland	2.17	2.17	1.09 (0.5:1)
Eucalyptus Woodland	2.43	N/A	n/a
Disturbed Land	1.16	N/A	n/a
TOTAL (acres)	**5.76**	**2.17**	**1.09**

The project would impact 2.17 acres of non-native grassland (Impact **BIO-3**). Non-native grassland is afforded some level of protection because it provides habitat for foraging raptors.

Mitigation Measures (MM)

To mitigate for loss of non-native grassland, the following mitigation measure shall be implemented:

MM-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 1.09 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.

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

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?

No Impact. The site is composed of non-native grassland, eucalyptus woodland, and disturbed land, which are all upland habitat types. The site does not contain any federally protected wetlands. Thus, no impact to wetlands would occur.

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 surrounded by developed lands containing urban uses and does not function as a wildlife corridor. Additionally, the project site is not within a planned preserve area in the City's Draft Subarea Plan (City of Escondido 2001). The project site is adjacent to Escondido Creek, which is recognized as a regional wildlife corridor. However, the site is physically separated from this wildlife corridor by a levee. Project development would not impact wildlife corridors.

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

No Impact. The Escondido Municipal Code – Grading and Erosion Control Ordinance (Chapter 33, Article 55, Section 33-1069) includes vegetation and replacement standards for impacts to mature and/or protected trees. The loss of any mature trees on-site would be replaced in conformance with these standards. However, there are no protected trees (i.e., oak trees [*Quercus* sp.]) located on-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 (City of Escondido 2001), 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 projects, which would directly or indirectly impact sensitive resources, are required to minimize or mitigate any impacts that cannot be avoided. The City's Draft Subarea Plan identifies the project site as Developed and Disturbed Land and does not identify it for preservation. As noted in responses to IV(a) and IV(b), the project could potentially have significant impacts on nesting raptors and/or nesting migratory birds and non-native grassland, which are considered sensitive under the MHCP. Implementation of mitigation measures **MM**-**BIO-1**, **MM-BIO-2**, and **MM-BIO-3** would ensure compliance with the MHCP.

V. **CULTURAL RESOURCES.** Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 (or conflict with applicable historic thresholds specified in City of Escondido Zoning Code Article 47)?

No Impact. According to California Environmental Quality Act (CEQA) Section 15064.5 the term "historic resource" applies to any such resource that is at least 50 years old and is either listed, or determined to be eligible for listing, in the California Register of Historical Resources. An Archaeological Survey Report (Appendix C) describes that several structures were located on the property until 2005. Although there are no standing structures currently on the property, two structures are visible on a 1947 air photograph in the north–central portion of the property. Two additional structures are visible on the 1964 air photograph and an additional small structure appears on the 1989 air photograph. Subsequent air photographs indicate that the number of structures on the property appear to be the same through the 1990s and early 2000s. On the 2005 aerial photograph, all the structures appear to have been demolished. Additionally, no National Register of Historic Places properties are within the project boundaries, no properties listed on the Office of Historic Preservation Historic Property Directory are found within the project boundaries, and 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. Thus, no historical structures are recorded within or immediately adjacent to the project, and the project would have no impact to historical resources.

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

Less Than Significant with Mitigation. This section is based on the Archaeological Survey Report and Testing Program completed by RECON (Appendix C). A records search was completed in February 2016 at the South Coast Information Center (SCIC), which identified 48 previously recorded cultural resources within a one-mile radius of the project site. None of these resources was mapped within or adjacent to the project site. In addition, a Sacred Lands request was sent to the Native American Heritage Commission (NAHC) on June 3, 2016, and a reply was received on June 6, 2016 indicating that sites were recorded in the project area and requested that RECON contact the San Luis Rey Band of Mission Indians

(Luiseño) for more information about the site. RECON contacted Ms. Carmen Mojado on May 17, 2016 to inform her of the proposed RECON survey of the project property. The survey was conducted on May 26, 2016. The RECON archaeologist was accompanied by Native American monitors/representatives from the San Luis Rey Band of Mission Indians and the Kumeyaay Nation. The monitors did not indicate the presence of a sacred site within the project area.

Two bedrock milling features were found during the survey. The first milling feature consisted of a bedrock outcrop with two milling elements with light to very light wear. The second milling feature consisted of a bedrock outcrop with three milling elements. Two of the milling elements showed very light wear and one showed moderate to heavy wear. As a result of these findings, a follow-up testing program was conducted by RECON in order to determine the level of significance of these resources. The testing program began with the excavation of four 30-by-50-centimeter Shovel Test Pits (STPs) at each of the two milling features and resulted in a single artifact being encountered at three of the four STPs. The testing program was then expanded to 10 additional STPs in the area where the artifacts were encountered and excavation of a single 1-meter-square test unit. A total of five artifacts were recovered from the test excavations, two mano fragments and three flakes. As discussed further in the RECON report, the amount of information available from the two milling features is limited. Recovery of only five artifacts indicates that the milling elements were not extensively used. No midden-like soils were encountered. Additionally, the site has been subject to extensive subsurface disturbance from rodent activity and structural demolition surrounding both milling features. Thus, the site does not represent a significant archaeological resource as defined by CEQA or the City of Escondido.

However, because the ground visibility during the survey was limited due to dense vegetation, combined with the sites' proximity to alluvial deposits and nearby significant archaeological sites to the west and southwest, ground-disturbing activities, such as grading or excavation have the potential to directly or indirectly impact undiscovered subsurface archaeological resources, which would represent a significant impact (Impact **CUL-1**). Mitigation Measure **MM-CUL-1**, described below, would require implementation of an archaeological resources monitoring program including Native American monitors (representing the Luiseño and Kumeyaay communities). If archaeological materials are identified during construction activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology (National Park Service 1983) must evaluate the find. If the discovery proves to be significant under CEQA, a data recovery program shall be implemented. Thus, implementation of an archaeological monitoring during grading would be required to ensure that any buried cultural resources are recovered and handled.

Mitigation Measures (MM)

The following mitigation measure (**MM-CUL-1**) would reduce potentially significant impacts to unknown, buried cultural resources to less than significant.

MM-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(s) shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. Native American monitors/representatives from the Rincon Band of Luiseño Indians, the San Luis Rey Band of Mission Indians and the Kumeyaay Nation shall be invited to participate in 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 shall 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 disposal 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.

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

Less Than Significant with Mitigation. Based on the Preliminary Geotechnical Investigation prepared for the project, no unique geologic resources exist on-site. The underlying soils and formations consist of undocumented fill, unmapped topsoil, alluvial flood-plain deposits (Holocene and late Pleistocene), and gabbroic rock. The site is located in the Peninsular Ranges geomorphic region. According to Paleontological Resources for the County of San Diego (Deméré and Walsh 1993), later Quaternary alluvial deposits have a low paleontological resource sensitivity in San Diego County because no fossils are known from these deposits, and their relative youthfulness would suggest that none would be found. However, Pleistocene-age alluvium has the potential to yield scientifically significant vertebrate fossils and the paleontological sensitivity of these near surface materials is high. Thus, there is the potential for the project to impact a significant unique paleontological resource should the grading disturb alluvium. This would be a potentially significant impact (Impact **CUL-2**).

Mitigation Measures (MM)

The following mitigation measure (**MM-CUL-2**) would reduce potentially significant impacts to paleontological resources to less than significant:

MM- 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.

With implementation of **MM-CUL-2**, impacts to paleontological resources would be less than significant.

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

Less Than Significant Impact. No dedicated cemetery or human remains are known to be present on-site. In the unlikely event that remains are located on-site, the project would be handled in accordance with procedures of the Public Resources Code Section 5097.98, the California Government Code Section 27491, and the Health and Safety Code Section 7050.5. These regulations detail specific procedures to follow in the event of a discovery of human remains. In addition, the above mitigation measure detailed under **MM-CUL-1** requires the presence of archaeological monitors during grading that would ensure that any buried human remains inadvertently uncovered during grading operations are

identified and handled in compliance with these regulations. Thus, impacts to human remains would be less than significant. See also Section XVII, Tribal Cultural Resources and mitigation measures **MM-TCR-1 through MM-TCR-10** that address potential impacts to tribal cultural 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.

Less Than Significant Impact. The Preliminary Geotechnical Investigation's (Appendix D) review of geologic literature indicated that there are no active, potentially active, or inactive faults crossing the subject site. No known Alquist–Priolo Earthquake Fault Zones or active faults (i.e., faults that exhibit evidence of ground displacement during the last 11,000 years) traverse the property. The nearest mapped active fault is Rose Canyon, approximately 14 miles west of the project site. Therefore, the risk of earthquake ground rupture is low. In addition, all earthwork would be conducted in accordance with the City's Grading and Erosion Control Ordinance and the *Recommended Grading Specifications* outlined in Appendix D of the Preliminary Geotechnical Investigation. Seismic design of the proposed structures should be evaluated in accordance with the California Building Code (CBC) guidelines that are currently adopted by the City of Escondido. Thus, the project would result in a less than significant impact related to the exposure of people or structures to impacts related to rupture of a known earthquake fault or strong seismic ground shaking.

ii. Strong seismic ground shaking?

Less Than Significant Impact. As discussed in the Preliminary Geotechnical Investigation, 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 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. Conformance with the CBC guidelines, adopted by the City of Escondido, would reduce potential impacts to less than significant.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is a process in which strong ground shaking causes saturated soils to lose their strength and behave as a fluid. Ground failure associated with liquefaction can result in severe damage to structures. The geologic conditions for increased susceptibility to liquefaction are shallow groundwater (less than 50 feet in depth), the presence of unconsolidated sandy alluvium, and strong ground shaking. All three of these conditions must be present for liquefaction to occur. According to the Preliminary Geotechnical Investigation, soil liquefaction does not present a significant geotechnical hazard, because the site does not have a permanent, near-surface groundwater table (the geotechnical investigation did not encounter groundwater in trenches that were up to 13 feet in depth), and the site possesses dense underlying deposits. Thus, liquefaction hazard at the site is low, and impacts related to liquefaction would be less than significant.

iv. Landslides?

Less Than Significant Impact. Based on the Preliminary Geotechnical Investigation that involves 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 risk are low due to the relatively flat topography of the site and vicinity. A less than significant impact would occur.

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

Less Than Significant Impact. 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?

Less Than Significant 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. Potential damage to the project due to landslides or slope instability is considered low. The site is underlain by dense deposits, 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

the *Recommended Grading Specifications* for site preparation and grading included in Appendix D of the Preliminary Geotechnical Investigation, which would ensure that none of these issues would occur on-site or off-site. There would be less than significant impact.

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?

Less Than Significant Impact. As defined by the 2013 CBC, expansive soil is classified as having an expansion index of 20 or higher. The soils encountered during the field investigation were rated to be non-expansive, and as having a low expansion potential. The project would include excavation of the native soils up to 12 feet and compaction with imported soils consistent with the *Recommended Grading Specifications* located in Appendix D of the Preliminary Geotechnical Investigation. Thus, the project would have a less than significant 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 / sewer 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 (or conflict with applicable greenhouse gas emissions thresholds specified in City of Escondido Zoning Code Article 47)?

Less Than Significant Impact. Increases in concentrations of greenhouse gas (GHG) emissions generated by human activities 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 emissions 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 screening 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 2013b). The City has determined that new development projects emitting less than 2,500 MT CO_2E annual GHG would not contribute considerably to cumulative climate change impacts. For projects that exceed the 2,500 MT CO_2E screening threshold, further analysis with respect to the City's GHG Guidance is required.

A GHG Emissions Analysis was prepared for the project (Appendix E) and is the basis for the following analysis. The emissions associated with Option A were analyzed as they represent the worst case emissions due to the larger square footage and greater transportation emissions. Annual GHG emissions due to construction and operation of the project were calculated using CalEEMod (CAPCOA 2016). The emissions sources include construction (off-road vehicles), mobile (on-road vehicles), area (landscape maintenance equipment), water and wastewater, and solid waste sources. Table 4 summarizes the total project GHG emissions.

Table 4
Worst Case Project GHG Emissions
(MT CO_2E per Year)

Emission Source	Project GHG Emissions
Vehicles	490
Energy Use	450
Area Sources	0
Water Use	85
Solid Waste Disposal	46
Construction	11
TOTAL	1,082
NOTE: Totals may vary due to independent rounding.	

The project would result in a total emission of 1,082 MT CO_2E annually. This is less than the identified 2,500 MT CO_2E screening threshold adopted by the City. As the project would not exceed the 2,500 MT CO_2E screening 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 CAP was prepared to demonstrate how this would be achieved. The CAP's target goal is to reduce GHG emissions by 15 percent below existing levels by 2020 (City of Escondido 2013a). The CAP includes GHG inventories for 2010 and GHG forecasts for 2020 and 2035. The CAP identifies local measures to reduce transportation, energy, area source, water, solid waste, and construction emissions in 2020. Local GHG reductions would come from improvements to residential and commercial building energy efficiency (45.8 percent), revised land use policies, increased public transportation (33.9 percent), and implementation of a Waste Disposal Program (18.1 percent).

As the project would generate emissions below the screening threshold of 2,500 MT CO_2E per year, it would not conflict with implementation of the CAP or interfere with the City's ability to achieve the GHG reduction goals outlined in the CAP, nor would it conflict with the AB 32 mandate for reducing GHG emissions at the state level.

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. Once fully constructed and operational the project emissions would continue to decline in line with the GHG reductions needed to achieve the 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 project may involve other regulated common hazardous materials, though it is unknown at this time. Regardless, the project activities would be completed in compliance with regulations, including the proper use, transport, and disposal of hazardous materials. Establishments within Escondido that handle 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 that 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 provided for VIII. a) and d).

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 not identified on the California Department of Toxic Substances Control, Hazardous Waste, and Substances Site List compiled pursuant to Government Code Section 65962.5. There are two properties/facilities less than 0.25 mile from the site that reported the handling of hazardous waste. One property handles machine manufacturing equipment, medical, and dental instruments and the other property

handles hazardous waste in association with vehicle smog testing. Based on the location of these facilities and the regulatory status, the sites have a low potential to impact the subject property. Thus, 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 site 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 provided in 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, Interstate 15, and State Route 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 land uses to the northwest and west, residential to the northeast and east, and undeveloped land to the east-southeast (Escondido Creek). Industrial use was recently approved for the vacant land immediately south of the project site (Escondido Victory Industrial Park – ENV 15-0017, PHG 15-0042). The entire site would be graded and would comply with the City of Escondido Fire Department standards, which include specific plant palettes for properties 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. <u>HYDROLOGY AND WATER QUALITY.</u> Would the project:

a. Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. Masson and Associates prepared a Storm Water Quality Management Plan (SWQMP) (Appendix G) and a Preliminary Drainage Study (Appendix H) for the project (Option B). The project site is located in the Escondido Hydrologic Sub Area (904.62) of the Escondido Creek Hydrologic Area (904.50), in the Carlsbad Hydrologic Unit (904). Currently the site contains undeveloped land covered with trees and grass, with small areas of concrete slabs from demolished buildings. The site is divided into two existing basins. Small concentrations of surface water collect via sheet flow to the northeast edge of the site and onto Harmony Grove Road (basin 1). The majority of the surface water collects via sheet flow and drains to the south onto the adjacent property (basin 2). Currently, the surface water ultimately drains into nearby Escondido Creek.

While the drainage and storm water analysis was completed for the project Option B, the proposed grading and associated hydrologic conditions for both Option A and B would be similar. While Option A would have increased overall building square footage, overall impervious surfaces would be similar as the entire site would be developed with surface parking or structures, with the exception of proposed landscaped areas. Drainage from the northeast side of the project site would drain southeasterly via rooftop gutter and parking lot curb and gutter into a proposed bio-retention basin located at the northeast corner of the site. The remainder of the project site would drain via rooftop gutter and parking lot cub and gutter into a proposed bio-filtration basin located on the easterly corner of the site. All runoff will be treated on-site and would discharge into the proposed storm drain system, which discharges to Escondido Creek.

Construction and operation of the project would create impervious surfaces from buildings, driveways, and parking lots that is expected to generate the release of sediments, nutrients, trash and debris, oxygen-demanding substances, oil and grease, bacteria and viruses, pesticides, organic compounds, and heavy metals into runoff from the project site. Storm water from the site drains into Escondido Creek, then into San Elijo Lagoon, and ultimately into the Pacific Ocean all of which are on the 303(d) list for the following pollutants:

- <u>Escondido Creek</u> – DDT, enterococcus, fecal coliform, manganese, phosphate, selenium, sulfates, total dissolved solids, total nitrogen, toxicity

- San Elijo Lagoon – eutrophic, indicator bacteria, and sedimentation/siltation
- Pacific Ocean – total coliform

To address the potential pollutants of concern, the project would implement construction and post-construction BMPs in compliance with the City and Regional Water Quality Control Board (RWQCB) regulations. Typical 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. Ultimately, the project would be required to comply with the drainage and water quality regulations in place at the time of construction. Operational pollutant sources would include on-site storm drain inlets, landscape/outdoor pesticide use, refuse area, industrial processes, loading docks, fire sprinkler test water, plazas, sidewalks, and parking lots. Pollutant and flow control BMPs will be integrated on-site through the proposed bio-retention areas. The bio-retention areas have a medium to high rating for removal of all likely pollutants from storm water. 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. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact. The project would obtain its water supply from the Rincon del Diablo Municipal Water District and would not use groundwater supply for any purpose. The project would construct impermeable surfaces such as buildings, driveways, and parking lots. Although the project would increase impermeable surfaces, surface water would infiltrate on-site through bio-retention and landscape areas. Thus, any project interference with groundwater recharge would result in a less than significant groundwater impact.

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. The runoff generated on-site currently drains from northwest to northeast, and to the south via sheet surface flow; then off-site where it is conveyed into Escondido Creek, then into the San Elijo Lagoon, and ultimately into the Pacific Ocean.

The project would result in an increase in on-site generated runoff because there would be an increase in impervious surfaces. However, the runoff from the project would be minimized by the use of on-site bio-retention and landscape areas that are designed to filter pollutants and decrease flow velocity before the runoff is released off-site and into Escondido Creek. Both construction and operational BMPs would be implemented for the project in compliance with regulations, as detailed in response IX. a). Thus, the project would not substantially alter the drainage pattern of the site or the surrounding area in a manner that could result in substantial erosion. As a result, impacts would be less than significant.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less Than Significant Impact. The project would not substantially alter the existing off-site drainage pattern as discussed in response to IX. c). because on-site drainage would be controlled through structural BMPs (bio-retention areas) and landscaping prior to exiting the property off-site. Therefore, the project would not alter the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner that would result in flooding.

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

Less Than Significant Impact. The increase in runoff rates resulting from the increase in impervious surfaces would be offset by bio-retention areas that would retain storm water and capture pollutants before they enter Escondido Creek. Through the retention of on-site storm water, the project would not exceed capacity of storm water drainage systems and would not provide substantial sources of polluted runoff. Refer to responses to IX. a), c), and d).

f. 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? 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: 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. Standard BMPs would be

implemented during construction and post-construction in compliance with the City and RWQCB regulations to adequately control erosion and siltation impacts to a less than significant level.

g. Otherwise substantially degrade water quality?

Less Than Significant Impact. The project would comply with all storm water quality standards during and after construction and would implement appropriate BMPs to capture and treat pollutants. Thus, water quality impacts would be less than significant.

h. 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.

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

Less Than Significant Impact. The proposed development is designed to direct surface water runoff to the east and southeast and drain into Escondido Creek. Areas along Escondido Creek are subject to flooding by the 100-year flood event according to the Federal Emergency Management Agency (FEMA) and flood insurance rate maps (FIRM). The nearby delineated floodplain is designated to have flood elevations of 615 to 618 feet MSL. The existing site is at an approximate elevation of 620 to 624 feet above MSL and there is a potential for flooding along the lower elevation portions of the site. However, the site would be designed to raise the surface elevation of the site to provide for a graded first-floor elevation of approximately 624 feet above MSL in order to reduce the potential for on-site flooding in the event of overtopping or failure of the levee system. The site is protected by a levee that is raised to an existing elevation of approximately 623 feet above MSL, and the proposed project site grading and structures would not affect the integrity of the levee and would not impede or redirect flood flows. Thus, a less than significant impact would occur.

j. 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 provided in IX. h). 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 ensure the safety and integrity of structures and to minimize risks of dam failure and flooding. Thus, flooding risks, including flooding as a result of the failure of a levee or dam, would be less than significant (City of Escondido 2012a).

k. Inundation by seiche, tsunami, or mudflow?

No Impact. The project site is approximately 11 miles from the Pacific Ocean at an elevation of approximately 620 to 624 feet above MSL. The risk of tsunami is negligible due to the distance from the ocean and elevation. There would be no risk from a seiche, as the site is not located near a large body of water, such as a lake. The project would not be at risk for mudflow, because the site is generally flat and surrounded by development. 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 to a 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 north, northwest, and west; residential use to the northeast and east; and currently undeveloped lands (Escondido Creek) along the eastern boundary and to the immediate south. The parcel to the south was recently approved for industrial use as Escondido Victory Industrial Park – ENV 15-0017, PHG 15-0042. Proposed construction of an industrial development 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 established community. No impact would occur.

b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The project site is designated in the General Plan as 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-1-7), and a zone change to Planned Development-Industrial (PD-I) is proposed to facilitate development of the project in accordance with Chapter 33, Article 19 of the City's Municipal 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 a 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 responses provided in IV. a), b), and f). Implementation of mitigation measures **MM-BIO-1, MM-BIO-2,** and **MM-BIO-3** would ensure consistency 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?

No Impact. According to the Geotechnical Investigation (see Appendix D), the site is underlain by undocumented fill, unmapped topsoil, alluvium, and gabbroic rock. 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 industrial uses, and the relatively small property size. The City's General Plan does not identify the project site as an existing or former extraction site. Implementation of the project would result in no impact related to the loss of a local, regional, or state mineral resource.

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. See response provided in XI. a).

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 (or conflict with applicable noise thresholds specified in City of Escondido Zoning Code Article 47)?

Less Than Significant Impact. The following findings are based on the Noise Analysis for the Escondido Innovation Center (see Appendix I).

Construction Noise

Applicable construction noise standards outlined under the City's Noise Abatement and Control Ordinance (Chapter 17, Article 12, Sections 17-234 and Section 17-238 of Escondido Municipal Code) establish limits on construction noise at 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 construction for the project would potentially result in short-term construction noise impacts to the surrounding residential properties located north, east, and south of the project site. Project excavation (dozers, loaders, and excavators) typically results in the highest noise levels, resulting in 85 dB(A) at 50 feet. Fifteen noise receivers located between the property line and the off-site residences (a sensitive noise receptor) determined a noise attenuation range of 57 to 74 dB(A). Thus, construction impacts in association with this project would not exceed 75 dB(A) L_{eq} and construction noise would be less than significant.

Traffic Noise

The City of Escondido General Plan Community Protection Element states that exterior noise levels for projects that would increase the noise levels 5 dB or greater would have a significant impact and would require mitigation. The proposed industrial building would generate traffic onto Harmony Grove Road, Hale Avenue, Enterprise Street, and Andreasen Drive. Based on the traffic report, Option A would result in the generation of 788 average daily trips (ADT). Option B would generate fewer trips based on reduced building square footage; thus, Option A is analyzed as the worst case traffic noise scenario. The increase in noise due to the addition of project traffic was calculated by comparing the following traffic volumes (note a change in noise level of 3 dB(A) is considered a barely perceptible amount [Caltrans 2013]):

As shown in Table 5, 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 direct impact related to traffic noise. Additionally, while the cumulative plus project traffic would result in a potentially cumulative impact noise along Harmony Grove Road west of Enterprise Street, 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 significant.

Table 5 Traffic Noise Impacts - CNEL at 50 Feet							
Roadway and Segment	Existing	Existing Plus Project	Project Increase	Cumulative	Cumulative Plus Project	Cumulative Increase	Project Contribution to Cumulative Increase
Harmony Grove Road West of Enterprise Street	65.4	65.6	0.2	68.7	68.8	3.4	0.1
Enterprise Street to Hale Avenue	67.4	67.6	0.2	69.4	69.5	2.1	0.1
Hale Avenue Harmony Grove Road to 9th Avenue	65.5	65.6	0.1	67.0	67.1	1.6	0.1
Enterprise Street Andreasen Drive to Harmony Grove Road	64.4	64.5	0.1	66.1	66.2	1.8	0.1

On-Site Generated Noise

The Noise Abatement and Control 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.

It is not known at this time what the permitted industrial uses will be, but they can range from a variety of uses such as business offices, wholesalers, day care, and warehousing. Regardless, the primary noise sources on-site would be rooftop heating, ventilating and air conditioning (HVAC) equipment, and the loading dock. Since on-site operational noise is affected by the proposed configuration of buildings and the location of proposed loading docks, on-site operation noise impacts were calculated for both project Option A and Option B, as described below.

- HVAC Equipment – for both project options, the HVAC equipment would be shielded from view by building parapets that extend 6 inches above the top of the mechanical equipment. Modeling for Option A assumed the equivalent of approximately twenty-nine 10-ton HVAC units to address the entire 98,500 square feet. Modeling for Option B assumed the equivalent of 27-ton HVAC units for all three buildings (10 units for Building A, nine units for Building B, and eight units for Building C). As a conservative analysis, a 6-ton HVAC unit (Trane Model T/YSC072ED) was modeled at each of these locations as it would generate 5 dB more than a similar 5-ton Trane HVAC unit and 6 dB more than a similar 10-ton HVAC unit. Based on review of manufacturer specifications for the sample units, a representative noise level for a 6-ton unit would be a sound power level of 96 dB. This is approximately equal to a sound pressure level of 85 dB(A) L_{eq} at 3.28 feet. 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).

- Loading Dock – Under Option A, the loading dock would be located at the southern side of the building near the southern property line (see Figure 4). Under Option B, the loading dock would be located at the eastern side of Building C near the eastern project boundary (see Figure 7). The on-site maneuvering associated with the delivery trucks for both options consists of the truck entering the site and traveling toward and backing into the loading dock. 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 occur during daytime and nighttime hours.

Twenty noise receivers were modeled along the entire property boundary. Under Option A, daytime on-site generated noise levels would range from 44 to 47 dB(A) L_{eq} and nighttime noise levels would range from 41 to 45 dB(A) L_{eq} at the property line. Under Option B, daytime on-site generated noise levels would range from 43 to 47 dB(A) L_{eq} and nighttime noise levels would range from 41 to 45 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} and would be less than the Noise Ordinance limit of 50 dB(A) for residential uses. Thus, noise impacts due to on-site noise sources would be less than significant.

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

Less Than Significant Impact. It is not known at this time what the permitted industrial uses will be, but they can range from a variety of uses such as business offices, wholesalers, day care, and warehousing. Regardless, the project does not propose any industrial-type uses that would generate ground-borne vibration or noise (industrial park land uses generally do not use equipment that would blast or pile drive; i.e., construction of railways/freeways or mining activities). Construction activities would be site preparation and building of the structures. Normal construction activities would use standard equipment such as loaders, backhoes, graders, scrapers, forklifts, and rollers that would not generate significant ground-borne vibration or noise. 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 provided in 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 provided in 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?

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.

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

No Impact. No existing housing units would be displaced, and no impact would occur.

b. 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 (or conflict with applicable fire and emergency response time thresholds specified in City of Escondido Zoning Code Article 47):

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 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 set off 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 that the development is in compliance with access and safety standards. As the project would not require the construction of new facilities, impacts would be less than significant.

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 set off 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 student enrollment would be generated by the project. Therefore, there would be no impact to schools.

iv. Parks?

No Impact. 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. Therefore, there would be no impact to parks.

v. Other public facilities?

Less Than Significant Impact. The project would connect to the Rincon Del Diablo Water District. Existing Rincon Del Diablo Water District infrastructure is located in Harmony Grove Road at the western entrance. There would be some increase in demand for water and some wastewater generated by the project. 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 set off 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 set off any increase in demand for public services or facilities. As the project would not require the construction of new facilities, impacts would be less than significant.

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 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 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 (or conflict with applicable traffic thresholds specified in City of Escondido Zoning Code Article 47)?

Less Than Significant with Mitigation. A Traffic Impact Analysis (TIA) was prepared to address the project's traffic impacts (see Appendix J).

The site is currently vacant and does not generate trips under the existing condition; therefore, the proposed use would generate traffic at the site as well as trips on the existing roadway network. Based on the (Not So) Brief Guide of Vehicular Traffic Generation Rates (SANDAG 2002), the worst-case project (Option A) would generate 788 ADT, with a total of 87 trips during the AM peak hour and 95 trips during the PM peak hour. The trip generation and traffic impacts analyzed herein are based on the project development type of Option A since this would represent the worst case analysis scenario due to a greater number of vehicle trips associated with the larger square footage of industrial space.

The City of Escondido's Traffic Impact Analysis Guidelines (2013a) were used to determine the study area intersections and street segments for the project. Study area intersections and street segment operations are shown in Tables 6 and 7. The two proposed project access driveways are described in this analysis as project access A and project access B. Project access A is the driveway proposed along the western project boundary and project access B is the access driveway proposed along the northern project boundary.

Table 6 Existing Intersection Operation		
Intersection	Level of Service (LOS)	
	AM	PM
Harmony Grove Road / Project Access A	-	-
Andreasen Drive / Enterprise Street (signal)	C	C
Harmony Grove Road / Enterprise Street (signal)	B	B
Harmony Grove Road / Project Access B	-	-
Harmony Grove Road / Hale Avenue (AWSC)	C	D
SOURCE: Appendix J. LOS = Level of Service; AWSC = All-Way Stop Controlled intersection		

Table 7 Existing Street Segment Operations					
Street Segment	Currently Built As	Existing Capacity (LOS E)	ADT	LOS	Volume/Capacity V/C
Harmony Grove Road					
Project Access A to Enterprise Street	Local Collector	10,000	5,760	C	0.576
Enterprise Street to Hale Avenue	Local Collector	15,000	9,310	C	0.621
Enterprise Street					
Andreasen Drive to Harmony Grove Road	Local Collector	15,000	6,100	B	0.407
Hale Avenue					
Harmony Grove Road to 9th Avenue	Local Collector	10,000	7,950	D	0.795
SOURCE: Appendix J. LOS = Level of Service; ADT = Average Daily Trips; V/C = volume to capacity ratio					

The City uses 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. Based on the SANTEC/ITE guidelines, a Level of Service (LOS) D, E, or F is considered an unacceptable operation. A project that would increase the volume-to-capacity ratio of a segment by more than 0.02, would have a speed reduction over 1 mile per hour for arterials, or would increase delays by more than 2 seconds at intersections would potentially result in a significant impact per the City's thresholds.

Existing + Project Impact

Intersections

As shown in Table 8, all of the intersections are calculated to currently operate at LOS C or better with the exception of the intersection at Harmony Grove Road and Hale Avenue, which would operate at LOS D in the PM peak hour. The project would increase the delay at this intersection by more than 2.0 seconds. Based on the City's significance criteria, the project would result in a significant impact (Impact **TRA-1**).

Roadway Segments

As shown in Table 9, all study area segments are calculated to currently operate at LOS C with the exception of Hale Avenue from Harmony Grove Road to 9th Avenue, which currently operates at LOS D in the PM peak hour. Based on the significance criteria, a significant impact would occur with the addition of project traffic at this street segment since the project induced increase in volume-to-capacity ratio would be greater than 0.02 for LOS D operating street segments **(TRA-4)**.

Existing + Cumulative Projects

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 that the project's proposed near-term opening day condition is assumed to be less than two years from today, it is overly conservative to assume that 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 provide a conservative analysis, the total cumulative trips

were 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

As shown in Table 8, in the Existing + Cumulative Projects condition, intersections are calculated to operate at LOS C or better except for the intersection located at Harmony Grove/Hale Avenue, which would operate at LOS E for the AM and PM peak hours.

Roadway Segments

A shown in Table 9, in the Existing + Cumulative Projects condition, the following study area roadway segments would operate at LOS E or worse:

- Harmony Grove Road: Project Access A to Enterprise Street – LOS F
- Harmony Grove Road: Enterprise Street to Hale Avenue – LOS E
- Hale Avenue from Harmony Grove Road to 9th Avenue – LOS F

Existing + Project + Cumulative Projects

Intersections

A shown in Table 8, the Harmony Grove/Hale Avenue intersection would operate unacceptably with the addition of project traffic and cumulative projects, because it would increase the delay at this intersection by more than 2 seconds in the AM peak hour; therefore, a significant cumulative impact would result (Impact **TRA-1**).

Roadway Segments

As shown in Table 9, for the Existing + Project + Cumulative Projects, the following roadway segments would operate at LOS E or worse:

- Harmony Grove Road: Project Access A to Enterprise Street – LOS F (Impact **TRA-2)**
- Harmony Grove Road: Enterprise Street to Hale Avenue – LOS E (Impact **TRA-3)**
- Hale Avenue: Harmony Grove Road to 9th Avenue – LOS E (Impact **TRA-4)**

Therefore, a significant cumulative impact would occur at these roadway segments because the project and cumulative projects would increase the volume to capacity ratio by more than 0.02.

Table 8 summarizes the intersection operations, and Table 9 summarizes the roadway segment operations.

Table 8 Intersection Operations														
			Existing		Existing + Project			Existing + Cumulative Projects		Existing + Cumulative Projects + Project				
Intersection	Control Type	Peak Hour	Delay[a]	LOS[b]	Delay	LOS	Δ[c]	Delay	LOS	Delay	LOS	Δ[c]	Impact Type	
1. Harmony Grove Road / Project Access A	DNE/ MSSC[d]	AM	--	--	11.3	B	--	--	--	15.5	C	--	None	
		PM	--	--	13.9	B	--	--	--	20.5	C	--		
2. Andreasen Drive / Enterprise Street	Signal	AM	26.1	C	26.2	C	0.1	27.6	C	27.7	C	0.1	None	
		PM	24.6	C	25.1	C	0.5	26.8	C	27.5	C	0.7		
3. Harmony Grove Road / Enterprise Street	Signal	AM	15.9	B	16.3	B	0.4	16.5	B	17.0	B	0.5	None	
		PM	15.0	B	15.1	B	0.1	19.2	B	19.3	B	0.1		
4. Harmony Grove Road / Project Access B	DNE/ MSSC	AM	--	--	9.5	A	--	--	--	10.6	B	--	None	
		PM	--	--	15.1	C	--	--	--	17.7	C	--		
5. Harmony Grove Road / Hale Avenue	AWSC[e]	AM	15.7	C	17.0	C	1.3	36.8	E	**38.9**	**E**	**2.1**	**Direct & Cuml (TRA-1)**	
		PM	25.5	D	**29.5**	**D**	**4.0**	39.9	E	40.4	E	0.5		

Bold/shade = 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 9
Roadway Segment Operations

Segment	Existing Capacity (LOS E)[a]	Existing			Existing + Project				Existing + Cumulative Projects			Existing + Project + Cumulative Projects Conditions				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 A to Enterprise Street	10,000	5,760	C	0.576	6,036	C	0.604	0.024 0.028	12,547	F	1.255	**12,823**	**F**	**1.282**	**0.027**	**276**	**Cuml. (TRA-2)**
2. Enterprise Street to Hale Avenue	15,000	9,310	C	0.621	9,688	C	0.646	0.021 0.025	14,619	E	0.975	**14,997**	**E**	**0.999**	**0.024**	**378**	**Cuml. (TRA-3)**
Enterprise Street																	
3. Andreasen Drive to Harmony Grove Road	15,000	6,100	B	0.407	6,352	B	0.423	0.014 0.016	9,014	C	0.601	9,266	C	0.618	0.017	252	None
Hale Avenue																	
4. Harmony Grove Road to 9th Avenue	10,000	7,950	D	0.795	**8,155**	**D**	**0.816**	**0.021**	**11,213**	F	1.121	**11,418**	**F**	**1.142**	**0.021**	**205**	**Direct & Cuml. (TRA-4)**

Cuml = Cumulative impact, **Bold/shade** = 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 Interstate 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 would also complete 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. Additionally, Hale Avenue would continue to operate at LOS D with the connection of Citracado Parkway. Per the Citracado Parkway Final EIR, approved February 2012, and the City's certified General Plan Update EIR, LOS D is accepted along this street segment.

Mitigation Measures (MM)

Per the City of Escondido's significance thresholds and the analysis methodologies presented in the TIA, the following direct and cumulative impacts would occur.

- TRA-1: Direct and cumulative impact at the Harmony Grove/Hale Avenue intersection
- TRA-2: Cumulative impact along Harmony Grove Road from Project Access A to Enterprise Street
- TRA-3: Cumulative impact along Harmony Grove Road from Enterprise Street to Hale Avenue
- TRA-4: Direct and cumulative impact along Hale Avenue from Harmony Grove Road to 9th Avenue

The City requires that physical improvements be implemented for direct impacts where a project reduces LOS 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 would reduce impacts to less than significant.

MM-TRA-1: The intersection at Harmony Grove Road and 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. Appendix H of the TIA shows the conceptual Harmony Grove Road improvements. This improvement would reduce the direct impacts associated with TRA-1 and TRA-4 to less than significant.

MM-TRA-2: The road segment along Harmony Grove Road, between Project Access A and Enterprise Street – Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way along the project frontage 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 through 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. This improvement along with implementation of **MM-TRA-3** would reduce impact TRA-2 to less than significant.

MM-TRA-3: The road segment along Harmony Grove Road between Enterprise Street and Hale Avenue – Prior to the issuance of occupancy permits, the applicant shall pay a fair share toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway. This improvement would reduce the cumulative impacts TRA-3 and TRA-4 to less than significant.

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

Less Than Significant with Mitigation. See the response provided in XVII a). Implementation of mitigation measures **MM-TRA-1, MM-TRA-2,** and **MM-TRA-3** would ensure compliance with level of service, congestion management, and/or other standards established by the County.

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)?

Less Than Significant. 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. **MM-TRA-2** would require widening of Harmony Grove Road within the existing right-of-way along the project frontage 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 through traffic along Harmony Grove Road. From the project driveway to Enterprise Street (a length of approximately 415 feet), the measure requires widening 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. Implementation of **MM-TRA-2** would change the design feature of this roadway segment to improve operations. Neither the project nor the proposed frontage improvements would increase roadway hazards or introduce incompatible uses. Under both project Option A and Option B, the primary ingress/egress into the project site will be located at the proposed western project driveway where the adjacent land uses are a similar scale of industrial use as the proposed project. The northern project driveway would be limited to use by smaller trucks and passenger vehicles. This circulation design will maximize compatibility between vehicular operations on the project site and the residential land uses at the northern project boundary. Thus, impacts would be less than significant.

e. Result in inadequate emergency access?

No Impact. The proposed design is consistent with City street design and City of Escondido Fire Department standards 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 2012c). Thus, the project would have no impact to public transit, bicycle, or pedestrian facilities.

XVII. **TRIBAL CULTURAL RESOURCES.** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?

Less Than Significant with Mitigation. The City has initiated consultation with the Native American Tribes pursuant to Public Resources Code §21080.3.1. Tribes who are traditionally and culturally affiliated with the geographic area of the project were sent letters dated August 22, 2016 inviting them to consult regarding potential impacts to tribal cultural resources. The Rincon Band of Luiseño Indians responded to the tribal consultation letter indicating the project site is within the historic Luiseño Territory and within Rincon's specific area of cultural interest. Based on the results of the archaeological record search and tribal consultation, the site does not contain known tribal cultural resources that are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources, However, as part of the consultation process, the Rincon Band of Luiseño Indians recommended that a Luiseño Tribal Monitor be present for all ground-disturbing activities. Archaeological monitoring during grading activities is included as a project mitigation measure (**MM-CUL-1**). Consistent with the request from the Rincon Band of Luiseño Indians, the

measure includes the requirement that monitors/representatives from the Rincon Band of Luiseño Indians be invited to participate in the monitoring program in addition to the San Luis Rey Band of Mission Indians and the Kumeyaay Nation who participated in initial survey and testing program. However, it is possible that significant tribal cultural resources could be encountered during project grading which would represent a significant impact (Impact **TCR-1**).

Mitigation Measures (MM)

The following mitigation measures (**MM-TCR-1 through MM-TCR-10**) would reduce potentially significant impacts to tribal cultural resources to less than significant:

MM-TCR-1: 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.

MM-TCR-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

MM-TCR-3: 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.

MM-TCR-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

MM-TCR-5: 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.

MM-TCR-6: 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.

MM-TCR-7: 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 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.

MM-TCR-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of

the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment 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.

MM-TCR-9: 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.

MM-TCR-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant with Mitigation. As discussed in response to XVIII.a above, the project site does not support any known significant tribal cultural resources, and Native American Tribes have been consulted regarding the significance of any resources present on the project site; however, during project grading it is possible that significant tribal cultural resources could be encountered which would represent a significant impact (Impact **TCR-1**). Archaeological monitoring during grading is incorporated as a mitigation measure of the project (**MM-CUL-1**) and mitigation measures **MM-TCR-1** through **MM-TCR-10** would be incorporated as mitigation to ensure potential impacts to tribal cultural resources including resources of significance to a California Native American tribe are reduced to less than significant. Thus, with implementation of **MM-TCR-1 through MM-TCR-10**, the project would not cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code §5024.1(c), and impacts to tribal cultural resources would be less than significant with mitigation.

XIX. 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 industrial uses would increase the demand for wastewater treatment. All wastewater would be treated to the applicable water quality standards in the nearby wastewater treatment plant (HARRF). No wastewater facility improvements would be necessary to serve the project. Thus, the project would have a less than significant impact related to exceedance of applicable Regional Water Quality Control Board standards for wastewater.

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. The project would include wastewater connections to existing wastewater infrastructure along the eastern perimeter of the project site (parallel to Escondido Creek). Additionally, the project would connect to existing water infrastructure along Harmony Grove Road. No water or wastewater treatment facility improvements would be necessary to serve the project, and existing water and wastewater facilities are available to the project site. 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 design includes the storm water drainage facility improvements (i.e., bio-retention areas) necessary to support the project. Storm water facilities would connect to the existing storm drain located at the southeast corner of the project site. See Section IX, Hydrology and Water Quality. All storm water facilities included within the project footprint have been analyzed for potential environmental impacts. Potential impacts to biological and cultural resources would be mitigated to less than significant as discussed in this document. 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 and, thus, the anticipated water use based on the planned industrial land use has been considered in water supply planning documents (e.g., Rincon Del Diablo's 2015 Urban Water Management Plan), which plan for future water supplies considering the potential for future drought conditions. Water demand from landscaping would comply with the City of Escondido's Water Efficient Landscape Regulations (Chapter 33, Article 62 of Municipal Code), which would ensure landscape water efficiency is maximized and low water plants are used. Based on the consistency of the project use with planned land uses, the project would not trigger the need for new 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 XIX. a). The project would result in an increased demand for wastewater treatment, however this increase would not exceed current City wastewater capacity based on the consistency of the proposed use with planned land uses that are considered in the City's wastewater capacity planning. The project would connect to existing wastewater infrastructure. Thus, 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 site clearing and construction that would generate solid waste. Site clearing, 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 assist with the siting of solid waste disposal facilities. No impacts would occur because the project would comply with all regulations related to solid waste such as the California Integrated Waste Management Act and City recycling programs.

XX. MANDATORY FINDINGS OF SIGNIFICANCE

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

See response XX.d, below.

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.)

See response XX.d, below.

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

See response XX.d, below.

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 (City of Escondido Zoning Code Article 47 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 implementation of mitigation measures **MM-BIO-1** and **MM-BIO-2**. The project would also result in significant biological resource impacts related to sensitive habitat, but would mitigate these impacts to below a level of significance through implementation of mitigation measure **MM-BIO-3**.

The project could potentially result in significant impacts on buried archaeological and/or tribal cultural resources during grading activities, but would mitigate these impacts to below a level of significance through implementation of mitigation measure **MM-CUL-1 and MM-TCR-1 through MM-TCR-10** that would ensure that any significant resources are effectively protected. Additionally, potentially significant impacts to buried paleontological resources would be mitigated to less than significant through implementation of **MM-CUL-2** which would require paleontological monitoring during grading.

The project would result in significant direct and cumulative traffic impacts at the intersection of Harmony Grove Road at Hale Avenue, cumulative impacts along the roadway segments of Harmony Grove Road between Project Access A to Enterprise Street and Enterprise Street to Hale Avenue, and direct and cumulative impacts along the Hale Avenue roadway segment between Harmony Grove Road and 9th Avenue. Those impacts would be mitigated to below a level of significance through implementation of mitigation measures **MM-TRA-1, MM-TRA-2,** and **MM-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. The project would not result in environmental effects that would cause a substantial adverse effect on human beings either directly or indirectly.

MANDATORY FINDINGS OF SIGNIFICANCE

The project would have potential impacts related to biological resources, cultural resources, land use, transportation/traffic, and tribal cultural resources that would be mitigated to less than significant with incorporation of the mitigation measures described in this document. 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 project would not have a significant individual or cumulative impact to the environment.

Material Used in Preparation of This Analysis

Appendices

A: Air Quality Analysis, RECON, October 24, 2016
B: Biology Resources Letter Report (and Addendum), Everett and Associates, August 2, 2016 (September 28, 2016)
C: Archaeological Survey Report and Testing Program, RECON, October 6, 2016
D: Preliminary Geotechnical Investigation, GeoCon Incorporated, July 20, 2016.
E: Greenhouse Gas Analysis, RECON, October 24, 2016
F: Phase I Environmental Site Assessment Report, GeoCon Incorporated, July 2016
G: Storm Water Quality Management Plan, Masson and Associates, September 23, 2016
H: Preliminary Drainage Study, Masson and Associates, July 13, 2016
I: Noise Analysis, RECON, October 24, 2016
J: Traffic Impact Analysis, Linscott, Law, and Greenspan Engineers, October 18, 2016

Figures

Figure 1: Regional Location
Figure 2: Project Location on USGS Map
Figure 3: Project Location of Aerial Photograph
Figure 4: Option A Preliminary Site Plan
Figure 5: Option A Elevations
Figure 6: Option A Landscape Plan
Figure 7: Option B Preliminary Site Plan
Figure 8: Option B Elevations – Building A
Figure 9: Option B Elevations – Buildings B and C
Figure 10: Option B Landscape Plan

Sources of Information

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2016 California Emissions Estimator model (CalEEMod). User's Guide Version 2016.3.1 September.

California Department of Transportation (Caltrans)
2013 Technical Noise Supplement. November.

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2012a City of Escondido General Plan. May 23.
2012b Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan, Environmental Impact Report, Volume I Final Environmental Impact Report, April 23.
2012c City of Escondido Bicycle Facilities Master Plan. Case File No. PHG 12-0018. October 2012.
2013a Traffic Impact Analysis Guideline. October 10.
2013b City of Escondido Adopted Climate Action Plan. December 4.

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2002 SANDAG (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002.
2003 Final MHCP Executive Summary for the Multiple Habitat Conservation Program. March.

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

SUMMARY OF MITIGATION MEASURES

Biological Resources Mitigation:

MM-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.

MM-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 are observed and concurrence is 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 breeding season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.

MM-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 1.09 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.

Cultural Resources Mitigation:

MM-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(s) shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. Native American monitors/representatives from the Rincon Band of Luiseño Indians, the San Luis Rey Band of Mission Indians and the Kumeyaay Nation shall be invited to participate in 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 shall 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 disposal 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.

MM-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.

Transportation/Traffic Mitigation

MM-TRA-1: The intersection at Harmony Grove Road and 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. Appendix H of the TIA shows the conceptual Harmony Grove Road improvements.

MM-TRA-2: The road segment along Harmony Grove Road, between Project Access A and Enterprise Street – Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way along the project frontage 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 through 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.

MM-TRA-3: The road segment along Harmony Grove Road between Enterprise Street and Hale Avenue – Prior to the issuance of occupancy permits, the applicant shall pay a fair share toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.

Tribal Cultural Resources Mitigation

MM-TCR-1: 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.

MM-TCR-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

MM-TCR-3: 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.

MM-TCR-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

MM-TCR-5: 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.

MM-TCR-6: 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.

MM-TCR-7: 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 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.

MM-TCR-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that

the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment 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.

MM-TCR-9: 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.

MM-TCR-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

MITIGATION MONITORING PROGRAM

PROJECT NAME: Escondido Innovation Center, Escondido, CA 92025
PROJECT DESCRIPTION: The project involves a Master and Precise Development Plan and rezone to allow for the development of a light industrial uses on a 5.76-acre site. Two proposed development options are addressed as part of this environmental document. Option A would consist of one 98,500-square-foot industrial building with 198 parking spaces. Option B would consist of three industrial buildings (Buildings A, B, and C) with a total square footage of 86,010 square feet with 234 parking spaces. A rezone would be required to change the zoning from existing single-family residential (R-1-7) to Planned Development-Industrial (PD-I) to be consistent with the General Plan land use designation of Light Industrial (LI).
APPROVAL BODY/DATE: City Council
CONTACT: Mike Strong, Assistant Planning Director
PHONE NUMBER: 760-839-4556

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	**MM-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 IV.a, Biological Resources	Applicant		
	MM-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.	Section IV.a, Biological Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Impact to 2.17 acres of non-native grassland	**MM-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 1.09 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 IV.b, Biological Resources	Applicant		
Potential impact to unknown subsurface archaeological resources	**MM-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. Native American monitors/representatives from the Rincon Band of Luiseño Indians, the San Luis Rey Band of Mission Indians and the Kumeyaay Nation shall be invited to participate in 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	Section V.b, Cultural Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	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.				

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Potential impact to unknown subsurface paleontological resources	**MM-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.	Section V.c, Cultural Resources	Applicant		
Direct and cumulative impact at the Harmony Grove/ Hale Avenue intersection	**MM-TRA-1**: 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. Appendix H of the TIA shows the conceptual Harmony Grove Road improvements.	Section XVI. Transportation/ Traffic	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
Cumulative impact along Harmony Grove Road from Project Access A to Enterprise Street	**MM-TRA-2**: Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way along the project frontage 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 through 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.	Section XVI. Transportation/ Traffic	Applicant		
Cumulative impact along Harmony Grove Road from Enterprise Street to Hale Avenue	**MM-TRA-3:** Prior to the issuance of occupancy permits, the applicant shall pay a fair share toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.	Section XVI. Transportation/ Traffic	Applicant		
Direct and cumulative impact along Hale Avenue from Harmony Grove Road to 9th Avenue	**MM-TRA-1** and **MM-TRA-3** would reduce the direct and cumulative impact to less than significant.	Section XVI. Transportation/ Traffic	Applicant		
Potential impact to any significant unknown tribal cultural resources	**MM-TCR-1:** 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 XVII. Tribal Cultural Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	MM-TCR-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.	Section XVII. Tribal Cultural Resources	Applicant		
	MM-TCR-3: 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.	Section XVII. Tribal Cultural Resources	Applicant		
	MM-TCR 4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.	Section XVII. Tribal Cultural Resources	Applicant		
	MM-TCR-5: 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.	Section XVII. Tribal Cultural Resources	Applicant		
	MM-TCR-6: 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	Section XVII. Tribal Cultural Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	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.				
	MM-TCR-7: 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 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.	Section XVII. Tribal Cultural Resources	Applicant		
	MM-TCR-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event	Section XVII. Tribal Cultural Resources	Applicant		

Impact	Mitigation Measure	Location in Document	Responsible Party	Certified Completion	Comments
	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.				
	MM-TCR-9: 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.	Section XVII. Tribal Cultural Resources	Applicant		
	MM-TCR-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.	Section XVII. Tribal Cultural Resources	Applicant		

Appendices A–J

Under Separate Cover