

FINAL

**INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
California Environmental Quality Act**

FOR THE GRAND PROJECT

(City File No. ENV18-0004 and PHG18-0013)

301 & 309 East Grand Avenue
Escondido, CA 92025

Prepared For:

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

Prepared By:

Masson and Associates, Inc.
200 East Washington, Ste. 200
Escondido, CA 92025



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

**NOTICE OF INTENT TO ADOPT A
 MITIGATED NEGATIVE DECLARATION**

FILED
 Ernest J. Dronenburg, Jr. Recorder/County Clerk
 OCT 31 2018
 BY *an* DEPUTY

CASE NOS.: PHG18-0013 and ENV 18-0004, "The Grand"

DATE ISSUED: October 31, 2018

PUBLIC REVIEW PERIOD: November 2, 2018 through November 26, 2018

LOCATION: The project is located in the City of Escondido, County of San Diego, addressed as 301 and 309 East Grand Avenue, Escondido, CA 92025 (APNs 229-461-01 & 17).

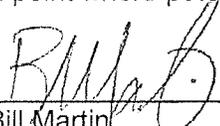
PROJECT DESCRIPTION: "The Grand" project consists of the interior and exterior renovation of the existing two-story Ritz Theater located on East Grand Avenue, together with the demolition of the majority of the existing one-story commercial building at the corner of East Grand/Juniper Street. The project components include a Conditional Use Permit for the proposed uses of the building(s), along with a Master and Precise Development Plan and Demolition Permit to facilitate the development of the project, design features, demolition of the one-story building, and proposed additional signage in excess of the Downtown Specific Plan sign requirements. The proposed theater renovation will be sensitive to the historic "modern" architectural design of the structure. The existing corner building would be replaced with a new two-story new building designed to blend well with the architecture in the area and be compatible with the look and feel of the Ritz Theater renovation. Existing and proposed building sizes are approximately 10,520 sf for the theater and 10,350 sf for the new two-story building. The proposed project site includes two parcels (approximately 0.32 acres).

The intended uses of the two buildings will consist of offices; dance, art, and performance studios; a ground-floor café; and continued use of the theater to support a variety of entertainment and public assembly type uses.

APPLICANT: New Vintage Church

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines, Ordinances and Regulations of the City of Escondido. The Initial Study and Draft Mitigated Negative Declaration are on file in the City of Escondido Planning Division and can be viewed on the City of Escondido web Site at: <http://www.escondido.org/planning.aspx>.

Findings: The findings of this review are that the Initial Study identified effects related to Cultural Resources and Hazardous Materials that might be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures agreed to by the applicant would provide mitigation to a point where potential impacts are reduced to less than a significant level.



 Bill Martin
 Director of Community Development

FILED IN THE OFFICE OF THE COUNTY CLERK
 San Diego County on OCT 31 2018
 Paid OCT 31 2018 Removed _____
 Returned to agency on _____
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FINAL

MITIGATED NEGATIVE DECLARATION

FOR THE GRAND PROJECT

(City File No. ENV18-0004 and PHG18-0013)

ENVIRONMENTAL CHECKLIST SUPPLEMENTAL COMMENTS

An Initial Study Environmental Checklist was prepared for this project and is included with this Draft Mitigated Negative Declaration (IS/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 Initial Study/Mitigated Negative Declaration assesses the environmental effects of the proposed Grand Theatre Project generally located at the southeastern corner of Grand Avenue and Juniper Street, addressed as 301 and 309 E. Grand Avenue.

As mandated by CEQA Guidelines Section 15105, affected public agencies and the interested public may submit comments on the Initial Study/Mitigated Negative Declaration in writing before the end of the **20-day** public review period starting on **November 2, 2018**, and ending on **November 26, 2018**. Written comments on the IS/MND should be submitted to the following address by **5:00 p.m., November 26, 2018**. Following the close of the public comment review period, the City of Escondido will consider this Initial Study/Mitigated Negative Declaration and any received comments in determining the approval of this project.

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

Contact: Jay Paul, Senior Planner
Telephone: (760) 839-4671
Fax: (760) 839-4313
Email: jpaul@escondido.org

A printed copy of this document and any associated plans and/or documents are available for review during normal operation hours for the duration of the public review period at the City of Escondido Planning Division at the address shown above, and also available on the City's Website. The City of Escondido General Plan Update (2012a); Final Environmental Impact Report (2012b); and Climate Action Plan are incorporated herein 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 Web Site.

California Environmental Quality Act Compliance

The City is the lead agency pursuant to the California Environmental Quality Act (CEQA) and is responsible for approving the proposed project and certifying the CEQA document. The City has determined that a MND is the appropriate environmental document to be prepared in compliance with CEQA. As provided for by CEQA Section 21064.5, an Initial Study/Mitigated Negative Declaration ("IS/MND" or "MND") may be prepared for a project subject to CEQA when the project could result in potentially significant effects on the environment but revisions to the project would avoid or mitigate the effects to the point where no significant effect on the environment would occur (California Public Resources Code, Section 21000 et seq.).

The Draft IS/MND serves as an informational document for use by public agencies, the public, and decision makers. This Draft IS/MND discusses the existing resources at the project site, analyzes the potential environmental impacts resulting from construction and operation of the proposed project, and provides mitigation measures to reduce any potentially significant environmental impacts. This Draft IS/MND will be used by the City in assessing impacts of the proposed project as part of its decision-making process in consideration of the project. This Draft IS/MND has been prepared by the City as the lead agency and in conformance with Section 15070(a) of the CEQA Guidelines (14 CCR 15000 et seq.).

Anticipated Public Hearing(s)

The project involves a series of actions that will be considered at the City Council level, including a proposed Master and Precise Development Plan, Demolition Permit and Conditional Use Permit application to facilitate the development of the project and demolition of a historic resource. As of this writing, the project as proposed has qualified for streamlined review through the Business Enhancement Zone. Although said project was reviewed and processed for in-take in accordance with Article 69 of the Escondido Zoning Code (Escondido Business Enhancement Zone Ordinance), the City has made no decisions that constitute an irretrievable commitment of resources toward the proposed project prior to the review, consideration, and potential adoption of any environmental determination made in association with the project. Nor has the City previously committed itself or its agents to a definite course of action with respect to making a decision on the proposed project.

Pursuant to the streamlined provisions of Article 69 of the Escondido Zoning Code, the City Council shall act as a Planning Commission and Historic Preservation Commission for any project submitted to it. The project is tentatively scheduled for City Council hearing on December 5, 2018. Public notice in conformance with the Escondido Municipal Code will be provided when the project is scheduled for City Council consideration.

Note: Corrections/modifications based on input during the public review period or to correct any technical items to the Final IS/MND are noted in cross out for deleted text and bold/underlined for added text.



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
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Environmental Checklist Form (Initial Study Part II)

1. Project title and case file numbers: "The Grand", PHG 18-0013 / ENV18-0004
2. Lead agency name and address: City of Escondido, Planning Division, 201 North Broadway, Escondido, CA 92025
3. Lead agency contact person name, title, phone number and email: Jay Paul, Sr. Planner, 760-839-4537, jpaul@escondido.org
4. Project location: The project is located in the City of Escondido, County of San Diego,, addressed as 301 and 309 East Grand Avenue, Escondido, CA 92025 (APNs 229-461-01 & 17).
5. Project applicant's name, address, phone number and email: New Vintage Church, 1300 South Juniper, Escondido, CA 92025, 760-658-4989, tim@newvintagesd.org Attn: Tim Spivey
6. General Plan designation: SPA 9 (Specific Planning Area 9)
7. Zoning: Downtown Specific Planning Area, with Overlays: Economic Incentive Zone (i.e. Business Enhancement Zone), Retail Core Area, Historic Downtown District, and Parking District 1.
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 Grand" project consists of the interior and exterior renovation of the existing two-story Ritz Theater located on East Grand Avenue, together with the demolition (**Demolition Permit**) of the majority of the existing **historic** one-story commercial building at the corner of East Grand/Juniper Street. The project components include Conditional Use Permit for the proposed uses of the building(s), along with a **Demolition Permit**, and Master and Precise Development Plan to facilitate the development of the project, design features and proposed additional signage in excess of the Downtown Specific Plan sign requirements. The proposed theater renovation will be sensitive to the historic "moderne" architectural design of the structure and buildings listing on the Local Historical Register. The existing corner building would be replaced with a new two-story building designed to blend well with the architecture in the area and be compatible with the look and feel of the Ritz Theater renovation. Existing and proposed building sizes are approximately 10,520 sf for the theatre located at 309 East Grand Avenue and 10,350 sf for the new two-story building located at 301 East Grand Avenue. The proposed project site includes two parcels (approximately 0.32 acres). A two-foot dedication of the alley across the frontage of 301 E. Grand Avenue is proposed.

The intended uses of the two buildings would consist of offices; dance, art, and performance studios; a ground-floor cafe; and continued/renewed use of the theater. The theater is proposed to be used for general live theater productions during the majority of the time and for religious assembly generally on Sunday mornings and limited weekday use.

Conformance with Downtown Specific Plan Strategic Goals:

- a. The project provides an appropriate mix of retail, office, entertainment and cultural uses.
- b. The project provides a local and regional destination for nightlife, employment, culture, and the arts.
- c. The project provides a vibrant and exciting environment with land uses that foster an “18-hour” atmosphere, in addition to areas that provide a mix of non-residential land uses, as well as office employment.
- d. The project development and signage will strengthen the character of Downtown and are architecturally compatible with the existing urban fabric and complementary to the legacy of “main-street.” Please see Reference Document E: Proposed Project Architectural Renderings and Elevations, by Plain Joe Studios.
- e. The project incorporates street-level and human-scale design elements in new and remodeled developments that improve pedestrian orientation. Please see Reference Document E: Proposed Project Architectural Renderings and Elevations, by Plain Joe Studios.
- f. The project will preserve historically significant sites and structures that enhance the character of Downtown with the renovation of the Ritz Theatre.
- g. The project will provide pedestrian-oriented, ground-floor, specialty uses on Grand Avenue that reinforce and expand its unique character.
- h. The project provides a pedestrian environment that provides connections, convenient access and opportunities for alternative modes of transportation.

Conformance with goals from the Redevelopment, Revitalization, Historic District, Economic Incentive and Retail Core Area Overlays:

Redevelopment:

- a. Encourage the development of well-planned and quality designed commercial development which meets the adopted high standards of this community.
- b. Provide for sufficient land area for appropriate types of commercial development, properly located to provide services and goods to meet the commercial needs of the area, community and region.
- c. Provide for the beautification and revitalization of the Project Area, see Please see Reference Document
- d. Proposed Project Architectural Renderings and Elevations, by Plain Joe Studios.

Historic:

The overriding principle of design for historic buildings is to be consistent with the significant architectural style of the building. The ‘Secretary of the Interior Standards and Guidelines for Historic Preservation’ (Standards) is an appropriate resource for reference. The Historic Resources Evaluation Report for 301 & 309 Grand Ave., Escondido, CA, dated July 2018 details the proposed means that the rehabilitation of the Ritz Theater will comply with the Standards, and how impacts associated with the demolition of the building at 301 East Grand will be mitigated by the rehabilitation of the Ritz Theater, development of the new two-story building to be compatible with and complement the “moderne” style of architecture of the Ritz theatre building, and preparation of the necessary Historic American Building Survey (HABS) Documentation according to the National Park Service standards and guidelines.

Economic Prosperity Goals and Objectives of the General Plan:

- High quality, diversified, and employee-intensive, industrial, retail, technology, manufacturing and service-oriented businesses that create and sustain a strong economic base and provide opportunities for the full employment of a diverse set of skills.
- A range and balance of job and housing opportunities for all residents.
- Economically viable incubators and small businesses that offer the opportunity for long-term diversification and growth.
- Viable tourist, recreation, and arts/cultural-based businesses.
- Vigorous and economically prosperous commercial and business districts.
- A sustainable economy and businesses.

The proposed project will provide high quality, diversified businesses that provide employment, cultural venues that will attract tourists and visitors to the downtown area. This will create a synergy with the existing businesses in the downtown area by bringing in visitors that will want to spend time in the restaurants and shops before or after they attend the performances in the theater and dance studios.

Retail Core:

Mixed-use projects are permitted and encouraged. Such mixed uses include: retail and service commercial uses, cultural arts centers, theaters and administrative and professional office uses. This project provides a café, theater and administrative office uses, with majority of the ground floor occupied by the theater and café.

The project will provide for uses that will bring in theater goers, café customers, dance students and office workers that would assist in the revitalization and economic improvement of the area. The buildings will be renovated and/or rebuilt in a manner consistent with the history and/or historic context and architectural style of the buildings, which would meet the redevelopment goals of the Downtown Area.

The mix of uses is anticipated to provide employment for up to 16 people and will increase pedestrian activity throughout the historic downtown area by use and activity of offices; dance, art, and performance studios; a ground-floor cafe at 301 East Grand; and continued/renewed use of the theater at 309 East Grand Avenue.

Utility upgrades will consist of the addition of two fire hydrants, a fire sprinkler supply lateral to the south side of the buildings and domestic water and sewer laterals.

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

The approximately 0.32-acre site is comprised of two parcels and entirely covered by the existing commercial buildings (the two-story Ritz Theater at 309 East Grand Avenue and a single story commercial/office building at 301 East Grand Avenue). The theater currently is not being used and the commercial/office building has four tenants (dance studio, tax service, beauty salon and retail dress shop). The adjoining public rights of way include: Grand Avenue on the north which is classified as a Local Collector on the City's Mobility and Infrastructure Element; Juniper Street on the west which is classified as a Local Collector, and a paved 20-foot-wide public alley on the south. Surrounding infrastructure includes: street improvements and sidewalks; water, sewer lines and dry utilities in Grand Avenue, Juniper Street and the alley. Storm drainage is conveyed from the site by alley and street gutters to a public storm drain system. The project is surrounded on all sides (and across adjoining streets/alley) by parcels within the Downtown Specific Area (SPA 9). Surrounding uses include the following:

North: Grand Avenue is located across project frontage. Heritage Garden (small infill park on corner parcel) across Grand Avenue. A mix of one- and two-story commercial buildings located to the northwest and northeast across Grand Avenue.

South: Single-story commercial buildings located south of the alley.

East: A mix of one- and two-story commercial buildings.

West: A mix of one- and two-story commercial buildings across Juniper Avenue.

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

- California Native American tribes traditionally and culturally affiliated with the project area requesting consultation pursuant to Public Resources Code section 21080.3.1.

11. Tribal Consultation. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?

Four Tribes (Rincon, San Luis Rey, Soboba and Mesa Grande) were mailed notification (three tribes also by email) regarding the proposed project in conformance with Assembly Bill 52. None of the tribes responded requesting formal consultation; however, formal consultation with the Rincon Tribe was held on July 24, 2018, and with the San Luis Rey Tribe on August 22, 2018 regarding consultation of several projects in Escondido, during which City Planning staff did provide an overview of the project. Both the Rincon and San Luis Rey Tribes did not express any concerns with the project nor did the request any mitigation and/or monitoring.

Reference Documents:

- A. Location Map, Aerial Photo, Proposed Project Architectural Renderings and Elevations, by Plain Joe Studios.
- B. Historic Resources Evaluation Report for 301 & 309 Grand Ave., Escondido, CA, dated October 2018
- C. Lead and Asbestos Survey by Vinje and Middleton for 301 & 309 Grand Avenue, Escondido, CA, dated September, 2018
- D. Geological Reconnaissance, 301 & 309 Grand Avenue, Escondido, California, dated September 7, 2018
- E. Trip Generation Memo, 301 & 309 E. Grand Avenue, by Masson and Associates, Inc., dated August 16, 2018

These documents are available for review in the Escondido Planning Division and within the project file(s) and on the City's website at <http://www.escondido.org/planning.aspx>. The information is under Popular Links, Development Project Information, Active Development Projects, "The Grand" ENV18-0004

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
- I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
- I find that the proposed project might have a significant effect on the environment and/or deficiencies exist relative to the City's General Plan Quality of Life Standards, and the extent of the deficiency exceeds the levels identified in the City's Environmental Quality Regulations pursuant to Zoning Code Article 47, Section 33-924 (b), and an ENVIRONMENTAL IMPACT REPORT shall be required.
- I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: a.) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and b.) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT shall be required, but it shall analyze only the effects that remain to be addressed.
- I find that, although the proposed project might have a significant effect on the environment, no further documentation is necessary because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.



Signature

Jay Paul, Senior Planner
Printed Name and Title

November 31, 2018

Updated November 28, 2018

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. This section evaluates the potential environmental effects of the proposed project, generally using the environmental checklist from the State CEQA Guidelines as amended and the City of Escondido Environmental Quality Regulations (Zoning Code Article 47). A brief explanation in the Environmental Checklist Supplemental Comments is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take into account the whole action involved, including off-site, on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts and mitigation measures. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. The definitions of the response column headings include the following:
 - A. "Potentially Significant Impact" applies if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.
 - B. "Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 2 below, "Earlier Analyses," may be cross-referenced). Measures incorporated as part of the Project Description that reduce impacts to a "Less than Significant" level shall be considered mitigation.
 - C. "Less Than Significant Impact" applies where the project creates no significant impacts, only less than significant impacts.
 - D. "No Impact" applies where a project does not create an impact in that category. "No Impact" answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. Earlier Analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, the evaluation and explanations below include a brief discussion identifying the following:
 - A. Earlier Analysis Used. Identification and statement where it is available for review.
 - B. Impacts Adequately Addressed. Identification of 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," a description of 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. The lead agency incorporated references to information sources for potential impacts into the checklist (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document included, where appropriate, a reference to the page or pages where the statement is substantiated.
4. Supporting Information Sources: A source list is attached, and other sources used or individuals contacted are be cited in the discussion.
5. The explanation of each issue identifies 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:

I. AESTHETICS. Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - The proposed project is located within the developed and urban Downtown SPA (Specific Plan Area) of the City of Escondido. The site currently is developed with one-and two-story commercial structures. "The Grand" project consists of the interior and exterior renovation of the existing historic two-story Ritz Theater on East Grand Avenue, together with the demolition of the majority of the existing historic one-story commercial building at the corner of East Grand/Juniper Street. The proposed project would not result in a substantial change in views from Grand Avenue due to the length of the roadway frontage that would be developed. Design guidelines would be applied to ensure appropriate setbacks and architectural features are incorporated that provide a scale and character consistent with the existing environment. The proposed theater renovation will be sensitive to the historic "moderne" architectural design of the structure and buildings listing on the Local Historical Register. The existing corner building be replaced with a new two-story new building and new digital marquee signage designed to blend well with the architecture in the area and be compatible with the look and feel of the Ritz Theater renovation.

Figure VII-5 of the City's General Plan Resource Conservation Element does not identify any important visual resource in the vicinity of the project site. Any views to distant hillsides along the adjacent streets corridors would not be affected by the project. Therefore, no scenic vistas or view corridors towards the project site or adjacent properties would be adversely affected by the renovation of the existing two-story Ritz Theatre or redevelopment of the corner building. This project complies with SPA 9 (Downtown Specific Plan) aesthetic design requirements and size and height requirements, which can be found at:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/DowntownSpecificPlan.pdf>.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - There are no state scenic highways in the vicinity of the site. There are no designated scenic resources (no prominent ridgelines or natural landforms, open space habitat) on this site as the site is fully developed with commercial buildings. Additionally, the City's General Plan Resource Conservation Element does not identify any local scenic roadways (City of Escondido 2012a). Therefore, no impact would occur. The footprint & height of the proposed project comply with the size & height requirements of the Downtown Specific Plan, so the project will not adversely interfere with any existing views. Potential impacts to historic structures are discussed in Section V. Cultural Resources.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c. Substantially degrade the existing visual character or quality of the site and its surroundings?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact - The project site is currently developed with one- and story commercial buildings within the City's urbanized downtown historic retail core area. The Downtown SPA contains design guidelines and development standards for projects within its boundaries. The project would comply with the development standards outlined in the Downtown Specific Plan to ensure consistency in architectural treatment, height, and scale with the surrounding land uses. This project will improve the visual character and quality consistent with the requirements of the Downtown Specific Plan Historic District (DSP-HD) because it will include the renovation and restoration of the existing Ritz Theater and will replace the corner commercial building with a new two-story structure that is consistent with the historic character of the Ritz Theater. The DSP-HD can be found at:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/DowntownSpecificPlan.pdf>

The design review process, as required of all developments within the Downtown SPA, ensures that the project, as depicted in the Conceptual Plans incorporated herein as Appendix E, does not substantially degrade, alter, or conflict with the visual character or quality of the site and its surroundings. This project was presented to the Historic Preservation Commission on two occasions and the project has been designed to incorporate specific recommendations of the Commission. The Ritz Theatre building has been designed to restore many of the original elements and character of the historic building. The proposed corner building at 301 East Grand has been designed to be compatible with and compliment the "moderne" architectural style of the proposed renovation of the Ritz Theater. The new two-story structure would be compatible with the variety of one- and two-story structures in the vicinity in terms of bulk and scale.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact -This project does not propose any new light sources that are different than the surrounding area. Existing outdoor lighting sources in the project vicinity vary in intensity and primarily are associated with existing commercial development, signage and street lights and traffic signals. Any permanent exterior lighting associated with the project would be required to comply with Section 33-771, Article 35 (Outdoor Lighting) of the municipal code. The proposed project would not include design elements (such as large expanses of exterior glass or reflective materials) that would create significant sources of glare. Based on the design of the project and described conditions, any associated potential light and glare would have 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

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

No Impact - There is no existing farmland in the project boundaries nor in close proximity to the project site. The project site is located in the Historic Downtown District of the Downtown Specific Planning Area, and is surrounded by land designated and developed as commercial. The subject site is considered "infill" (i.e., located on previously developed site, or sites that are surrounded by urban uses) and is consistent with the City's General Plan land use designation and SANDAG's adopted Sustainable Communities Strategy. The site is surrounded by land designated and zoned commercial. As indicated, 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 the map of San Diego County Important Farmland developed by or near the site. The property and surrounding area are classified as Urban and Built-Up Land by the California Department of Conservation for the Farmland Mapping and Monitoring Program and are not listed as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) (State of California Department of Conservation 2014). Similarly, the project site is located on and surrounded by "Urban and Built Up Land." and surrounding area are not 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. No impact would occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No Impact - The project site is not zoned for agriculture and does not contain agricultural operations and is not subject to 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No Impact - There is no forest land zoning on or near the project site.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No Impact - There is no forest land zoning on or near the project site.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Involve other changes in the existing environment which, due to | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 - There are no existing Farmland or forest lands in the area that would be impacted or converted by the proposed project improvements.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant - The California Federal Clean Air Act requires(CAA) was enacted in 1970 and amended in 1977 and 1990 [42 United States Code 7401] for the purposes of protecting and enhancing the quality of the nation's air basins that are resources to benefit public health, welfare, and productivity. In 1971, in order to achieve the purposes of Section 109 of the CAA [42 United States Code 7409], the U.S. Environmental Protection Agency (EPA) developed primary and secondary National Ambient Air Quality Standards (NAAQS). The San Diego Air Basin (SDAB) is designated nonattainment for the federal 8-hour ozone (O3) standard. The California Air Resources Board (CARB) has developed the California Ambient Air Quality Standards (CAAQS) and generally has set more stringent limits on the criteria pollutants than the NAAQS. In addition to the federal criteria pollutants, the CAAQS also specify standards for visibility-reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. The SDAB is a non-attainment of area for the state ozone (O3) standards, the state 10-micron particulate matter (PM10) standard, and the state 2.5-micron particulate matter (PM2.5) standard. The California State Air Ambient Quality Standards for criteria pollutants Implementation Plan (SIP) is a collection of documents that sets forth the state's strategies for attaining the 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. The SDAPCD prepared the Regional Air Quality Study (RAQS) to prepare and implement plans to attain the standards its portion of the SIP and in response to the requirements set forth in the California CAA Assembly Bill (AB) 2595 (SDAPCD 1992) and the federal CAA. As part of the RAQS, the SDAPCD identified transportation control measures (TCM) for the air quality plan prepared by the earliest practicable date. San Diego Association of Governments (SANDAG). The RAQS and TCM set forth the steps needed to accomplish attainment of NAAQS and CAAQS. The required triennial updates of the RAQS and corresponding TCM were adopted in 1995, 1998, 2001, 2004, 2009, and most recently in December 2016.

The RAQS is the applicable regional air quality plan that sets forth the SDAPCD's strategies for achieving the NAAQS and CAAQS. The SDAB is designated non-attainment for the federal and state ozone standard. Accordingly, the RAQS was developed to identify feasible emission control measures and provide expeditious progress toward attaining the standards for ozone. The two pollutants addressed in the San Diego RAQS are volatile reactive organic compounds (VOC gasses (ROG) and oxides of

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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nitrogen (NOx oxide (NOX), which are precursors to the formation of ozone. The basis for the RAQS relies on information from California Air Resource Board and SANDAG, including the distribution of Projected increases in motor vehicle usage, population in the region, and all other source growth create challenges in controlling emissions as projected and by SANDAG.

The San Diego APCD refers to adopted growth projections used by the SDAPCD to develop the RAQS emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans to forecast, inventory and allocate regional emissions from land use and used by SANDAG in the development-related sources. These emissions budgets are used in statewide air quality attainment planning efforts of the regional transportation plans and sustainable communities strategy. As such, projects that propose development that is equal to consistent with the growth anticipated by SANDAG's growth projections and/or less than population growth projections/adopted the general plan assumptions and land use intensity are inherently consistent and would not conflict with the RAQS. In the event that a project would propose development that is less dense than anticipated by the growth projections, the project would likewise be consistent with the RAQS. 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 for the specific sub-regional area.

The project site is located within the Historic Downtown District of the Downtown Specific Planning Area. The project site is currently developed with one- and two-story commercial buildings that are currently or have been occupied by uses similar to the project. The proposed uses of the buildings are permitted and/or conditionally permitted uses in the Downtown Specific Plan and would be consistent with the growth anticipated by the City General Plan. Although the project would require a Conditional Use Permit to allow for some of the proposed uses of the building, this would not affect the growth anticipated by the City General Plan. Additionally, as discussed below in Section III. b), project emissions would not exceed the project-level significance thresholds from the City Municipal Code. These thresholds are intended to both define quality of life standards and implement the Growth Management Element of the City General Plan. The project would therefore not result in an increase in emissions that are not already accounted for in the RAQS. Therefore, the project would not obstruct or conflict with implementation of the RAQS, and impacts would be less than significant.

This project is in conformance with the Downtown Specific Plan (SPA 9) of the General Plan. The Environmental Impact Report for the 2012 General Plan Update states that the uses in the updated General Plan would have a less than significant impact on the Air Quality Plans. See GPU EIR Section 4.3. at <https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUUpdate/Vol1AirQuality.pdf>. No additional environmental review is required.

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

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

Less Than Significant Impact - Air quality impacts can result from the construction and operation activities. Construction impacts are temporary and result from fugitive dust, equipment exhaust and indirect effects associated with construction workers and deliveries. Operational impacts can occur on two levels: regional impacts resulting from development or local effects stemming from sensitive receivers being placed close to roadways or stationary sources. One of the pollutants of concern during construction is particulate matter, since PM10 is emitted as windblown (fugitive) dust during surface disturbance, and as exhaust of diesel-fired construction equipment (particularly as PM2.5). Other emissions of concern include architectural coating products off-gassing (VOCs), and other sources of mobile source (on-road and off-road) combustion (NOx, SOx, CO, PM10, PM2.5, and VOCs) associated with the project.

Operational emissions are those which occur after project construction activities have been completed, and the project becomes operational. These emissions are a result of increased average daily vehicle trips by the new occupants of a facility, as well as any proposed stationary sources associated with the subject facility or development. Depending on the characteristics of the individual project, operational activities have the potential to generate emissions of criteria pollutants. Operational impacts from land development activities are predominantly the result of vehicular traffic associated with projects with combustion emissions (NOx, SOx, CO, PM10, PM2.5, and VOCs).

The CEQA Guidelines state that, where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the determinations of environmental impact. The San Diego APCD does not provide quantitative thresholds for determining the significance of construction or mobile source-related impacts. However, the district does specify Air Quality Impact Analysis (AQIA) trigger levels for new or modified stationary sources (APCD Rules 20.2 and 20.3). If these incremental levels for stationary sources are exceeded, an AQIA must be performed for the proposed new or modified source.

Pounds per Day Thresholds

Respiratory Particulate Matter (PM10)	Fine Particulate Matter (PM2.5)	Oxides of Nitrogen (NOx)	Oxides of Sulfur (SOx)	Carbon Monoxide (CO)	Lead and Lead Compounds	Volatile Organic Compounds (VOCs)
100	55	250	250	550	3.2	55/75

Article 47 of the Escondido Zoning Code has similarly adopted these trigger levels to establish Escondido's thresholds of significance. Although these trigger levels do not generally apply to mobile sources or general land development projects, for comparative purposes these levels can be used to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. For projects whose stationary-source emissions are below these criteria, no AQIA is typically required, and project level emissions are presumed to be less than significant.

Pursuant to the project description, the proposed project will be constructed on a site the size of the existing building footprint.

There will be minimal construction of improvements outside the building footprints (limited to sidewalk repairs and water, sewer and dry utility lines to the building). Construction activities associated with the project would generate short-term emissions of volatile organic compounds (VOCs), oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (including both PM10 and PM2.5). Construction activity is subject to the requirements established in Regulation 4, Rules 52, 54, 55 and 67, of the SDAPCD's rules and regulations. Based on a review of similar projects and the air quality analysis prepared for those urban projects, the project is not anticipated to have a significant air-quality impact. This is due to the relatively small size of the project, limited grading and building demo, and anticipated construction emissions with the implementation of construction Best Management Practices (BMPs) for dust control that would be incorporated as a matter of project design and in accordance with SDAPCD Rules. Therefore, emissions of all criteria pollutants identified in the thresholds from Municipal Code Article 47 would be below the daily threshold and the project would not generate any significant air quality impacts for fixed, mobile or construction sources.

- 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)?
-

No Impact - In analyzing cumulative impacts from a proposed project, the analysis must specifically look at the project's contribution to the cumulative increase in pollutants for which the San Diego Air Basin is listed as "non-attainment" for the State and Federal Ambient Air Quality Standards. Of the seven State "criteria" pollutants, only ozone, PM10, and PM2.5 occur in concentrations high enough to violate State standards in San Diego County. Since few sources (almost none) emit ozone directly, and ozone is caused by complex chemical reactions, control of ozone is accomplished by the control of emissions of NOx and VOCs. Cumulatively considerable net increases during the construction phase would typically happen if two or more projects near each other are simultaneously constructing projects; and if the project has a significant direct impact on air quality with regard to emissions of PM10, PM2.5, NOx and/or VOCs, would also have a significant cumulatively considerable net increase. Because none of these criteria pollutants would be exceeded, no cumulative impacts during the construction phase is anticipated.

The guidelines for the consideration of operational cumulatively considerable net increases are treated differently due to the mobile nature of the emissions. The San Diego Air Basin's RAQS, based on growth projections derived from the allowed General Plan densities, are updated every four years by San Diego APCD and lay out the programs for attaining the state and federal level of ambient air quality standards for ozone precursors. It is assumed that a project which conforms to the General Plan, and does not have emissions exceeding the levels discussed in Section III.a, the project will not create a cumulatively considerable net increase to ozone since the emissions were accounted for in the RAQS.

- d. Expose sensitive receptors to substantial pollutant concentrations?
-

No Impact - There are no sensitive receptors or populations (residential, children, senior citizens, care facilities, etc.) in the general vicinity of the project. Sensitive land uses include schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities (CARB 2005). The project site is surrounded by commercial uses. There are no sensitive land uses located immediately adjacent to the project site. The proposed uses (office, café, dance studio and theater) will not involve any changes that would expose sensitive receptors to substantial pollutant concentrations. Please see discussion in III. a, b.

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

The proposed land uses associated with the project (office, dance studio, café, and theatre, assembly) are not uses that would create objectionable odors.

No Impact - Project construction could result in minor amounts of odor compounds associated with diesel or heavy equipment exhaust. However, emissions would disperse rapidly from the project site, and therefore should not be at a level that would affect a substantial number of people. Further, construction operations generally would be short term and temporary.

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?

No Impact - The project site is located within the downtown urban commercial core of the City of Escondido and surrounded by commercial development. The project site has been developed since the mid-20th century, covered with existing buildings, and there is no existing habitat or special status species located on or adjacent to the site that would be adversely impacted. No wetland occurs on site or would be directly impacted by the project. The subject site is considered "infill" (i.e., located on previously developed site, or sites that are surrounded by urban uses) and is consistent with the City's General Plan land use designation and SANDAG's adopted Sustainable Communities Strategy. The EIR for the City of Escondido 2012 General Plan Update shows that this project falls within the Urban Core, with no vegetation for habitat. Please see Figure 4.4-2 at this website address:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUUpdate/Vol1Biology.pdf>

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

No Impact - The subject site is considered "infill" (i.e., located on previously developed site, or sites that are surrounded by urban uses) and is consistent with the City's General Plan land use designation and SANDAG's adopted Sustainable Communities

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Strategy. The site is surrounded by land designated and zoned as residential as commercial, with existing buildings, and there is no existing riparian habitat or other sensitive natural community on or adjacent to the site.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact -The subject site is considered "infill" (i.e., located on previously developed site, or sites that are surrounded by urban uses) and is consistent with the City's General Plan land use designation and SANDAG's adopted Sustainable Communities Strategy.

The site is surrounded by land designated and zoned as residential and commercial. The project site has been developed since the mid-20th century, covered with existing buildings and there is no protected wetland onsite or nearby, and the proposed project would not have any adverse impact on the existing drainage patterns or system in the area.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - The City's General Plan does not identify any wildlife corridors that affect the site and the Draft Escondido Multiple Habitat Conservation Program Subarea Plan does not show the project site within a core linkage area (City of Escondido 2001; 2012). The project site and surroundings are located within the highly developed and urban Downtown SPA of the City of Escondido. Therefore, the proposed project would not interfere with migratory wildlife corridors. The existing site is entirely covered with existing buildings and the proposed project will be constructed within substantially the same footprint. The primary geometrical difference in project shape is that the one-story building at 301 East Grand will be replaced with a two-story building. The maximum number of stories would be two and the building height and footprints are not large enough to have an impact on the movement of any species and will not impede the use of nursery sites.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - There are no existing trees or other biological resources on the site because the entire property is covered in existing buildings.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - The subject site is considered "infill" (i.e., located on previously developed site, or sites that are surrounded by urban uses) and is consistent with the City's General Plan land use designation and SANDAG's adopted Sustainable Communities

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Strategy. The site is surrounded by land designated and zoned as commercial. There is no adopted habitat conservation plan for the project area and the subject site does not include any biological resources. The proposed project is not within any biological communities or links that are shown on the Draft Escondido Subarea Plan of the County of San Diego Multiple Habitat Conservation Plan which can be found at the following website address:

<https://www.escondido.org/draft-escondido-subarea-plan.aspx>

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)?

The subject site and buildings have received proper evaluations as a cultural and historic resource for the purposes of CEQA. The existing Grand Market located on the project site was surveyed for the Escondido Local Register in 1983 (revised in 1990) with a local ranking of Significant (ASM Affiliates, October 2018, Historic Resources Evaluation Report for 301 & 309 Grand Ave., Escondido, California, Draft Report ("ASM Report"). The Ritz Theater was also included in the 1983 survey (revised in 1990), with a local ranking of Individually Significant. A separate 2011 Cultural Resources Report for the Historical and Architectural Evaluation Study of 309 E. Grand Avenue (City Case File No. PHG10-0026) also recommended the Ritz Theater as locally significant under CEQA Criterion A (Archeos, 2011 Cultural Resources Report for the "Ritz" theatre project.

The ASM Report refers to the Secretary of Interior's Standards for the Treatment of Historic Properties (*Standards*) and defines them as the SOI Standards for the Treatment of Historic Properties (Standards) that were codified in 1995 (36 CFR Part 68) to establish professional standards that serve as general guidance for work on historic buildings (Weeks et al. 2001). The Standards for Rehabilitation are the appropriate approach to apply to this project, as Standards 1, 2, 3, 5, 6, 7, and 9 address the adaptive reuse of the long-vacant Ritz Theater for use as a community arts and performance venue and Standard 10 addresses additions and new construction related to historic properties.

These standards are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be

undertaken.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As analyzed in the ASM Report the project as designed and depicted in the Conceptual Plan (included as Appendix A), with the mitigation measures enumerated below will comply with each of these Standards as follows:

1. The adaptive reuse of the Ritz Theater as part of a community arts and performance complex will continue its historic use as a large, single stage/single screen theater, which has not been economically feasible for approximately 20 years. The use of impact minimization and avoidance features in the project's description and scope of improvements is an effective environmental planning practice to avoid and minimize impacts, as well as to mitigate expected impacts. Preservation in place is the preferred manner of mitigating impacts (CEQA Guidelines 15126.4(b)(3)(A)). However, the environmental protection afforded by the project's description and scope of work to preserve in place the Ritz Theatre is a project design feature.
2. The proposed project will retain the historic character of the Ritz Theater, including features that have since been altered, the theater's primary north façade has previously been altered, including the replacement of the large windows and the door at the lunch counter/theater manager's office space at its east side, the enclosing with an aluminum storefront system of the originally open lobby area, and removal of the north façade's original exterior finish on the bases and at the lunch counter/theater manager's office space. In the lobby area, the concession area and ticket kiosk are no longer extant. At the mezzanine level, other than the projection room, the former uses of the other rooms are not known, and the extent to which they have been modified is also unknown. The proposed community arts and performance complex will

retain the theater’s character-defining exterior elements and materials, and also the interior spatial organization of the one-story lobby with mezzanine level above, while appropriately adapting these spaces and features for the theater’s continued use.

3. The proposed project will remove inappropriate and insensitive alterations, specifically the aluminum storefront system at the theater’s lobby, that appears to have been added circa 1960-1970s and replaced following a 2003 vehicular accident that caused considerable damage to the building entrance and lobby area, thus restoring the theater’s original relationship of exterior and interior spaces. A retractable security grille or gate that will secure the lobby when the community arts and performance complex is closed, is proposed in place of the aluminum storefront.
4. The proposed project will relocate the internal stair area that provides access from the theater’s lobby to the mezzanine level. The existing stair is not exemplary in its construction or materials, and does not meet current code requirements for its rise and run, for the railing at the mezzanine level’s stair opening, or for accessible handrails. Its location is not a critical element to the spatial organization of the lobby or the mezzanine area.
5. The proposed project will demolish the theater’s crying room, men’s and women’s restrooms, and the drinking fountain adjacent to the men’s restroom. Although some of the original finishes are extant, these spaces have previously been altered. New men’s and women’s restrooms will be located in the addition on the west side of the theater, and accessible via a new doorway from the theater lobby to the addition.
6. The theater’s existing mezzanine area including the projection room will be modified to provide open mezzanine level seating in the auditorium. The projection room’s multiple windows into the auditorium are a character-defining feature of the theater, and the retention and possible relocation of the section of this wall containing the windows to the rear of the mezzanine seating area is recommended. The requirements for future use of projection equipment in the rehabilitated auditorium had not yet been developed at the time of this assessment, and the feasibility of reusing this section of the projection booth wall as part of the new projection equipment area was unknown; if its reuse is feasible, it is recommended.

The ASM report also recommends against “radically changing a floor plan or interior spaces – including individual rooms – which are important in defining the overall historic character of the building so that, as a result, the character is diminished.” ASM has clarified that this bullet point pertains to retaining the major floor plan division of the theater from the lobby—retaining the theater as one large room, while altering the floorplan of the lobby/mezzanine space would be acceptable. The project complies with this recommendation as the project is proposing to retain the major floor plan division of the theater from the lobby.

The significance determination of the project takes into account the environmental protection afforded by the project’s description and scope of work to preserve in place the Ritz Theatre as a project design feature. Based on the analysis summarized above, the renovation of the Ritz Theatre is less than significant, however, the proposed project constitutes a

potential adverse impact to the Escondido Downtown Historic District, with the demolition of the Grand Market, a contributing resource. The proposed new two-story building would be designed to complement and be compatible with the architecture in the area and specifically the "moderne" style of the Ritz theatre. The demolition of the Grand Market constitutes an adverse impact to the historic district; that will be mitigated to less than significant by the following Mitigation Measure:

- MM-CUL-01 Prior to submittal of construction drawing documents for building permit purposes, the developer/owner shall provide verification of a Secretary of the Interior's Standards Qualified Historic Architect familiar with the time period of construction being retained for documenting compliance and protection. This verification report shall be submitted to the Planning Division of City of Escondido.

- MM-CUL-02 The applicant shall complete black-and-white archival-level photo documentation of all buildings constructed on the premises and proposed for preservation in place (Ritz Theatre) or demolition (Grand Market). The photo-documentation shall be completed prior to issuance of demolition permits for the project. Photo-documentation shall be submitted to the Planning Division of the City of Escondido. This mitigation measure would create a collection of preservation materials that would be available to the public and inform future research. In this way, documentation of the affected properties and presentation of the findings to the community could reduce the impact on historical resources.

- MM-CUL-03 Prior to issuance of the building permit, the fully developed architectural plans for the Project shall be reviewed by an architectural historian to ensure compliance with the *Standards* as outlined in the ASM report.

- MM-CUL-04 Historic Structure Report. Prior to construction on the site, the existing historic buildings must be documented. The Historic Structure Report is the optimal first phase of historic preservation efforts for a significant building or structure, preceding design and implementation of rehabilitation work (Ritz Theatre building) or demolition (Grand Market Building). The Historic Structure Report provides a critical first step in planning an appropriate treatment and determining the character defining features, understanding how the buildings and site has changed over time, and assessing levels of deterioration within the framework of the *Standards*.

- MM-CUL-05 Historic American Building Survey Documentation (HABS). Prior to demolition of the Grand Market building, the entire site and Grand Market building should be documented according to the National Park Service's Standards and Guidelines. The documented report must be

prepared by a Secretary of the Interior's Qualified Historic Architect and Historian. The contents of the report shall include an architectural description, historical context, and statement of significance, per HABS Historical Report Standards. This documentation, formerly referenced as HABS Level II, shall include 11"x17" measured drawings; historic documentation and description in outline format and large format quality 4"x5" photographs of the exterior and interior of each building and features included in the documentation. If available, copies of historic photographs of the resources shall be included in the documentation (MM-CUL-02). One hardcopy and one electronic (pdf) copy of this documentation shall be submitted to each of the following: the City of Escondido, the Escondido Historical Society, and the Escondido Public Library Pioneer Room. The appropriate level of HABS documentation and written narrative shall be determined in consultation with Planning staff. This mitigation measure would create a collection of preservation materials that would be available to the public and inform future research. In this way, documentation of the affected properties and presentation of the findings to the community could reduce the impact on historical resources.

MM-CUL-06 Salvage Materials. Prior to demolition, distinctive representative architectural elements (interior and exterior features) shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on-site as provided for in the *Standards*. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories, to the satisfaction of the Director of Community Development.

MM-CUL-07 On-Site Construction Observation. A qualified architect shall make periodic site visits to monitor demolition and construction activities to assure compliance with the approved construction documents with regards to historic resources. This shall be documented to the satisfaction of the Director of Community Development, prior to certificate of occupancy. During the course of administering and implementing this measure, in the event that previously unidentified historic fabric is discovered, resources shall be determined by the qualified historic architect in consultation with City staff to determine potential reuse or donation within the framework of the *Standards*.

MM-CUL-08 The project applicant shall work with a Planning staff or other qualified professional to institute an interpretive program on-site that references the property's history and the contribution of the historical resource to the broader neighborhood

or historic district. An example of an interpretive program may be installation of interpretive signs or commemorative plaques in a publicly accessible and visible location that describe the history of the site must be installed prior to certificate of occupancy. Although implementation of this mitigation measure may reduce impacts on historical resources, it would not lessen the effects to a less-than-significant level.

Pursuant to CEQA Guidelines Section 15126.4(b)(1), "where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant."

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

The proposed project constitutes a potential adverse impact to the Escondido Downtown Historic District, with the demolition of the Grand Market, a contributing resource that will be mitigated to less than significant with the implementation of the measures aforementioned (MM-CUL01 to 08). The proposed plans for the renovation of the Ritz (including the demolition of the Grand Market and associated new construction) shall comply with the *Standards*. Prior to issuance of the building permit, the fully developed architectural plans for the Project shall be reviewed by an architectural historian to ensure compliance with the *Standards* as outlined in the ASM report and listed above.

Pursuant to CEQA Guidelines Section 15126.4(b)(1), "where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant."

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

Less Than Significant - This project is in conformance with the Downtown Specific Plan (SPA 9) of the General Plan. The Environmental Impact Report for the 2012 General Plan Update states that the uses in the updated General Plan would have a less than significant impact on the issue of Human Remains. See GPU EIR Section 4.5. at:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUUpdate/Vol1Cultural.pdf>

There are no known human remains on the project site.

If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. Suspected Native American remains shall be examined in the field and the location of the find shall be kept secure. If the San Diego County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. The NAHC must then immediately notify the "most likely descendant(s)" of the discovery. The most likely descendants(s) shall then make recommendations within 48 hours and engage in consultation concerning treatment of remains as provided in Public Resources Code 5097.98.

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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not located on a fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The nearest significant fault is 16.0 miles from this site (California Department of Conservation 2018). There is, however, a potential for moderate to locally high levels of ground shaking at the site during periods of activity along active faults (Vinje & Middleton Engineering, Inc., September 8, 2018, Geological Reconnaissance, 301 & 309 Grand Avenue, Escondido, California). Construction of the project will be in accordance with the recommendations of a detailed site specific geotechnical study and the California Building Code, which will address the potential for moderate to locally high levels of ground shaking. This project will be required as a condition of approval to submit a detailed site specific geotechnical study with the submittal of an application for a building permit.

Uniformly applicable development policies or standards substantially mitigate potentially significant effects of this infill project. Adherence and compliance with City ordinances, the California Building Code, engineering standards and codes, and geotechnical reports, would reduce risks of seismic hazards in conjunction with future development. Therefore, the existing regulatory process and policy framework, results in a future outcome where potential impacts associated with seismic hazards would be less than significant.

- ii. Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Less Than Significant Impact - The project site is located in a seismically active southern California region and is located approximately 16 miles from the Elsinore Fault. The most significant seismic hazard at the site is shaking caused by an earthquake occurring on a nearby or distant active fault.. Conformance with the California Building Code (CBC) guidelines that are currently adopted by the City would ensure that potential impacts related strong seismic shaking would be less than significant. Uniformly applicable development policies or standards substantially mitigate potentially significant effects of this infill project. Please refer to Section VI.a.

iii. Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact - According to the Geological Reconnaissance for this site, liquefaction due to seismic activity is possible (Vinje & Middleton Engineering, Inc., September 8, 2018, Geological Reconnaissance, 301 & 309 Grand Avenue, Escondido, California). Figure VI-6 of the City General Plan Community Protection Element shows that the project site is not located within an identified liquefaction hazard area. Conformance with the CBC guidelines that are currently adopted by the City and recommendations of a detailed specific geotechnical study would ensure that potential impacts related to ground failure would be less than significant. significant. Uniformly applicable development policies or standards substantially mitigate potentially significant effects of this infill project. Please refer to Section VI.a.i.

iv. Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - Landslides are not an issue at this site because the project site is generally flat and does not include any steep slopes that would be subject to landslide (Vinje & Middleton Engineering, Inc., September 8, 2018, Geological Reconnaissance, 301 & 309 Grand Avenue, Escondido, California). The project site and surrounding area is generally flat and consists of urban development. Figure VI-6 of the City General Plan Community Protection Element shows that the project site is not located near any slopes greater than 25 percent nor is it located within an area identified as having soil subject to landslide. No impact would occur.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - The project does not propose any activities that would result in substantial soil erosion or loss of topsoil are not an issue at this site (Vinje & Middleton Engineering, Inc., September 8, 2018, Geological Reconnaissance, 301 & 309 Grand Avenue, Escondido, California).

As part of the development permitting process, adherence to the City's Grading and Erosion Control Ordinance and California Building Code would be required, as well as any provisions contained in the National Pollutant Discharge Elimination System (NPDES) General Construction Permit, as may be required. Conformance with these requirements would ensure that future grading and construction operations would avoid significant soil

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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erosion impacts. Project compliance with any necessary NPDES requirements would reduce the potential for substantial erosion or topsoil loss. Uniformly applicable development policies or standards substantially mitigate potentially significant effects of this infill project. Please refer to Section VI.a.i.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact- Figure VI-6 of the City General Plan Community Protection Element shows that the project site is not located near any slopes greater than 25 percent nor is it located within an area identified as having soil subject to landslide. Figure VI-6 also shows that the project site is not located within an identified liquefaction hazard area. Figure 4.6-5 of the City's General Plan Final EIR shows that the project site is not located within an area identified as having expansive soils (City of Escondido 2012b). Conformance with the CBC guidelines that are currently adopted by the City would ensure that potential impacts related to soil stability would be less than significant. In addition, the project would need to implement any measures in accordance with the recommendations of a detailed site specific geotechnical study (Vinje & Middleton Engineering, Inc., September 8, 2018, Geological Reconnaissance, 301 & 309 Grand Avenue, Escondido, California).

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No Impact - Soils underlying this site not expansive.(Vinje & Middleton Engineering, Inc., September 8, 2018, Geological Reconnaissance, 301 & 309 Grand Avenue, Escondido, California).

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

No Impact - This site is currently, and will continue to be, served by a public sewer 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact - This project is consistent with the requirements of SPA 9 and Overlays relating to uses, and building types. It is also consistent with City of Escondido Zoning Code Article 47, Section 33-924 which states that, "In situations where a negative declaration is otherwise appropriate, the following incremental GHG emissions are generally not considered significant: Projects that do not generate more than two thousand five hundred (2,500) metric tons (MT) of carbon dioxide equivalent (CO₂e) greenhouse gas (GHG) emissions. This project will produce far less CO₂e than the examples given in the City of Escondido Greenhouse Gas Emissions

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

Adopted CEQA Thresholds and Screening Tables, Appendix B, which can be found at:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/CEQAThresholdsAndScreeningTables.pdf>

The Sample Project Sizes by Land Use Category that Generate 2,500 MT CO₂e per year Table includes some similar uses. These were used, with noted adjustments, to calculate approximate amounts of MT CO₂e per year.

Proposed Use	Use in Sample Project Size Table	Sample Project Size sf	Adjusted Size to Match Actual Use sf	Proposed Project Size sf	Calculated MT CO ₂ e per year
Office	Office Park	56000	56000	2132	95
Café	Fast Food Restaurant	5200	5200	1275	613
Theater	Elementary/Middle School	91000	45500	10520	578
Studio Class Room	Elementary/Middle School	91000	91000	3320	91
TOTAL					1377

The table above shows that the estimated greenhouse gas generation of the proposed project is only about half the allowable threshold generation rates established for determining significance in the City of Escondido Greenhouse Gas Adopted Thresholds and Screening Tables. The approved Trip Generation Memo, 301 & 309 E. Grand Avenue, by Masson and Associates, Inc., dated August 16, 2018 (included herein), shows that the traffic generated by this project would not trigger sufficient additional traffic to warrant either a traffic impact analysis or traffic mitigations. More specifically, the amount of traffic increase to the adjoining streets would increase by less than 2%. The Traffic Impact Analysis Guidelines can be found at:

<https://www.escondido.org/Data/Sites/1/media/PDFs/trafficengineering/6-TrafficImpactAnalysisGuidelines.pdf>

This project will be constructed on a site the size of the building footprint. There will be minimal construction of improvements outside the building footprints (limited to sidewalk repairs and water, sewer and dry utility lines to the building). This will result in MTCO₂e generation of less than most projects of this building size.

This project is in conformance with the Downtown Specific Plan (SPA 9) of the General Plan. The Environmental Impact Report for the 2012 General Plan Update states that the uses in the updated General Plan would have a less than significant impact on the Air Quality Plans. See GPU EIR Section 4.3. at:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUpdate/Vol1AirQuality.pdf>

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Less Than Significant Impact - Please see statement in VII.a, above.

HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact - Project construction activities may involve the use of lubricating oils, paints, solvents, and other materials. Operation and maintenance of the project may involve other regulated common hazardous materials (such as cleaning supplies), although acutely hazardous materials would not be used. Project activities during construction and operation would be undertaken in compliance with applicable federal, state, and local regulations pertaining to the proper use, transport, and disposal of hazardous materials, and impacts would be less than significant.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No Impact - Due to the proposed office, dance studio, cafe and theater uses, no upset or accident conditions involving the release of hazardous materials into the environment are foreseen.

- | | | | | | |
|----|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| e. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Less Than Significant With Mitigation- The following schools are within ¼ mile of the project site: Classical Academy High School, John Paul the Great Catholic University, Central Elementary School.

A Hazardous Building Material Survey was performed by Advantage Environmental Consultants, LLC (AEC) (2018, attached as Appendix B) "AEC Report", to determine if the buildings at 301 and 309 East Grand Avenue in Escondido contained any lead based paint or asbestos containing materials.

The California Department of Health Services standard for the definition of lead based paint (LBP) is 1.0 mg/cm² or 5,000 parts per million (ppm). In addition, the California Occupational Safety and Health Commission indicates that workers be properly protected when working with building components containing any level of lead in accordance with Title 8 CCR Section 1532.1.

After field inspections on September 20 and 21, 2018, and analysis, the AEC Report, dated 10-8-18 concluded that several of the building materials were found to contain asbestos or are assumed to contain asbestos. This finding of asbestos containing materials is a Less than Significant Impact with the following Mitigation Measures incorporated.

- MM-H-1: Any materials containing asbestos that will be disturbed during future renovation or demolition activities must be managed in accordance with any applicable local, State and Federal regulations by a licensed abatement contractor under controlled conditions. Current federal and state regulations require any repair, renovation and/or demolition of

such materials be conducted only by workers and/or contractors who have been properly trained in the correct handling of asbestos. All asbestos work should be accomplished under the direction of an Independent State Certified Asbestos Consultant with oversight performed by a State Certified Site Surveillance Technician. The materials must be disposed of at an approved facility licensed to handle such waste.

MM-H-2: The OSHA Construction Asbestos Standard requires building and/or facility owners to notify the following persons of the presence, location and quantity of asbestos or material presumed to contain asbestos at any concentration, at the work sites in their buildings and facilities:

- Prospective employers applying or bidding for work whose employees reasonably can be expected to work in or adjacent to areas containing such material;
- Employees of the owner who will work in or adjacent to areas containing such material;
- On multi-employer worksites, all employers of employees who will be performing work within or adjacent to areas containing such materials;
- Tenants who will occupy areas containing such material; and
- Any additional suspect materials not previously sampled should be assumed to contain asbestos until further testing proves otherwise.

MM-H-3: Lead containing paint was identified on multiple surfaces at the Site. Any loose and flakey lead containing paint on the Site building (exterior stucco at 309 Grand) must be scraped and removed by a licensed abatement contractor with the underlying substrate stabilized.

f. 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?

No Impact - This project would not create a significant hazard to the public or environment as a result of being included on the California Department of Toxic Substances Control Hazardous Waste and Substances Site List - Site Cleanup (Cortese List) created in accordance with Government Code Section 65962.5. A review of said list shows that this site does not appear on that list.

g. 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 - This project is not within an airport land-use plan, nor is it within two miles of any airport.

h. 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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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area?

No Impact - This project would not result in a safety hazard for people working in the project area as a result of its proximity to a private airstrip.

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

No Impact This project does not include any design features or operational components that would impair implementation of, or physically interfere with, any 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?

No Impact - Figure VI-6 of the City General Plan Community Protection Element identifies the project site as having a moderate wildfire risk. The project site is located in an urbanized environment and is not bordered by any undeveloped lands that could be susceptible to wildland fires. Furthermore, the project would comply with City Fire Department standards. Therefore, there would be no impacts related to the exposure of people or structures to wildfire risk.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

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

No Impact - The proposed project will be in compliance with the City of Escondido Grading and Erosion Control Ordinance, Storm Water Standards for New and Redevelopment Projects, Storm Water Ordinance and the State of California Storm Water Permit Order R9-2013-0001) A Storm Water Quality Management Plan (SWQMP) for a Standard Development Project and the project will be conditioned to comply with the SWQMP. The project will disturb less than an acre during construction, so a Storm Water Pollution Prevention Plan will not be required. However, the project will comply with City storm water standards which require standard storm water pollution prevention practices for every construction project.

- 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)?

No Impact - The project would obtain its water supply from the Escondido Water and Wastewater Division and would not use groundwater supply for any purpose. Because this project does not propose any ground-water extraction, and because the proposed project will occur within the footprint of the existing buildings, the impervious area of the site will not change so the project will not impact existing groundwater levels.

- 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?

No Impact- There are no natural hydrologic features on the project site such as watercourses, seeps, springs, or wetlands. The proposed project will not alter the existing drainage pattern of the site or area because the proposed project will occur within the footprint of the existing buildings.

Storm water runoff from the subject would be collected within the existing storm water conveyance system and runoff would ultimately be discharged into the Pacific Ocean. The overall drainage area as well as the drainage characteristics/patterns in the post-buildout condition would be similar to existing conditions. Runoff associated with new development is required to be controlled per the City's Grading and Erosion Control Ordinance, so that it would not result in significant impacts to upstream or downstream properties. Any proposed storm drain system improvements for future development would also be required to be designed for the 100-year storm event so it would not result in flood hazards on surrounding lands, erosion or siltation, or exceed the capacity of the storm drain system. Since all future development would be required to adhere to General Plan policies and the City's Municipal Code, with existing regulations, impacts associated with buildout of project site would not result in an impact to the environment.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No Impact- The proposed project will not alter the existing drainage pattern of the site or area since the proposed project will occur within the footprint of the existing buildings. Please refer to Section IX.c.

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

No Impact - The proposed project will not change the amount of runoff from the site, nor will it create or contribute runoff that would exceed the capacity of existing or planning storm water drainage systems, nor will the project provide substantial additional sources of polluted runoff. Please refer to Section IX.c.

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

Less Than Significant Impact. Escondido Creek is listed as an impaired water body on the Clean Water Section 303(d) list. Standard BMPs would be implemented during construction and post construction in compliance with the City and RWQCB regulations to adequately control and treat pollutants. Therefore, the project would not result in an increase in any pollutant for which the water body is already impaired, exceed the capacity of existing or planned storm

water drainage systems, or provide substantial additional sources of polluted runoff, and impacts would be less than significant.

- g. Otherwise substantially degrade water quality?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact - The project will not otherwise substantially degrade water quality. Please refer to Section IX.c.

- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact – The project proposes commercial development and does not propose housing. According to Flood Insurance Rate Map Number FM06073C1077G the project site is located within flood Zone X, which is defined as an area of minimal flood hazards, typically above the 500-year flood level. Therefore, the proposed project would not place housing within a 100-year flood hazard area and no impact would occur.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - According to the Federal Emergency Management Agency's Flood Insurance Rate Maps, this project is not within a 100-year flood hazard area. Refer to IX(g) above.

- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than Significant - The project site and generally the central portion of the City is located within the Dixon Lake Dam and Lake Wohlford Dam inundation zones (SanGIS 2015). Therefore, the proposed project would place commercial structures within a dam inundation zone. Although a catastrophic dam failure at either of these facilities would place 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 within a dam inundation zone and to minimize risks of dam inundation hazard. The project would not be subject to any greater risk than the existing on-site development and the existing surrounding development. Additionally, the project would be built to the most recent safety standards. Therefore, impacts of flooding risks, including flooding as a result of the failure of a levee or dam, would be less than significant.

- k. Inundation by seiche, tsunami, or mudflow?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - the project site is generally flat with no steep slopes and does not contain slopes subject to potential landslide or mudflows. This project site is inland and not adjacent to any significant bodies of water. Therefore, the project is not in an area subject to seiche, tsunami, or mudflow.

X. LAND USE PLANNING. Would the project:

- a. Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact — Because this project proposes to replace existing

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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buildings within substantially the same footprint, it will not physically divide an established community. The project would not create any new land use barriers 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 located within the Historic Downtown District of the Downtown Specific Planning Area. The project site is developed with one- and two-story buildings that have been used as a theatre/assembly and various other commercial uses similar to the proposed project. The proposed uses proposed under the project are either permitted and/or conditionally permitted uses in the Downtown Specific Plan and would be consistent with the growth anticipated by the City General Plan. Additionally, the project would not conflict with the “Vision” and “Strategic Goals” for the Downtown Specific Plan that is envisioned as a dynamic, attractive, economically vital city center providing social, cultural, economic and residential focus while respecting its historic character.

The subject site is considered “infill” (i.e., located on previously developed site, or sites that are surrounded by urban uses) and is consistent with the City’s General Plan land use designation and SANDAG’s adopted Sustainable Communities Strategy. Therefore, the project would not 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. Potential impacts to historic resources are discussed in Section V.

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

No Impact - The proposed project is not within any biological communities or links that are shown on the Draft Escondido Subarea Plan of the County of San Diego Multiple Habitat Conservation Plan.

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 – because this site is already completely developed, the proposed project would not result in the loss of availability of a known 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 - According to Section 4.11 of the EIR for the 2012 General Plan Update, the project site is not located at, or within, any known area of locally important resource recovery site.

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

Construction Noise:

Less Than Significant - Project construction noise would be generated by construction equipment used for site preparation, demolition, building construction, loading, unloading, and placing materials and paving. Gas and diesel engine-driven trucks also would bring materials to the site and remove existing building and construction debris and pavement. A variety of noise-generating equipment would be used during the construction phase of the project. The project site is surrounded by commercial uses. There are no residential uses located immediately adjacent to the project site.

Sections 17-234 and 17-238 of the City's Noise Ordinance provide regulations for construction equipment and grading activities. The applicable limits are expressed in terms of average equivalent A-weighted decibels (dB(A) Leq) which is the equivalent steady-state noise level in a stated period of time that is calculated by averaging the acoustic energy over a time period; when no period is specified, a 1-hour period is assumed. Compliance with the City's Noise Ordinance provisions would ensure that any temporary impacts from construction noise was less than significant that include the following:

Section 17-234 (Construction Equipment):

Except for emergency work, the following applies to all construction equipment operating in the City:

- a. It shall be unlawful for any person, including the City of Escondido, to operate construction equipment at any construction site, except on Monday through Friday during a week between the hours of 7:00 a.m. and 6:00 p.m. and on Saturdays between the hours of 9:00 a.m. and 5:00 p.m., and provided that the operation of such construction equipment complies with the requirements of subsection (c) of this section.
- b. It shall be unlawful for any person, including the City of Escondido, to operate construction equipment at any construction site on Sundays and on days designated by the President, Governor, or City Council as public holidays.
- c. No construction equipment or combination of equipment, regardless of age or date of acquisition, shall be operated so as to cause noise in excess of a one-hour average sound level limit of 75 dB at any time, unless a variance has been obtained in advance from the City Manager.

Section 17-238 (Grading):

- a. It shall be unlawful for any person, including the City of Escondido, to do any authorized grading at any construction site, except on Mondays through Fridays during a week between the hours of

7:00 a.m. and 6:00 p.m. and, provided a variance has been obtained in advance from the City Manager, on Saturdays from 10:00 a.m. to 5:00 p.m.

- b. For the purpose of this section, "grading" shall include, but not be limited to, compacting, drilling, rock crushing or splitting, bulldozing, clearing, dredging, digging, filling and blasting.
- c. In addition, any equipment used for grading shall not be operated so as to cause noise in excess of a one-hour sound level limit of 75 dB at any time when measured at or within the property lines of any property which is developed and used in whole or in part for residential purposes, unless a variance has been obtained in advance from the City Manager.

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 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 limits between the project site and the adjacent commercial uses is 60 dB(A) Leq between 7 a.m. and 10 p.m. and 55 dB(A) Leq between 10 p.m. and 7 a.m. As discussed, there are no residential uses located adjacent to the project site. The project does not propose any operational type uses that would generate any adverse noise levels and would typical of the commercial uses throughout the downtown area.

Traffic Noise:

Less Than Significant - The City General Plan Community Protection Element states that exterior noise levels for projects that would increase the noise levels 5 dB(A) or greater would have a significant impact and would require mitigation. The project would increase traffic volumes on the surrounding roadway network including Grand Avenue and Juniper Street. Based on the focused trip generation memo prepared by Masson and Associates (2018), the project would result in the generation of 282 additional daily trips. However, because the subject site does not provide any on-site parking, these trips would be distributed throughout the downtown area to available municipal parking lots or on-street parking. Due to the relatedly low amount of trips associated with the project and distribution throughout the downtown area the increase in traffic noise over the existing condition along the downtown roadway segments would be considered relatively low (anticipated to be less than 1%) and traffic noise impacts would be less than significant.

- b. Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than Significant - This project is in conformance with the Downtown Specific Plan (SPA 9) of the General Plan. The proposed project does not propose any commercial-type uses that would generate ground-borne vibration or adverse noise. In general, commercial land uses generally do not use equipment that would blast or pile drive (i.e., construction of railways/freeways or mining activities). Construction activities including site preparation and

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction activities would use standard equipment such as loaders, backhoes, scrapers, forklifts, and rollers that would not generate significant ground-borne vibration or noise. The project does not propose any use that would violate City of Escondido noise regulations and will comply with Escondido Municipal Code Article 12, Section 17-234 regarding hours of construction and noise levels. Therefore, 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant - This project is in conformance with the Downtown Specific Plan (SPA 9) of the General Plan. However, the proposed office, dance studio, theater and cafe uses would not result in a substantial permanent increase in noise levels above the existing noise levels at this location without the project. The uses in this project are consistent with existing uses and events in the surrounding area. The proposed increase in traffic also would not result in a substantial increase in noise levels along the area roadways.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - This project is in conformance with the Downtown Specific Plan (SPA 9) of the General Plan. The uses proposed by the project are consistent with existing uses in the vicinity and would not result in substantial temporary or periodic increases 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - The project is not within an airport land-use plan or within two miles of a public airport or public use airport.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - The project is not in the vicinity of a private airstrip.

XIII. PALEONTOLOGICAL RESOURCES. Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - The site previously has been disturbed with existing commercial buildings, building foundations and related infrastructure improvements. Escondido and the general project area is not known to contain or have produced any significant or substantial paleontological resources or discoveries. Due to the nature of the project and previous disturbance, the potential for discovery of unknown fossils during project ground disturbance would be relatively low to negligible. Therefore, the project will not directly or

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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indirectly destroy any known paleontological resource or site or unique geologic feature. According to the Escondido General Plan Resource Conservation Element, Figure VII-5, the site is not on a ridgeline, so it would not alter any geologic feature. See Figure VII-5 at:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/GPUupdate/GeneralPlanChapterVII.pdf>

XIV. POPULATION AND HOUSING. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No Impact - Because the project is a re-development of existing commercial structures is in conformance with the Downtown Specific Plan Area land-use and development requirements, and is not proposing the extension of any roads or infrastructure, it will not induce substantial population growth or growth-inducing impacts.

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

No Impact - The site is developed with commercial uses and does not contain any Residential units. Therefore, the project does not propose the displacement of any housing.

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

No Impact - This project does not propose the displacement of any housing as detailed in the various sections above.

XV. 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project is in compliance with the 2012 General Plan Update EIR (GPU EIR) and the Downtown Specific Plan (DSP) and Overlays.

- | | | | | |
|---------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Fire protection services would be provided by the Escondido Fire Department. Fire Station #1 located at 310 North Quince Street. Because the project is compliant with the GPU EIR and the DSP, and the GPU EIR has determined that the GPU will have a less than significant impact on Fire Services (EIR Section 4.14), because project would be subject to fire and building

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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review to ensure that the development is in compliance with access and safety standards. The proposed project will incorporate fire sprinkler systems in the building and two new fire hydrants. Therefore, the project would not require the construction of new fire protection facilities, and impacts would be less than significant.

ii. Police protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Police services would be provided from the Police and Fire Headquarters Building located at 1163 North Centre City Parkway. Because the project is compliant with the GPU EIR and the DSP, and because the GPU EIR has determined that the GPU will have a less than significant impact on Police Services (EIR Section 4.14), this project's impact will also be less than significant.

iii. Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Because the project is compliant with the GPU EIR and the DSP, and because the GPU EIR has determined that the GPU will have a less than significant impact on School Services (EIR Section 4.14), this project's impact will also be less than significant. This project is not proposing any residential uses, so it will not bring in any new children.

v. Library?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Because the project is compliant with the GPU EIR and the DSP, and because the GPU EIR has determined that the GPU will have a less than significant impact on Library Services (EIR Section 4.14), this project's impact will also be less than significant.

iv. Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Because the project is compliant with the GPU EIR and the DSP, and because the GPU EIR has determined that the GPU will have a less than significant impact on Recreational Facilities (EIR Section 4.15), this project's impact will also be less than significant. The project site is developed with commercial uses and not designed for parks or recreational uses. The nature of the project being a commercial use also would not create demand for recreational uses.

iv. Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact. The project would connect to Escondido Water and Wastewater Division and would result in some increase in water demand and wastewater generation. 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 Municipal Code, which establishes the public facility fees for the City. 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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project would not require the construction of new facilities, impacts would be less than significant.

XVI. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact- Because the project is compliant with the GPU EIR and the DSP, & because the GPU EIR has determine that the GPU will have a less than significant impact on Recreational Facilities (EIR Section 4.15), this project's would not have an impact to recreational facilities.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - This project does not propose any construction or expansion of recreational facilities.

XVII. 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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant - This project will conform to the General Plan Update and Downtown Specific Plan. The 2012 GPU EIR determined that land uses as planned in the GPU will have a potentially significant impact on Traffic and LOS standards and Alternative Transportation (EIR Section 4.16). However, this project complies with the City of Escondido Zoning Code Article 47 and the City Traffic Impact Analysis Guidelines which can be found at:

<https://www.escondido.org/Data/Sites/1/media/PDFs/trafficengineering/6-TrafficImpactAnalysisGuidelines.pdf>

The initial trip generation analysis performed for this project and included herein (The Grand – Trip Generation Memo), showed that the proposed project will not increase traffic to a level that will be considered significant, nor require the preparation of a detailed Traffic Impact Analysis (TIA) because the estimated trips for the adjacent street segments (Grand Avenue and Juniper Street) is well below the TIA Trigger-Point Threshold for new development. Grand Avenue and Juniper Street are both designated as Collector Roads in the City of Escondido's Mobility Element. After consultation with City staff, the Engineering Division and Traffic Division determined the project would not result in any significant impacts to the adjacent roadway segments or intersections, and the streets and intersections would continue to operate at acceptable levels of service.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Furthermore, the GPU EIR concludes that, with the mitigations proposed in the GPU, the impacts of the GPU on Alternative Transportation would be less than significant. Mitigation measures proposed in the GPU, to be incorporated in city-wide infrastructure include the reclassification of roadway segments, and implementation of adaptive traffic signal control technology that would result in acceptable LOS D-operations and would benefit many areas of the City.

Because there are several public parking areas within six blocks of the project site and bus route along Grand Ave, the proposed project will not have a significant effect on mass transit. In addition, the mixed uses proposed in this project and their compatibility with other uses in the immediate area (restaurants, shopping, etc.) will reduce trip generation. No changes to the City bicycle or pedestrian paths are proposed, nor will the project have a significant impact on the existing paths.

- 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 - The GPU EIR GPU EIR states that the San Diego Association of Governments (SANDAG) Congestion Management Process provides sufficient mitigation for the potentially significant impact of the GPU (EIR Section 4.16, page 4.16-1). Because this project will conform to the General Plan Update and Downtown Specific Plan, it will therefore conform to the SANDAG Congestion Management Process and the project will have a less than significant impact.

- 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 - Because very few of the employees, attendees and customers of the proposed project would be anticipated to be flying in from other regions, this project will not result in significant change in air traffic patterns, air traffic levels or 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)?

No Impact - The project will comply with the Downtown Specific Plan and Overlays and will not include any incompatible uses. No changes in street alignments are proposed or required by the project plans.

- e. Result in inadequate emergency access?

No Impact - The project would not affect Grand Avenue or Juniper Street. The project site and proposed new building and building renovations will comply with California Building Code requirements for emergency access and the proposed project will therefore not result in inadequate emergency access.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A bus stop is located adjacent to the project site on Grand Avenue. The Escondido Transit Center is located west of the site on West Valley Parkway/Quince Street. Pedestrian access to and from the project is currently provided via sidewalks on Grand Avenue and Juniper Street. The project would not affect the existing bus stop or sidewalks. There are no designed bike lanes in Grand Avenue. No changes to the City bicycle or pedestrian paths are proposed, nor will the project have a significant impact on the existing paths. The initial analysis performed for this project and included herein, showed that the proposed project will not increase traffic to a level that will be significant. Therefore, the project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. No impact would occur.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - The City initiated consultation with the Native American Tribes pursuant to Public Resources Code Section 21080.3.1 consistent with AB 52. The City sent out AB52 notification by mail to the four tribes, and email to three tribes who are traditionally and culturally affiliated with the geographic area of the project. Staff did not receive any formal requests for additional consultation regarding the project from any of the four tribes. However, during consultation with the Rincon Tribe and San Luis Rey Tribe, staff did give them an update regarding the project and discussed any potential impacts to Tribal Cultural Resources. Staff met with Destiny Colocho from the Rincon Tribe on July-24-2018 at City Hall and Destiny did not express any concerns regarding the project due to the nature of the project, location in the downtown area of the city which was previously disturbed, and the limited grading associated with this project.

Staff also met with a representative (PJ Stoneburner) from the San Luis Rey Tribe on August-22-2018 to provide an overview of the project and discuss any potential impacts to Tribal Cultural Resources. The San Luis Rey Tribe also did not provide written request for formal consultation, but staff did discuss the project with them during consultation on other projects and the representative had the opportunity to request further information. The representative did not express any concerns with potential impacts to Tribal Cultural Resources due to the previously disturbed nature of the site, and nature of the project with limited ground disturbance proposed.

- b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 of a California Native American tribe.

No Impact - As discussed in response to XVIII. a), no Tribal Cultural Resources were documented on-site during tribal consultation. Therefore, no impacts would occur. Potential impacts to any historic resources are discussed in V. Cultural Resources.

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact - This project will be required to comply with the requirements of the City of Escondido Engineering Design Standards, waste water discharge regulations and the California Plumbing Code as a condition of project approval. All wastewater would be treated consistent with applicable RWQCB treatment requirements at the Hale Avenue Resource Recovery Facility. Because the City of Escondido regulations regarding wastewater discharge are compliant with the Regional Water Quality Control Board waste water treatment requirements, this project will not have any significant impact.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact - The project would result in an incremental increase in demand water for wastewater treatment. The proposed project does not include any plans to increase the waste water flows from the project site that were considered as part of the 2012 General Plan Update EIR (GPU EIR) and the Downtown Specific Plan (DSP) and Overlays. All wastewater would be treated at the Hale Avenue Resource Recovery Facility, which would have adequate capacity to treat flows associated with the project. Because the project is within the intensity and uses considered in the GPU EIR and the DSP, and the GPU EIR has determined that the GPU will have a less than significant impact on wastewater facilities (EIR Section 4.17), this project's impact will also be less than significant.

- c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact - The project will be built within the same footprint as currently exists on the site, with the same or substantially similar percentage of impervious surfaces. Therefore, the project will not change the amount of runoff from the site, create or contribute runoff that would exceed the capacity of existing or planning storm water drainage systems, or provide substantial additional sources of polluted runoff, it will not require the construction of new storm water drainage facilities or expansion of existing facilities.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 commercial use has been considered in water supply planning documents (e.g., City Urban Water Management Plan), which plan for future water supplies and take into consideration the potential for future drought conditions. The proposed project does not include any plans to significantly increase the demand on the project site. The proposed project is the same intensity and uses considered in the 2012 General Plan Update EIR (GPU EIR) and the Downtown Specific Plan (DSP) and Overlays. Because the project is compliant with the GPU EIR and the DSP, and since the GPU EIR has determined that the GPU will have a less than significant impact on water supply/resource (EIR Section 4.17), this project's impact will also 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact - The project's incremental increase in demand for wastewater treatment 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. Therefore, the project would not exceed existing wastewater treatment capacity, and impacts would be less than significant. The proposed project is the same or similar to the intensity and types of uses considered in the 2012 General Plan Update EIR (GPU EIR) and the Downtown Specific Plan (DSP) and Overlays. Since the project is compliant with the GPU EIR and the DSP, and since the GPU EIR has determined that the GPU will have a less than significant impact on wastewater facilities (EIR Section 4.17), this project's impact will also be less than significant.

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| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact -Project construction would generate solid waste that would be disposed of at regional landfills. The project would minimize construction waste by recycling construction waste when 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. The proposed uses within the project are similar to the most recent uses of the site, and as considered in the 2012 GPU EIR, the existing landfill serving this site will have sufficient capacity to accommodate the project's solid waste disposal needs.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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. The project would comply with all regulations related to solid waste such as the California Integrated Waste Management Act and City recycling programs. No impact would occur. No unusual wastes are anticipated from this site or the proposed uses. The project will include trash receptacles and enclosures in accordance with regulations.

XX. MANDATORY FINDINGS OF SIGNIFICANCE.

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

Less Than Significant with Mitigation. As described in Section IV (Biology) above, the project site consists of building footprint and paving. The site is within a downtown urban area and does not contain any sensitive plant species and does not provide habitat for designated sensitive species. Similarly, the project site does not possess any riparian habitat communities, nor any wetlands, wetland buffer areas, or non-wetland waters of the U.S. Therefore, no impacts to sensitive species, riparian habitat, or wetlands would occur. As described in Section V, above, the project would impact existing historical resources, but implementation of MM-CUL-1 through MM-CUL-2 would reduce impacts on historic resources to a level less than significant.

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant. Impacts associated with cultural resources would be mitigated to a level less than significant, but are not considered a significant cumulative impact. All other project impacts would be less than significant. Consequently, the project would not result in any significant cumulative impacts on the environment.

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

- d. **Less Than Significant Impact with Mitigation.** As described in Sections III, VI, VII, VIII and XII above, the project would not result in any substantial adverse direct or indirect impacts to human beings related to air quality, hazards and hazardous materials, and noise, because appropriate conditions and design features are included to address potential impacts and mitigation measures to address potential impacts related to lead-based paint and asbestos materials.

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

- e. 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 With Mitigation. Impacts associated with cultural resources and hazardous materials would be mitigated to a level less than significant. All other project impacts would be less than significant without mitigation. Consequently, the project would not result in deficiencies relative to the City's General Plan Quality of Life Standards or deficiencies that exceed the levels identified in the Environmental Quality Regulations (City of Escondido Zoning Code Article 47 Section 33-924(a)).

Summary of Mitigation Measures

Cultural:

MM-CUL-01 Prior to submittal of construction drawing documents for building permit purposes, the developer/owner shall provide verification of a Secretary of the Interior's Standards Qualified Historic Architect familiar with the time period of construction being retained for documenting compliance and protection. This verification report shall be submitted to the Planning Division of City of Escondido.

MM-CUL-02 The applicant shall complete black-and-white archival-level photo documentation of all buildings constructed on the premises and proposed for preservation in place (Ritz Theatre) or demolition (Grand Market). The photo-documentation shall be completed prior to issuance of demolition permits for the project. Photo-documentation shall be submitted to the Planning Division of the City of Escondido. This mitigation measure would create a collection of preservation materials that would be available to the public and inform future research. In this way, documentation of the affected properties and presentation of the findings to the community could reduce the impact on historical resources.

MM-CUL-03 Prior to issuance of the building permit, the fully developed architectural plans for the Project shall be reviewed by an architectural historian to ensure compliance with the Standards as outlined in the ASM report.

MM-CUL-04 Historic Structure Report. Prior to construction on the site, the existing historic buildings must be documented. The Historic Structure Report is the optimal first phase of historic preservation efforts for a significant building or structure, preceding design and implementation of rehabilitation work (Ritz Theatre building) or demolition (Grand Market Building). The Historic Structure Report provides a critical first step in planning an appropriate treatment and determining the character defining features, understanding how the buildings and site has changed over time, and assessing levels of deterioration within the framework of the Standards.

MM-CUL-05 Historic American Building Survey Documentation (HABS). Prior to demolition of the Grand Market building, the entire site and Grand Market building should be documented according to the National Park Service's Standards and Guidelines. The documented report must be prepared by a Secretary of the Interior's Qualified Historic Architect and Historian. The contents of the report shall include an architectural description, historical context, and statement of significance, per HABS Historical Report Standards. This documentation, formerly referenced as HABS Level II, shall include 11"x17" measured drawings; historic documentation and description in outline format and large format quality 4"x5" photographs of the exterior and interior of each building and features included in the documentation. If available, copies of historic photographs of the resources shall be included in the documentation (MM-CUL-02). One hardcopy and one electronic (pdf) copy of this documentation shall be submitted to each of the following: the City of Escondido, the Escondido Historical Society, and the Escondido Public Library Pioneer Room. The appropriate level of HABS documentation and written narrative shall be determined in consultation with Planning staff. This mitigation measure would create a collection of preservation materials that would be available to the public and inform future research. In this way, documentation of the affected properties and presentation of the findings to the community could reduce the impact on historical resources.

MM-CUL-06 Salvage Materials. Prior to demolition, distinctive representative architectural elements (interior and exterior features) shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on-site as provided for in the Standards. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories, to the satisfaction of the Director of Community Development.

MM-CUL-07 On-Site Construction Observation. A qualified architect shall make periodic site visits to monitor demolition and construction activities to assure compliance with the approved construction documents with regards to historic resources. This shall be documented to the satisfaction of the Director of Community Development, prior to certificate of occupancy. During the course of administering and implementing this measure, in the event that previously unidentified historic fabric is discovered, resources shall be determined by the qualified historic architect in consultation with City staff to determine potential reuse or donation within the framework of the Standards.

MM-CUL-08 The project applicant shall work with a Planning staff or other qualified professional to institute an interpretive program on-site that references the property's history and the contribution of the historical resource to the broader neighborhood or historic district. An example of an interpretive program may be installation of interpretive signs or commemorative plaques in a publicly accessible and visible location that describe the history of the site must be installed prior to certificate of occupancy. Although implementation of this mitigation measure may reduce impacts on historical resources, it would not lessen the effects to a less-than-significant level.

Hazards and Hazardous Materials:

MM-H-1: Any materials containing asbestos that will be disturbed during future renovation or demolition activities must be managed in accordance with any applicable local, State and Federal regulations by a licensed abatement contractor under controlled conditions. Current federal and state regulations require any repair, renovation and/or demolition of such materials be conducted only by workers and/or contractors who have been properly trained in the correct handling of asbestos. All asbestos work should be accomplished under the direction of an Independent State Certified Asbestos Consultant with oversight performed by a State Certified Site Surveillance Technician. The materials must be disposed of at an approved facility licensed to handle such waste.

MM-H-2: The OSHA Construction Asbestos Standard requires building and/or facility owners to notify the following persons of the presence, location and quantity of asbestos or material presumed to contain asbestos at any concentration, at the work sites in their buildings and facilities:

- Prospective employers applying or bidding for work whose employees reasonably can be expected to work in or adjacent to areas containing such material;
- Employees of the owner who will work in or adjacent to areas containing such material;
- On multi-employer worksites, all employers of employees who will be performing work within or adjacent to areas containing such materials;
- Tenants who will occupy areas containing such material; and
- Any additional suspect materials not previously sampled should be assumed to contain asbestos until further testing proves otherwise.

MM-H-3: Lead containing paint was identified on multiple surfaces at the Site. Any loose and flakey lead containing paint on the Site building (exterior stucco at 309 Grand) must be scraped and removed by a licensed abatement contractor with the underlying substrate stabilized.

Source of Information/Material Used in Preparation of this Analysis

1. Escondido General Plan – May 2012 <https://www.escondido.org/general-plan-update.aspx>
2. Escondido General Plan Final EIR (April 2012) <https://www.escondido.org/general-plan-update.aspx>
3. Escondido Zoning Code and Land Use Map <http://www.qcode.us/codes/escondido/view.php?topic=33>
4. SANDAG Summary of Trip Generation Rates http://sandiegohealth.org/sandag/sandag_pubs_2009-7-25/publicationid_1140_5044.pdf
5. Escondido Drainage Master Plan (1995)
<https://www.escondido.org/Data/Sites/1/media/PDFs/Engineering/DrainageMasterPlan.pdf>
6. County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List
<https://www.sandiegocounty.gov/content/sdc/deh/hazmat.html>
7. Escondido Historical Resources Survey – Available at the City of Escondido Planning Division
8. Site Visits/Field Inspection
9. Comments from other Departments:
 - Building
 - Engineering Services
 - Fire
 - Police
 - Utilities
10. Historic Resources Evaluation Report for 301 & 309 Grand Ave., Escondido, CA, dated October 2018
11. Lead and Asbestos Survey by Vinje and Middleton for 301 & 309 Grand Avenue, Escondido, CA, dated September, 2018
12. Geological Reconnaissance, 301 & 309 Grand Avenue, Escondido, California, dated September 7, 2018
13. Trip Generation Memo, 301 & 309 E. Grand Avenue, by Masson and Associates, Inc., dated August 16, 2018

The following technical studies/attachments are available for review in the Planning Division and also on the City's web site at:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/TheGrand/mnd.pdf?v=2>

Attachment "A" Location Maps, Aerial and Project plans

Attachment "B" Historic Analysis

Attachment "C", "D", and "E" Asbestos/Lead/Geo/Traffic

Rev. 11/28/18

Mitigation Monitoring and Reporting Program (MMRP)

PROJECT NAME: Initial Study/Mitigated Negative Declaration for The Grand project (ENV18-0004)

PROJECT DESCRIPTION: Conditional Use Permit, Master and Precise Development Plan and Demo Permit. "The Grand" project consists of the interior and exterior renovation of the existing two-story Ritz Theater located on East Grand Avenue, together with the demolition of the majority of the existing one-story commercial building at the corner of East Grand/Juniper Street. The project components include a Conditional Use Permit for the proposed uses of the building(s), along with a Master and Precise Development Plan and Demolition Permit to facilitate the development of the project, design features, demolition of the one-story building (historic resource), and proposed additional signage in excess of the Downtown Specific Plan sign requirements. The intended uses of the two buildings will consist of offices; dance, art, and performance studios; a ground-floor café; and continued use of the theater to support a variety of entertainment and public assembly type uses, including religious services and supporting accessory type uses. A Mitigated Negative Declaration (MND) has been prepared pursuant to CEQA and provides an analysis of potential impacts from the proposed project.

Phase at which the Mitigation Measures are to be implemented

Prior to issuance building and demo permits

PROJECT LOCATION: City of Escondido, CA, comprised of two parcels (approximately 0.32 acres) generally located at the southeastern corner of Grand Avenue and Juniper Street, addressed at 301 and 309 E. Grand Avenue (APNs 229-461-01 & 17).

APPLICANT/CONTACT PERSON: Tim Spivey, New Vintage Church

PHONE NUMBER/Email: (760) 658-4989 tim@newvintagesd.org

ASSOCIATED CASE NO.: ENV18-0004 and PHG18-0013

APPROVAL BODY/DATE: City Council, December 5, 2018

PROJECT MANAGER: Jay Paul, Planning Division (760) 839-4537 jpaul@escondido.org

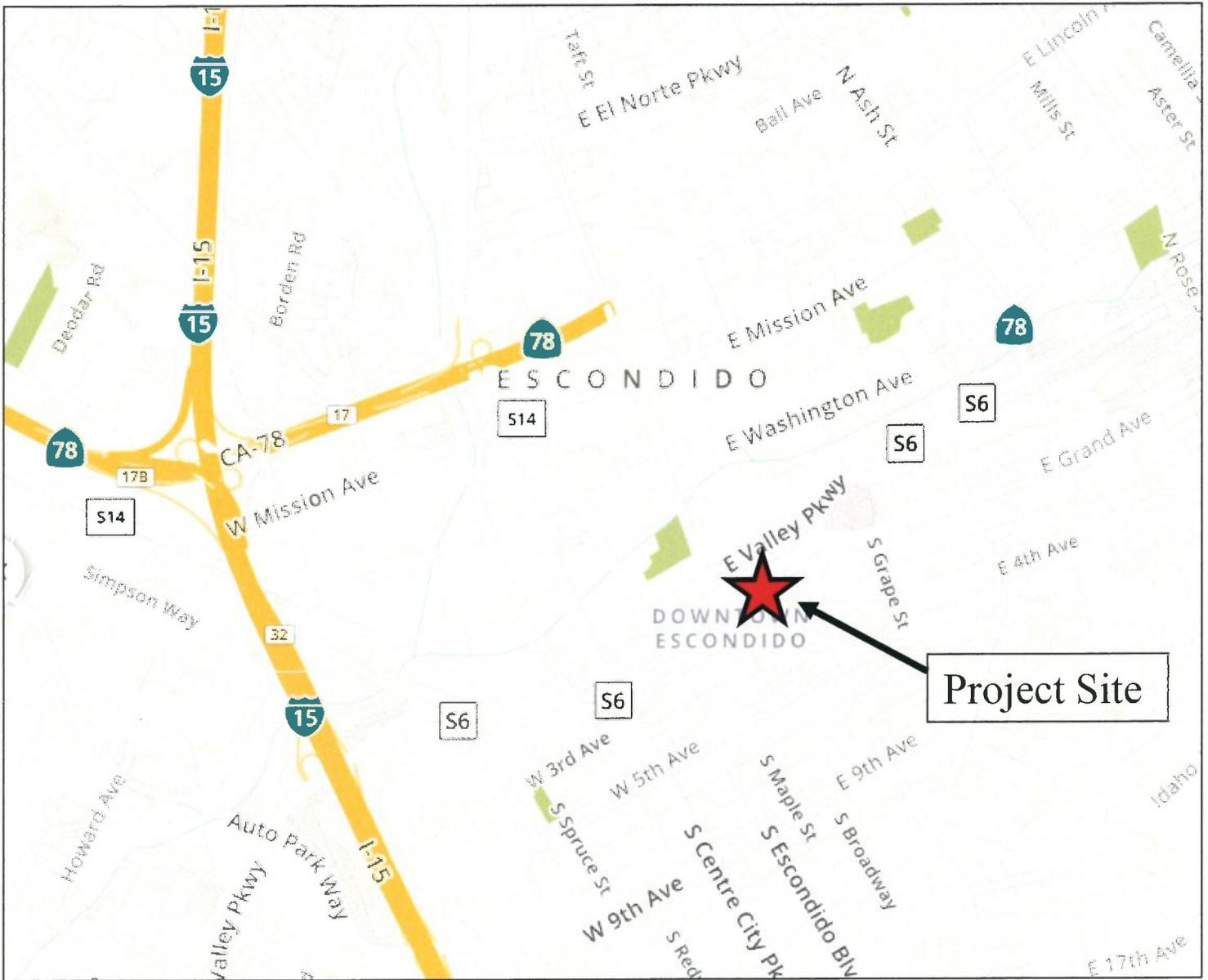
Mitigation Measure	Description	Identification No. Location in Doc.	Responsibility for Implementation	Certified Initials/Date	Comments
Cultural Resources MM-CUL-01 Historic documentation and compliance	Prior to submittal of construction drawing documents for building permit purposes, the developer/owner shall provide verification of a Secretary of the Interior's Standards Qualified Historic Architect familiar with the time period of construction being retained for documenting compliance and protection. This verification shall be submitted to the Planning Division of City of Escondido.	MM-CUL-01	Project applicant/developer		

Mitigation Measure	Description	Identification No. Location in Doc.	Responsibility for Implementation	Certified Initials/Date	Comments
MM-CUL-02 Photo documentation	The applicant shall complete black-and-white archival-level photo documentation of all buildings constructed on the premises and proposed for preservation in place (Ritz Theatre) or demolition (Grand Market). The photo-documentation shall be completed prior to issuance of demolition permits for the project. Photo-documentation shall be submitted to the Planning Division of the City of Escondido. This mitigation measure would create a collection of preservation materials that would be available to the public and inform future research. In this way, documentation of the affected properties and presentation of the findings to the community could reduce the impact on historical resources.	MM-CUL-02	Project applicant		
MM-CUL-03 Review architectural plans for compliance	Prior to issuance of the building permit, the fully developed architectural plans for the Project shall be reviewed by an architectural historian to ensure compliance with the Standards as outlined in the ASM report.	MM-CUL-03	Project applicant and Architectural Historian		
MM-CUL-04 Historic Structures Report to determine significance and appropriate treatment	Historic Structure Report. Prior to construction on the site, the existing historic buildings must be documented. The Historic Structure Report is the optimal first phase of historic preservation efforts for a significant building or structure, preceding design and implementation of rehabilitation work (Ritz Theatre building) or demolition (Grand Market Building). The Historic Structure Report provides a critical first step in planning an appropriate treatment and determining the character defining features, understanding how the buildings and site has changed over time, and assessing levels of deterioration within the framework of the Standards	MM-CUL-04	Project applicant Project historian		
MM-CUL-05 HABS report for proper documentation of resources	Historic American Building Survey Documentation (HABS). Prior to demolition of the Grand Market building, the entire site and Grand Market building should be documented according to the National Park Service's Standards and Guidelines. The documented report must be prepared by a Secretary of the Interior's Qualified Historic Architect and Historian. The contents of the report shall include an architectural description, historical context, and statement of significance, per HABS Historical Report Standards. This documentation, formerly referenced as HABS Level II, shall include 11"x17" measured drawings; historic documentation and description in outline format and large format quality 4"x5" photographs of the exterior and interior of each building and features included in the documentation. If available, copies of historic photographs of the resources shall be included in the documentation (MM-CUL-	MM-CUL-5	Project Applicant Historic Architect and Historian		

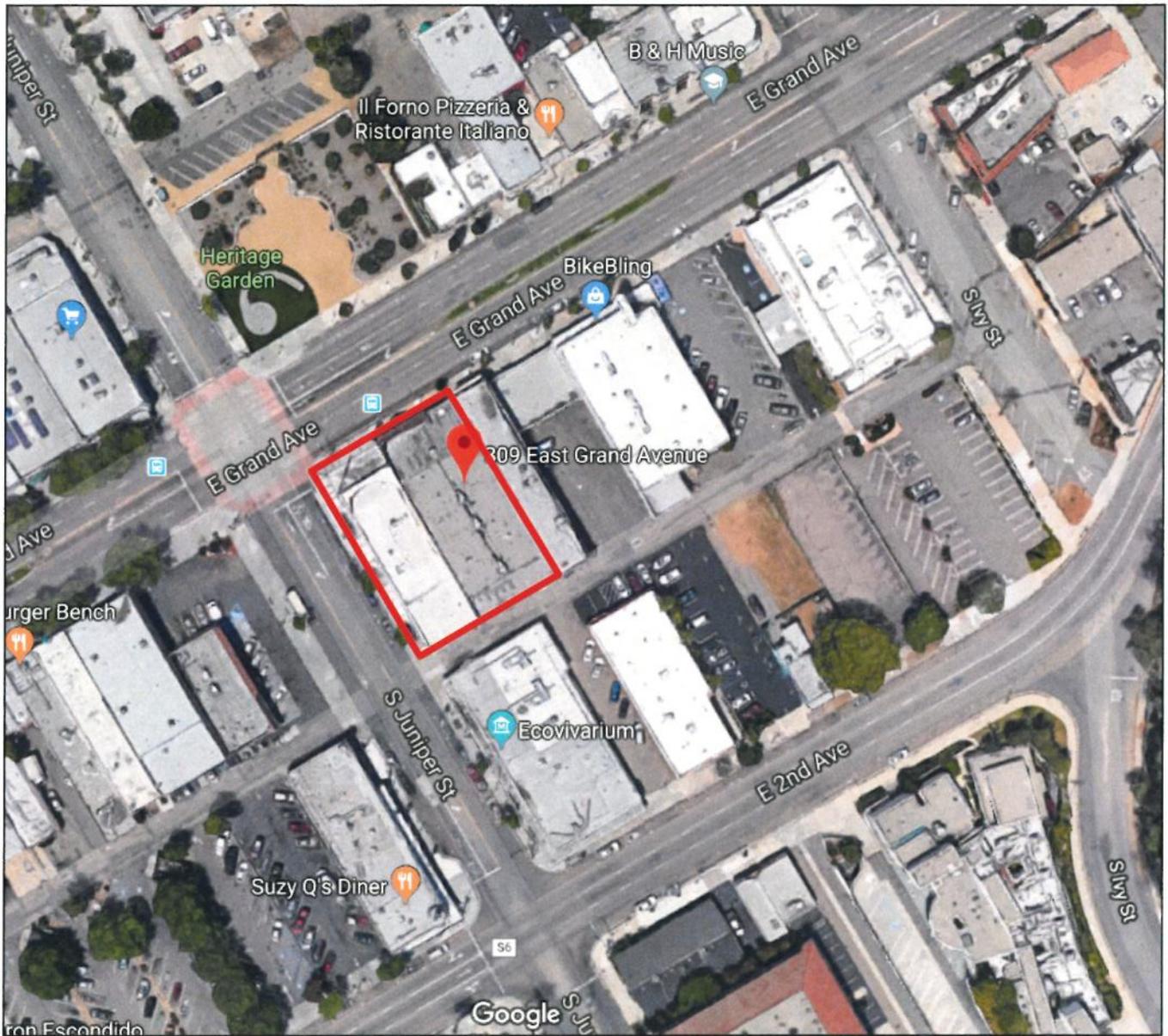
Mitigation Measure	Description	Identification No. Location in Doc.	Responsibility for Implementation	Certified Initials/Date	Comments
	<p>02). One hardcopy and one electronic (pdf) copy of this documentation shall be submitted to each of the following: the City of Escondido, the Escondido Historical Society, and the Escondido Public Library Pioneer Room. The appropriate level of HABS documentation and written narrative shall be determined in consultation with Planning staff. This mitigation measure would create a collection of preservation materials that would be available to the public and inform future research. In this way, documentation of the affected properties and presentation of the findings to the community could reduce the impact on historical resources.</p>				
MM-CUL-06 Salvage Materials	<p>Salvage Materials. Prior to demolition, distinctive representative architectural elements (interior and exterior features) shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on-site as provided for in the Standards. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories, to the satisfaction of the Director of Community Development.</p>	MM-CUL-06	Project Applicant/contractor		
MM-CUL-07 On-Site Construction Observation to monitor demo and construction activities	<p>On-Site Construction Observation. A qualified architect shall make periodic site visits to monitor demolition and construction activities to assure compliance with the approved construction documents with regards to historic resources. This shall be documented to the satisfaction of the Director of Community Development, prior to certificate of occupancy. During the course of administering and implementing this measure, in the event that previously unidentified historic fabric is discovered, resources shall be determined by the qualified historic architect in consultation with City staff to determine potential reuse or donation within the framework of the Standards.</p>	MM-CUL-07	Project Applicant Project Architect		
MM-CUL-08 Interpretive program	<p>The project applicant shall work with a Planning staff or other qualified professional to institute an interpretive program on-site that references the property's history and the contribution of the historical resource to the broader neighborhood or historic district. An example of an interpretive program may be installation of interpretive signs or commemorative plaques in a publicly accessible and visible location that describe the history of the site. This must be installed prior to certificate of occupancy. Although implementation of this mitigation measure may reduce impacts on historical resources, it alone would not lessen the effects to a less-than-significant level</p>	MM-CUL-08	Project Applicant Planning Div		

Mitigation Measure Hazardous Materials	Description	Identification No. Location in Doc.	Responsibility for Implementation	Certified Initials/Date	Comments
MM-H-1 Asbestos Removal	<p>Any materials containing asbestos that will be disturbed during future renovation or demolition activities must be managed in accordance with any applicable local, State and Federal regulations by a licensed abatement contractor under controlled conditions. Current federal and state regulations require any repair, renovation and/or demolition of such materials be conducted only by workers and/or contractors who have been properly trained in the correct handling of asbestos. All asbestos work should be accomplished under the direction of an Independent State Certified Asbestos Consultant with oversight performed by a State Certified Site Surveillance Technician. The materials must be disposed of at an approved facility licensed to handle such waste.</p>	MM-H-1	Project Applicant Certified Asbestos Consultant		
MM-H-2	<p>The OSHA Construction Asbestos Standard requires building and/or facility owners to notify the following persons of the presence, location and quantity of asbestos or material presumed to contain asbestos at any concentration, at the work sites in their buildings and facilities:</p> <ul style="list-style-type: none"> • Prospective employers applying or bidding for work whose employees reasonably can be expected to work in or adjacent to areas containing such material; • Employees of the owner who will work in or adjacent to areas containing such material; • On multi-employer worksites, all employers of employees who will be performing work within or adjacent to areas containing such materials; • Tenants who will occupy areas containing such material; and • Any additional suspect materials not previously sampled should be assumed to contain asbestos until further testing proves otherwise. 	MM-H-2	Project Applicant Contractor		
MM-H-3	<p>Lead containing paint was identified on multiple surfaces at the Site. Any loose and flakey lead containing paint on the Site building (exterior stucco at 309 Grand) must be scraped and removed by a licensed abatement contractor with the underlying substrate stabilized</p>	MM-H-3	Project Applicant Licensed abatement contractor		

A. Location Map, Aerial Photo, Proposed Project Architectural Renderings and Elevations, by Plain Joe Studios.



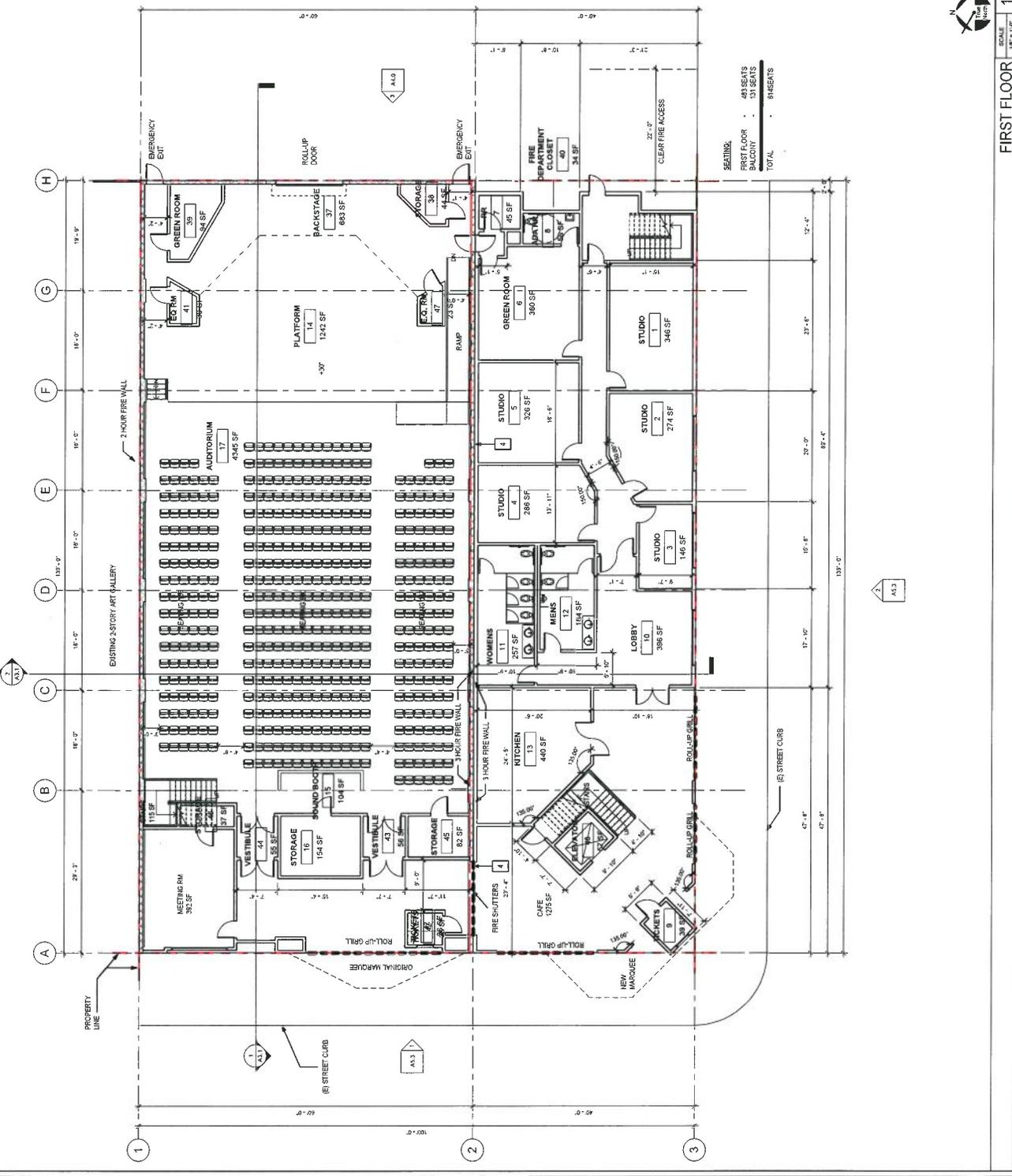
301 and 309 E. Grand Avenue



301 and 309 E. Grand Avenue

GENERAL NOTES

1. Builder must be aware of all existing conditions. Provide additional details regarding the size of the elevator, lifts to be included in future building permit.
2. Fire underground for fire, fire sprinkler, and fire alarm plans shall all be deferred submittals. (Info to be included in future building permit)
3. Building will need to provide emergency responder radio coverage within the building. (Info to be included in future building permit)
4. 3 hour fire wall and 2 hour protected opening per section 705.2.2.705.6 and table 716.5



SEATING:

FIRST FLOOR	481 SEATS
BALCONY	31 SEATS
TOTAL	512 SEATS

FIRST FLOOR
SCALE: 1/8" = 1'-0"



plainjo studio ARCHITECTURE
7345 PUTTE CREEK DR. CORONA, CA 92881
WWW.PLANJOESTUDIOS.COM

REVISIONS

NO.	DATE	COMMENT

Restoration Community Arts, LLC
301 and 309 E. Grand Ave., Escondido, CA 92026

FIRST FLOOR PLAN

SHEET NAME: THE GRAND
PROJECT NAME: THE GRAND
ADDRESS: 301 and 309 E. Grand Ave., Escondido, CA 92026

Checker: [Name]
USE PERMIT NO.: [Number]
Approver: [Name]
PROJECT MANAGER: MATT MOLLBERRY
PROJ. NO.: 1064
DATE: 10-01-18
PROJECT STATUS: ENTITLEMENT SET
SHEET NO.: A1.0

SECOND FLOOR

SCALE: 1/8" = 1'-0"

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SEATING
 2ND FLOOR - 45 SEATS
 BALCONY - 131 SEATS
 TOTAL - 84 SEATS

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plainjoestudios
ARCHITECTURE

WWW.PLANJOESTUDIOS.COM 7345 PLUTE CHECKER, CORONA, CA 92681

These drawings were prepared by plainjoestudios architecture, a registered architectural firm in the State of California. The drawings were prepared under the supervision and direct control of the principal architect, who is a duly licensed architect in the State of California. The architect is not responsible for any errors or omissions in these drawings or for any consequences that may result from their use. The architect is not responsible for any errors or omissions in these drawings or for any consequences that may result from their use.



NO.	DATE	COMMENT

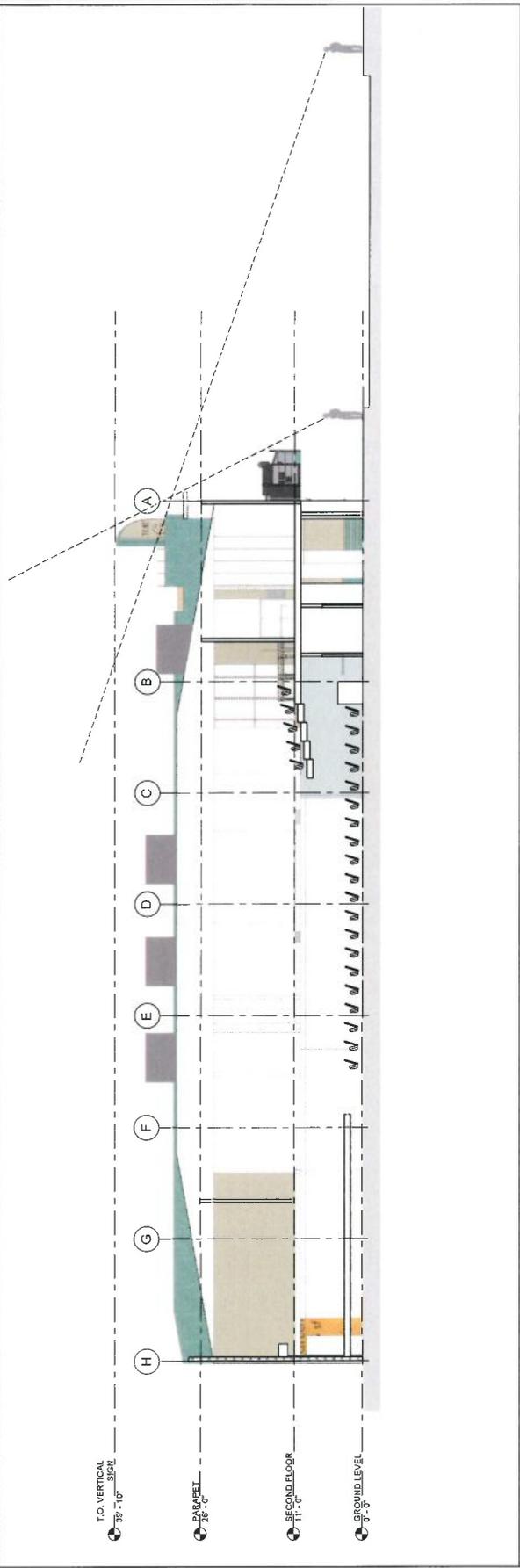
Restoration Community Arts, LLC
301 and 309 E. Grand Ave., Escondido, CA 92026

BUILDING SECTIONS

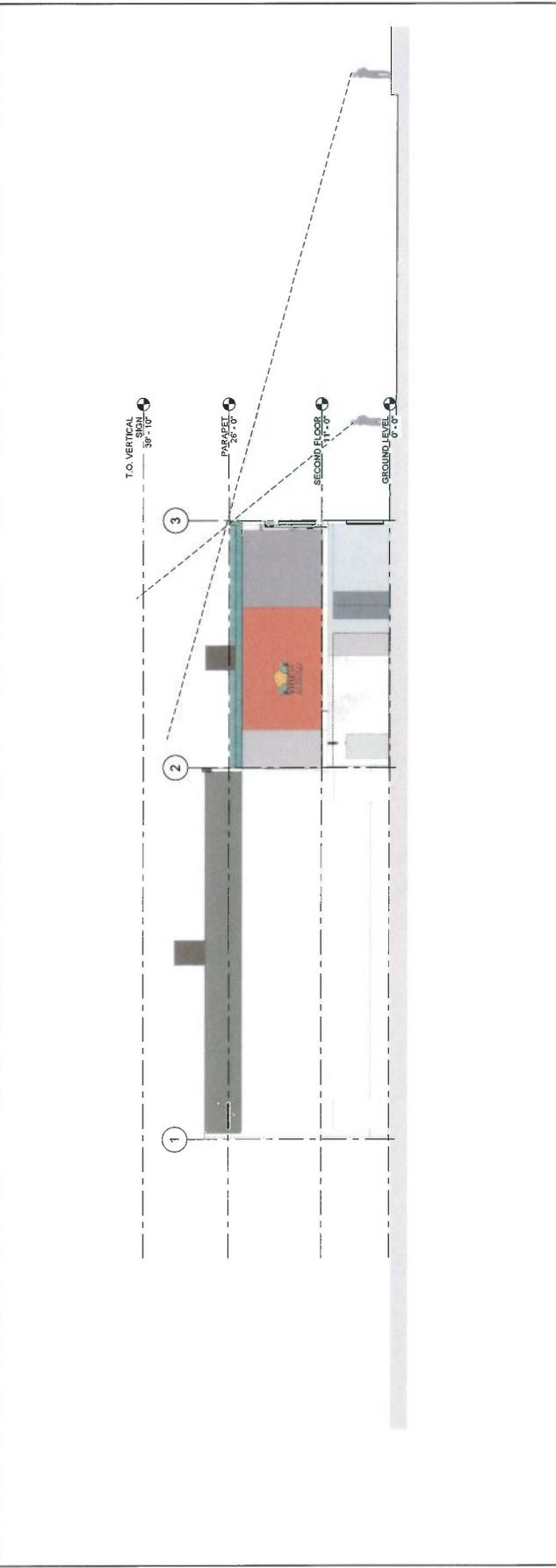
CHECKER: [Name]
ADDRESS: 301 and 309 E. Grand Ave., Escondido, CA 92026
PROJECT NAME: THE GRAND
CLIENT: Restoration Community Arts, LLC

BUILDING PERMIT NO.: [Number]
USE PERMIT NO.: [Number]
APPROVER: [Name]
PROJECT MANAGER: [Name]
DESIGNER: [Name]
PROJ. NO.: 1064
DATE: 10-01-18
PROJECT STATUS: ENTITLEMENT SET

SHEET NO. **A3.1**



Section 1 SCALE: 1/8" = 1'-0"



Section 2 SCALE: 1/8" = 1'-0"



PROPOSED DESIGN

SHEET NO.

A5.2

PROJECT STATUS
ENTITLEMENT SET

DATE 10-01-18

PROJ. NO. 1064

DESIGNER

PROJECT MANAGER

APPROVER

CHECKER

BUILDING PERMIT NO.

USE PERMIT NO.

CLIENT NAME

PROJECT NAME

ADDRESS

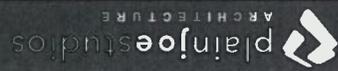
SHEET NAME

PROPOSED STREET VIEW

Restoration Community Arts, LLC
301 and 309 E. Grand Ave. Escondido, CA 92026

NO.	DATE	COMMENT

017AMP



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