Executive Summary

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15123, this section summarizes the proposed project, significant impacts, and proposed mitigation measures. The summary is organized around the following topics:

- Purpose of the Environmental Impact Report
- Project Synopsis
- Summary of Significant Effects
- Scope of EIR
- Issues to Be Resolved by the Decision-Making Body
- Summary of Project Alternatives

ES1 Purpose of the Environmental Impact Report

This Environmental Impact Report (EIR) has been prepared for the City of Escondido (City), acting as the Lead Agency under CEQA Guidelines Sections 15050 and 15367, to analyze the potential environmental effects associated with implementation of the proposed Safari Highlands Ranch (SHR) project and the citywide Sphere of Influence (SOI) update (proposed project) located in Escondido, California; refer to **Figure 1-1A, Safari Highlands Ranch Location Map,** and **Figure 1-1B, Sphere of Influence Study Areas.**

An EIR is a public informational document used in the planning and decision-making process. The purpose of the EIR is to demonstrate that the City has made a good faith effort at disclosing the potential for the project to result in significant impacts to the physical environment. As such, the EIR does not consider potential fiscal impacts, cost-benefit assessment, or social impacts. Nor does the EIR present recommendations to the decision-making bodies for approval or denial of the project based on the environmental findings. Rather, the EIR is intended to provide additional information about the project when, if, and at which time it is reviewed and considered by the City in its discretionary decision-making.

The City of Escondido Planning Commission and City Council will consider the information in the EIR, public and agency comments on the EIR, and testimony at public hearings in their decision-making process. The public review comments will be incorporated and addressed in the Final EIR. As a legislative action, the final decision to approve, conditionally approve, or deny the proposed project is made by the City Council. The purpose of an EIR is to identify:

- Significant impacts of the proposed project on the environment and indicate the manner in which those significant impacts can be avoided or mitigated.
- Any unavoidable adverse impacts that cannot be mitigated.
- Reasonable and feasible alternatives to the proposed project that would eliminate any significant adverse environmental impacts or reduce the impacts to a less than significant level.

An EIR also discloses cumulative impacts, growth-inducing impacts, and impacts found not to be significant. CEQA requires that an EIR reflect the independent judgment of the lead agency regarding the impacts, disclose the level of significance of the impacts both without and with mitigation, and discuss the mitigation measures proposed to reduce the impacts.

The EIR is circulated to the public and other agencies that may have jurisdiction over affected lands or resources, such as the California Department of Fish and Wildlife and the County of San Diego. The purposes of public and agency review of a EIR include sharing expertise, disclosing agency analyses, checking for accuracy, detecting omissions, discovering public concerns, and soliciting counter proposals.

This EIR is being distributed to agencies, organizations, and interested groups and persons for a 45-day review period in accordance with CEQA Guidelines Section 15087. All written comments received during the review period will be considered and responded to in writing by the City prior to any action being taken on the project.

ES2 Project Synopsis

The proposed project consists of two primary components: (1) the Safari Highlands Ranch (SHR) project and (2) the citywide Municipal Service Review (MSR) and Sphere of Influence (SOI) Update. The SHR project proposes a 550-unit single-family residential development with a fire station, conservation area, private recreational amenities, public trails, and associated roads and utilities improvements on approximately 1,098 acres. **Appendix 1.1** includes the entirety of the Safari Highlands Ranch Specific Plan and is a necessary companion to this summary project description and the detailed project description contained in **Section 1.0**.

The SHR project site is located in an unincorporated area of northeastern San Diego County, California, approximately 30 miles north of downtown San Diego and 18 miles east of the Pacific Ocean. The property lies east of the Rancho San Pasqual community (580 homes), northeast of the Rancho Vistamonte community (80 homes), and just north of the San Diego Zoo Safari Park (see **Figure 1-1A, Safari Highlands Ranch Location Map**).

The SOI update includes seven Candidate Study Areas (including the SHR project site, identified as Candidate Study Area 1) being considered for addition or deletion from the SOI, as well as certain areas that may be removed from the SOI. Locations of the Candidate Study Areas are shown in **Figure 1-1B, Sphere of Influence Study Areas**. The goal of the SOI update is to create a "plan for the probable and physical boundaries and service area" of a City. It is important to note that other than the SHR project, no development projects are currently proposed on lands affected by the SOI update.

Table ES-1. Land Use Summary

Use	Acres
Residential Uses	
Neighborhood R-1: 118 units[1]	41.8
Neighborhood R-2: 119 units	47.4
Neighborhood R-3: 87 units	53.5
Neighborhood R-4: 49 units	31.7

Table ES-1, continued

Use	Acres
Neighborhood R-5: 61 units	26.5
Neighborhood E-1: 47 units[1]	64.7
Neighborhood E-2: 69 units	61.3
Other Uses	
Fire Station	1.9
Private Recreation Area	5.0 (pad); 7,500 SF Building; Pools, Tennis Courts[1]
Drainage Basins	10 locations, acreage TBD at final engineering
Public Trails	7.3 (9.3 linear miles)
Private Streets	66.8
Private HOA Parks & Tot Lot	1.0
Resource Open Space	629.09
HOA-Managed Open Space	128.6

Source: Safari Highlands Ranch Specific Plan 2017

[1] "R" = Residential; "E" = Estate; SF = Square Feet

ES3 Summary of Significant Effects

Through analysis provided in this EIR, it was determined that the proposed project has the potential to generate significant environmental impacts with regard to the following issue areas: air quality, biological resources, cultural resources, greenhouse gas emissions, noise, traffic and circulation, utilities and service systems, and wildfire hazards.

Of those issue areas, mitigation measures are identified to reduce all impacts to less than significant levels for biological resources, cultural resources, greenhouse gas emissions, utilities and services systems, and wildfire hazards.

CEQA Guidelines Section 15126.2(b) requires an EIR to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance. Implementation of the proposed project would result in significant and unavoidable impacts to air quality (construction phase only), noise (operational phase only), and traffic.

Unavoidable temporary impacts to air quality are a result of the project's direct and cumulative generation of construction emissions (volatile organic compounds [VOC] and nitrogen oxides [NOx]) in exceedance of San Diego Air Pollution Control District (SDAPCD) thresholds, even with the implementation of mitigation measures.

Unavoidable impacts to noise are a result of project-generated traffic noise that would exceed established noise thresholds. Such effects would be limited to nearest residential yards fronting onto Cloverdale Road (estimated 4 homes located between Rockwood Road and San Pasqual Valley Road). Addressing traffic noise at these receivers typically takes the form of noise barriers (e.g., sound walls). While the placement of sound walls along affected streets could reduce resulting noise at certain residential locations, the City of Escondido cannot ensure feasible implementation of noise barriers, as they would fall under County of San Diego jurisdiction and would also likely require property owner approval. Such barriers are therefore deemed infeasible for the purposes of this EIR.

Unavoidable impacts relative to traffic and circulation would occur along an already failing (LOS F) street, Felicita Avenue/17th Avenue from Escondido Boulevard to Juniper Street. The project applicant would be required to pay a fair share toward the City of Escondido Capital Improvement Project: Felicita and Juniper from Escondido to Chestnut widening project, per the *Fiscal Year 2008/2009 Five Year Capital Improvement Program and Budget*.

Based on the fair share calculations, the project's contribution to this improvement are estimated to be 4.1 percent. Implementation of the recommended mitigation measures would partially mitigate the near-term direct impact and fully mitigate the cumulative impact along this street segment to below a level of significance. Therefore, direct impacts would remain significant and unavoidable.

The SOI update component of the project is analyzed in **Section 3.1** of this EIR. Candidate Study Areas 2 through 7 do not involve annexation/reorganization, prezoning, or project-level development entitlements at this time. The action on the SOI update for these areas represents an initial policy decision that must be followed by subsequent actions prior to commencing physical development, including annexation, prezoning/zoning, and/or project-level development entitlements. Moreover, the action on the SOI update does not authorize any physical development for these areas and therefore would not result in direct physical changes to the environment. Any proposals for development in the SOI areas would be subject to further environmental review under CEQA.

Table ES-1 summarizes the project impacts and proposed mitigation measures that would avoid or minimize such impacts. In the table, the level of significance for each impact is indicated prior to and subsequent to implementation of the proposed mitigation measures.

ES4 Scope of EIR

The City of Escondido is the Lead Agency for the proposed project. In accordance with Section 15082 of the CEQA Guidelines, the City prepared and distributed a Notice of Preparation (NOP) for the proposed project that was circulated for public review on September 11, 2015. The NOP comment period is intended to notify responsible agencies, trustee agencies, and the public that the City, acting as the Lead Agency, was going to prepare an EIR. The scope of the analysis for this EIR was determined by the City as a result of initial project review and consideration of agency and public comments received in response to the NOP.

Section 2.0, Introduction to the Environmental Analysis, provides a summary of issues and areas of concern and/or controversy related to the proposed project, as presented to the City by agencies and the public during the NOP review period. For more information regarding the NOP process, refer to **Section 2.0**. The NOP and the NOP comments are included as **Appendix 2.0** to this EIR. As demonstrated in the comments received from state and local agencies and members of the public, issues of concern and/or opposition include: aesthetics; air quality; biological resources; greenhouse gas emissions; hydrology and water quality; land use and planning (annexation into the City of Escondido); noise; traffic and circulation; utilities and service systems; and wildfires and emergency access.

ES5 Issues to Be Resolved by the Decision-Making Body

An EIR is an informational document intended to inform decision-makers and the public of the significant effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the proposed project. As the Lead Agency, the City of Escondido must respond to each significant effect identified in this EIR by making "findings" for each significant effect. As part of the decision-making process, the review and decision-making authority must determine whether or how to mitigate the associated significant effects of the project, including whether to implement a project alternative. Approval of the project despite identified significant and unavoidable environmental impacts would require a Statement of Overriding Considerations, explaining why the benefits of the project outweigh the environmental effects, as set forth in this document.

ES6 Summary of Project Alternatives

CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to a project that could feasibly attain the basic objectives of a project and avoid or lessen the environmental effects of a project. Further, CEQA Guidelines Section 15126.6(e) requires that a "no project" alternative be evaluated in an EIR as well as any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process. **Section 5.0, Alternatives**, of this EIR includes a detailed discussion and a qualitative analysis of alternatives that have been rejected by the City, as well as the following scenarios considered to be feasible alternatives to the project as proposed.

Alternative #1 – No Project Alternative. The No Project Alternative assumes that the site would not be annexed to the City or developed as proposed with the project, and that the property would remain in its current state within unincorporated northeastern San Diego County for the reasonably foreseeable future. No change to the existing land use designation or zoning classification for the project site would occur with this alternative. No utility or infrastructure improvements, fire station, or recreational amenities would be constructed with the No Project Alternative. Under this alternative, the project would not be included in the City SOI or annexed to the City. However, the San Diego Local Agency Formation Commission (LAFCO) could still modify the SOI boundary.

Although development has been proposed in the past, the subject site currently remains in an undeveloped state. Therefore, per the CEQA Guidelines' direction on defining the No Project Alternative, it is reasonable to assume that if the proposed project is not approved, the project site would generally remain in its current state for the foreseeable future.

As shown in **Table 5-1, Comparison of Alternatives to the Proposed Project**, the No Project Alternative would result in reduced impacts with regard to all environmental issue areas as compared to the proposed project, with the exception of wildfire hazards, which would be increased.

Alternative #2 – Existing Zoning Alternative. Under current conditions, the project site is designated Rural Lands (RL-40) in the North County Metropolitan Subregional Plan of San Diego County's General Plan. The RL-40 land use designation establishes a maximum density of 1 dwelling unit per 40 gross acres. The site is zoned A72 – General Agriculture.

Under the Existing Zoning Alternative, the proposed project would not be approved as proposed, rather development would instead occur consistent with that allowed under the existing County General Plan land use designation and zoning classification. Pursuant to current San Diego County land use regulations, the 1,098-acre project site (gross acres) could be developed to support a maximum of approximately 27 single-family rural residential lots. This number of theoretical units under this alternative does not consider such restrictions as steep slopes and biological and/or cultural resource avoidance requirements and would assume that all lots would achieve access and provide water, septic and utilities. The actual number of units that could be developed may in fact be less than 27.

Other proposed improvements, such as the fire station, wet utilities, water reservoirs, wet weather storage for the City, public and private recreational amenities, and other infrastructure improvements would not be constructed with the Existing Zoning Alternative. The project would be designed to provide a more rural living style, with rural-type roadways (e.g., not designed to City roadway design standards) and larger lots as compared to the proposed project. No new connections or expansions of municipal service for water or sewer would occur, and the development would be dependent on groundwater wells for water service and on septic systems for wastewater treatment. Further, no contiguous blocks of open space would be conserved in perpetuity. The homes would be spread throughout the site in 40-acre intervals. The Candidate Study Areas would not be included in the City's SOI, and the subject property would remain in San Diego County and would not be included in City's SOI or annexed into the City under this alternative. However, LAFCO could still modify the SOI boundary. Refer to **Figure 5.1-2, Existing Zoning Alternative.**

As shown in **Table 5-1, Comparison of Alternatives to the Proposed Project**, the Existing Zoning Alternative would reduce impacts as compared to the proposed project with regard to all environmental issue areas, with the exception of wildfire hazards, which would result in similar impacts.

Alternative #3 – Traditional Zoning Alternative. Under the Traditional Zoning Alternative, the project site would be annexed into the City of Escondido. The Traditional Zoning Alternative would result in development of the site under the scenario that no increased yield would be allowed beyond the slope density calculation in the City General Plan and that no clustering of residential units would occur. Under applicable City regulations, when the slope density analysis is calculated, the base allowance is 284 residential lots, or 266 fewer residential lots as compared to the project. This alternative would still be subject to the SPA#4 policies and would therefore still require preparation of a specific plan.

The Traditional Zoning Alternative is assumed to not include construction of a fire station. As the construction of fewer units could occur in the southern portion of the site, the northern emergency access road would not be constructed to allow ingress/egress at the northern property boundary, thereby removing this element from use by SHR residents and surrounding neighboring lands, as well as by emergency vehicles, during a wildfire emergency. Refer to **Figure 5.1-3, Traditional Zoning Alternative.**

As shown in **Table 5-1, Comparison of Alternatives to the Proposed Project,** the Existing Zoning Alternative would result in a reduction of all impacts as compared to the proposed

project with the exception of wildfire hazards, wherein impacts would be increased as the fire station would not be constructed, and utilities and service systems, as impacts would be similar.

ES7 Summary of Impacts and Mitigation Measures

Table ES-2 summarizes project impacts and proposed mitigation measures that would avoid or minimize such impacts. In the table, the level of significance for each impact is indicated prior to and subsequent to implementation of the proposed mitigation measures.

Table ES-2 Summary of Impacts and Mitigation Measures

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Aesthetics and Visual Resources				
Threshold 1	Implementation of the proposed project would not have a substantial adverse effect on a scenic vista.	LS	None required.	LS
Threshold 2	Implementation of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	LS	None required.	LS
Threshold 3	Implementation of the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings.	LS	None required.	LS
Threshold 4	Implementation of the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	LS	None required.	LS
Air Quality				
Threshold 1	Implementation of the proposed project could conflict with or obstruct implementation of the applicable air quality plan (or applicable air quality thresholds).	PS	**Short-Term (Construction) Impacts** **MM AIR-1** All off-road diesel-fueled equipment (e.g., rubber-tired dozers, graders, scrapers, excavators, asphalt paving equipment, cranes, and tractors) associated with project construction shall be at least California Air Resources Board (CARB) Tier 3 Certified or better. *Timing/Implementation: During construction activities*	SU

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		Enforcement/Monitoring: *City of Escondido Engineering and Planning Divisions* **MM AIR-2** The project applicant and/or its contractor shall be responsible for implementation of the following fugitive dust suppression techniques: ▪ Portions of the construction site to remain inactive longer than a period of three months must be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the City. ▪ All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized. ▪ All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. ▪ The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times. ▪ Where vehicles leave the construction site and enter adjacent public streets, the streets shall be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. ▪ Installation and utilization of a wheel washing system shall be required to remove bulk material from tires and vehicle undercarriages before vehicles exit the site. *Timing/Implementation:* *During construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	
Threshold 2 Implementation of the proposed project could violate an air quality standard or contribute substantially to an existing or projected air quality violation.	PS	**Short-Term (Construction) Impacts** Implement mitigation measures **MM AIR-1** and **MM AIR-2**.	SU
	PS	**Long-Term (Operational) Emissions** **MM AIR-3** The installation of wood-burning fireplaces within the project shall be limited to 32 residences; their installation is prohibited in the remaining residences. This prohibition shall be noted on the deeds for future property owners to comply with. Natural gas fireplaces are acceptable within the remaining units prohibited from wood-burning fireplace installation.	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			Timing/Implementation: *Plan check phase and inclusion in deeds and homeowners association CC&Rs* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	
Threshold 3	Implementation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations.	LS	None required.	LS
Threshold 4	Implementation of the proposed project would not create objectionable odors affecting a substantial number of people.	LS	None required.	LS
Biological Resources				
Threshold 1	Implementation of the proposed project could 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 US Fish and Wildlife Service.	PS	**Sensitive Plants** **Biological Resource Management Plan** **MM BIO-1** To ensure the success of the proposed on-site conservation open space/ habitat mitigation areas required for compensation of permanent and temporary impacts to vegetative communities and habitat for several special status wildlife species, the applicant shall retain a qualified biologist to prepare and implement a Biological Resource Management Plan (BRMP) for the 629.09 acres of habitat conservation open space. The BRMP shall be submitted by the applicant to the City, County, USFWS, and CDFW for review to ultimately ensure consistency with the project annexation agreement to be prepared and negotiated between the same five parties. The BRMP shall follow the USFWS and County guidelines for preparation of the BRMP and include at a minimum the following: ▪ Purpose and Objectives ▪ Site legal description, land use, and history including past management if applicable, ▪ Summary of onsite and surrounding biological resources, ▪ Implementation Components including: o Resource Manager	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		○ Land Owner ○ Easement Holder ○ Restoration Entity ○ Financial Mechanism ○ Management Cost Estimate ○ Reporting Requirements ○ Limitations and Constraints ▪ Biological Resources Management Plan Tasks including ○ Biological management goals ○ Adaptive management ○ Operations ○ Maintenance ○ Administration ○ Public use, ○ Fire management *Timing/Implementation:* *Prior to issuance of a grading permit* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **Oak Woodland/Tree Impact Minimization** **MM BIO-7** Prior to the commencement of construction, where conserved oak trees occur adjacent to the project impact area, a qualified biologist shall establish a buffer of 50 feet from the driplines of oak trees. The County of San Diego requires a 50-foot wide oak root zone buffer. The applicant shall submit documentation that either no oak woodlands or no individual oaks were recorded within 50 feet of proposed impact areas, or that appropriate minimization measures have been implemented to minimize impacts to conserved oak trees and oak woodlands prior to issuance of grading permits. Unavoidable construction activities within the buffer shall be monitored by an International Society of Arboriculture (ISA) certified arborist. All buffers shall be marked using highly visible flagging or fencing. Oak trees within fuel modification zones shall be retained wherever practicable. The	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		applicant shall submit documentation to the County that an ISA-certified arborist has been contracted to develop conserved oak tree TPZs prior to issuance of a grading permit. During project construction, impacts to native trees proposed to be conserved but in proximity to the project footprint and at risk of being damaged by project activities shall be avoided and/or minimized to the maximum extent practicable through the establishment, in consultation with an ISA-certified arborist, of Tree Protection Zones (TPZs) that include at least a 50-foot buffer around oak driplines within project disturbance areas. The health and stability of trees is best protected by minimizing impacts to root systems. Such impacts are typically caused by vehicles, heavy equipment, foot traffic, and stored materials. For all retained trees, the minimum TPZ shall be defined as the area within the tree's dripline, unless incursions within the dripline are specifically reviewed and approved by the ISA-certified arborist. The applicant shall submit documentation of ISA-certified arborists monitoring of any project activity within TPZs. Around each tree or group of trees to be preserved in or next to an impact area, highly visible flagging or fencing shall be erected along the approximate dripline(s) of such protected trees to define the construction boundary and create a TPZ for trunks and roots. Within TPZs, work shall be limited as follows: 1. No storage of equipment or construction materials, parking of vehicles, or operation of equipment shall be permitted within the TPZ unless specifically reviewed and authorized by the ISA-certified arborist. Additional protective measures, such as use of fabric overlain by six inches of wood chips, shall be used to protect the affected rooting areas within the TPZ. 2. No soil shall be removed from within the dripline of any tree, and no fill of additional soil shall exceed two inches within the driplines of trees, unless it is part of approved construction and is reviewed by an ISA-certified arborist. Because trees are sensitive to the addition of fill, excavated material shall either be removed from the site or retained at least one foot away from oak trunks and from as much rooting area as is feasible.	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		3. Bark injury caused by equipment or materials shall be prevented by the protective fencing described above. 4. Roots exposed by excavation shall be pruned and recovered as quickly as possible to promote callusing, closure, and healthy regrowth. Where excavation occurs within TPZs, the following root-severing procedures shall be followed during excavation and trenching unless otherwise approved by an ISA-certified arborist: gently expose and cleanly sever roots one foot farther from the tree than the final limit of grading, then hand-dig the final foot of width. Roots are then cleanly pruned to the side wall of the excavation with a saw, narrow trencher with sharp blades, or clippers. Hydraulic or pneumatic excavation technologies that expose and minimize damage to roots may be used. Exposed roots shall be draped immediately with at least two layers of untreated burlap or carpets, secured to cover the excavated surface to a depth of 3 feet. Burlap or carpeting (or temporary fill) shall be soaked nightly and kept in place until the excavated surface is backfilled and watered. 5. All tree work shall be guided by an ISA-certified arborist, and work shall be completed by qualified tree service personnel. 6. Oaks shall not be trimmed during periods of rapid growth in the spring and early summer, to prevent growth of deformed "witches brooms." 7. Where trees are removed within 15 feet of retained trees, roots of the removed tree shall be severed by grinding the stump to grade or slightly below grade, rather than excavating the stump. If grinding is infeasible, sharp vertical cuts shall be made at the limits of approved excavation before pushing over or excavating the root wad and trunk. 8. Special construction methods that minimize root loss may be necessary to permit healthy retention of certain trees. These measures may include, but are not restricted to, minimizing native soil excavation or using forms to retain subgrade and surfacing slightly above the existing soil surface. Posts or caissons shall be attached to retention structures, including forms, in place of continuous structures.	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		9. Semipermeable surfaces shall be used wherever feasible for proposed road, parking, or walkway surfaces that cross the roots of trees. 10. Wood chips or other mulch shall be applied to TPZs within 15 feet of construction activities; however, chips and mulch shall not be left mounded against tree trunks. *Timing/Implementation:* *Prior to commencement of construction activities; during project construction* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **Biological Construction Monitoring** **MM BIO-11** Prior to vegetation/ground disturbance or site mobilization activities, a qualified biologist(s) shall be retained by the applicant to monitor the project construction activities. The applicant shall submit documentation to the City demonstrating that the applicant has contracted qualified biologists to conduct biological monitoring prior to issuance of a grading permit. The applicant shall also report results of biological monitoring activity to the City on a monthly basis through the preparation and submission of summary monitoring reports. Each qualified biologist shall have demonstrated expertise with the special status plants and wildlife of the region. Expertise must include the ability to recognize special status and common species of the region, as well as sign, including scat, pellets, tracks, hair, fur, feathers, dens, and burrows. One or more of the qualified biologists shall also, as necessary, have the ability to monitor, handle, and relocate (where practical) special status species observed within the construction footprint. This activity does not apply to California gnatcatcher, the only federally listed species on-site, since the project construction would not occur during the gnatcatcher breeding season within the gnatcatcher occupied habitat. Further, additional measures may be required for gnatcatchers through the annexation agreement transfer of take from the County to the City. The qualified biologist(s) shall monitor the installation of the construction temporary fencing and/or flagging, silt fencing, and other best management practices along the construction limits prior to construction activities. The	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		qualified biologist shall be present during all initial vegetation clearing and grubbing ground-disturbing activities. If a special status wildlife species is encountered during project construction, the following protocol shall be implemented to minimize losses of individual special status animals: 1. All work that could result in death, or injury of an individual animal shall be monitored by a qualified biologist; and 2. When practical, the qualified biologist shall remove the individual animal to an appropriate relocation site outside the project impact areas, or the individual animal shall be allowed to leave unimpeded. If construction activities have been diverted or halted for wildlife rescue as directed by the qualified biologist(s), construction shall be allowed to resume as soon as the individual animal either leaves or is removed from the disturbance area. Since project construction would be implemented in seven phases over several years, prior to the initiation of construction activities for each subsequent new development phase, a qualified biologist shall assess the construction area to determine the presence of suitable habitat for sensitive species that were not present or not expected to be present during the previous biological surveys to ensure that no impacts to these species would occur as analyzed in the project biological technical report. *Timing/Implementation:* *Prior to issuance of a grading permit; during project construction* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **Biological Construction Best Management Practices** **MM BIO-12** The following Best Management Practices shall be implemented to avoid and minimize impacts to special status species. 1. Prior to ground disturbance, all permanent and temporary disturbance areas shall be clearly delineated by stakes, flags, or another clearly identifiable system.	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		2. To minimize disturbance of areas outside the project site, all construction and operation vehicle traffic shall be restricted to established roads, construction areas, and other designated areas. These areas shall be included in pre-construction surveys and, to the extent possible, shall be established in locations disturbed by previous activities to prevent further impacts. 3. Construction and operation vehicles shall observe a 25 miles-per-hour (mph) maximum speed limit during daylight hours within project areas, except on county roads and state and federal highways. During limited night-time activities, all construction vehicles shall observe a 20 mph speed limit. Speed limit signs shall be installed at the project site entrance and every half mile along the project site access roads, and at the end points of the roads upon initiation of site disturbance and/or construction. 4. Materials that could provide shelter/nesting habitat for birds during the nesting season may be covered with netting or treated with other exclusion methods, where feasible and appropriate, to prevent birds from constructing nests. In addition, materials such as wooden pallets, wooden power poles, and metal tubing, providing nesting and shelter habitat for birds during the nesting season and artificial refugia for other special-status species shall be thoroughly inspected before use. 5. If encountered, wildlife within the project site shall be allowed to escape unimpeded, removed by a qualified biologist and placed in a designated safe area away from construction activities, or left in place when required by regulations, policies, permits, and/or conditions of approval. 6. To prevent entrapment of special-status wildlife, all excavations (e.g., steep-walled holes, or trenches) more than six inches deep shall be fitted with at least one escape ramp constructed of earth dirt fill, wooden planks, or another material that wildlife could ascend. All excavations more than six inches deep shall be inspected daily for entrapped wildlife before construction activities begin. Before excavations are filled, they shall be thoroughly inspected for entrapped wildlife. Any wildlife discovered shall be allowed to escape unimpeded before construction	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		activities resume or shall be removed from excavated areas by a qualified biologist and released at a safe nearby location. 7. Avoidance and minimization of impacts on sensitive biological resources within active construction areas shall be aided through identification of environmentally sensitive areas with flagging or fencing. 8. Dust suppression shall occur during construction activities when necessary to meet air quality standards and protect biological resources. 9. No vehicles or equipment shall be refueled or undergo maintenance within 100 feet of a jurisdictional waters feature. Spill kits shall be maintained on the site in sufficient quantity to accommodate at least three complete vehicle tank failures of 50 gallons each. Any vehicles driven or operated within or adjacent to drainages or wetlands shall be checked and maintained daily to prevent leaks of contaminated fluids. 10. All general trash, food-related trash items (wrappers, cans, bottles, food scraps, cigarettes, etc.), and other human-generated debris scheduled to be removed shall be stored in animal-proof containers and removed from the site on a regular basis (weekly during construction, and at least monthly during operations). No deliberate feeding of wildlife shall be allowed. 11. If necessary, construction-related night lighting sources shall be minimized, and designed (e.g., using shielding and/or downcast lights) to limit the lighted area to the minimum necessary contained within the construction limits. No light spillover shall be allowed outside of the construction limits or light pollution into the sky to avoid any adverse effects to wildlife species. 12. Use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation. Use of first- and second-generation rodenticides shall not be permitted except for the limited use of zinc phosphide, or a rodenticide approved by the City, and	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		only after other means of pest control (e.g. rodent traps) have proven to be ineffective. 13. Cap Vertical Pipes and Piles**.** To prevent cavity-dwelling birds from entering open vertical pipes and piles, all open vertical pipes and piles shall be capped or otherwise modified to prevent use by birds. Caps or other modifications shall be put in place before or immediately after pipe or pile installation. All caps or other exclusionary modifications shall be maintained for the duration of construction and operation. A qualified biologist shall periodically monitor the site to ensure that all pipes or piles are appropriately capped. The applicant shall include details regarding construction BMPs in biological monitoring status reports that are to be submitted to the City as outlined in mitigation measure **MM BIO-11**. *Timing/Implementation:* *Prior to the initiation of construction activities; during construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **Worker Environmental Awareness Program** **MM BIO-13** The applicant shall retain qualified biologists to prepare a Worker Environmental Awareness Program (WEAP) that shall be presented to all construction personnel and employees before any ground-disturbing activities commence at the project site. This presentation shall explain to construction personnel how best to avoid impacts to special status species during construction. The program shall consist of a brief presentation explaining listed and other special status species concerns to all personnel involved in the project. The program shall include a description of all special status species potentially on the project site and their habitat needs; an explanation of the status of the species and their protection under the state and federal regulations; specific mitigation measures applicable to listed and other special status species; permit conditions, and the penalties for violation of applicable laws. The program shall also explain to construction personnel how to minimize impacts to jurisdictional waters, including wetlands. The program shall	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		include a description of jurisdictional waters on the site, specifically permitted impacts to jurisdictional waters, measures to protect waters to be avoided, and maps showing the location of jurisdictional waters and permitted impact areas. If acceptable to agencies, the program shall be recorded electronically, and all future employees shall be required to review the recording before the initiation of work on the project site. The WEAP shall be implemented by the applicant before the start of vegetation clearing, grubbing, and/or ground disturbance and shall be continued through the construction phase for all new construction personnel. *Timing/Implementation:* *Prior to the issuance of a grading permit; prior to project construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	
	PS	**Sensitive Wildlife** ***Direct Impacts*** **California Gnatcatcher** Implement mitigation measures **MM BIO-1** and **MM BIO-11** to **MM BIO-13**. **Offsite Habitat Conservation** **MM BIO-2** To meet the mitigation ratio requirement for Diegan coastal sage scrub, 14.18 acres of off-site Diegan coastal sage scrub habitat shall be conserved in perpetuity at an appropriate mitigation site or approved mitigation bank, in addition to the 629.09 acres of on-site habitat conservation. Further, an additional 17.23 acres of coastal sage scrub off-site conservation would be required to meet the MSCP coastal sage scrub habitat conservation goal of 64% for the Metro-Lakeside-Jamul Segment, as assessed in the project MSCP Consistency Analysis Report. A total of 31.41 acres of coastal sage scrub habitat shall be conserved off-site in perpetuity. The applicant shall verify the total acreages required to meet all compensatory mitigation obligations and submit these totals to the City prior to the issuance of grading permits. The applicant shall then obtain City approval of the holder of conservation easement(s) and the restrictions contained in the easement(s) created for the permanent protection of these	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		lands. Documentation of recorded easement(s) shall be submitted to and approved by the City. *Timing/Implementation:* *Prior to the issuance of grading permits* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **California Gnatcatcher Breeding Season Avoidance and Minimization Measure** **MM BIO-8** All vegetation clearing activities shall be conducted outside of the federally-listed California gnatcatcher occupied habitat during the breeding season (February 15th to August 15th) to avoid impacts to nesting gnatcatchers. Additionally, for any work proposed adjacent to gnatcatcher occupied habitat during the gnatcatcher breeding season, occupied habitat shall be delineated by orange biological fencing to ensure that no work shall occur within gnatcatcher occupied habitats. Further, within areas adjacent to gnatcatcher occupied habitat, on-site noise reduction/attenuation techniques shall be incorporated during the gnatcatcher breeding season. In addition, noise monitoring may be required to ensure that the potential elevated construction noise levels are appropriately attenuated at the edge of occupied habitat to a level that is not expected to adversely affect nesting bird behavior (e.g., not to exceed an hourly average of 60 dB(A) or ambient whichever is greater, at the edge of any occupied territory). *Timing/Implementation:* *Prior to commencement of construction activities; during project construction* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **MBTA/CFG Code Bird Breeding Season Avoidance/ Preconstruction Surveys for Nesting Birds** **MM BIO-9** To avoid any direct impacts to migratory birds and/or raptors protected under the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game (CFG) Code Sections 3503 and 3513, respectively, the removal of habitat that supports active nests in the proposed area of disturbance shall occur outside of the general breeding season for these categories of birds (County	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		of San Diego recognized MBTA breeding season is February 15th to August 31st). If construction-related vegetation clearing and grubbing activities cannot be conducted outside the general avian breeding season (February 15th to August 31st), then pre-construction active nest surveys shall be conducted within potentially suitable nesting habitat. All gnatcatcher occupied habitat shall be avoided during the gnatcatcher breeding season. This requirement is therefore not applicable to gnatcatcher occupied habitat. Not more than 5 days prior to initiation of construction activities (including mobilization, staging, and environmentally sensitive area fence installation) during the bird breeding season, a qualified biologist shall conduct pre-construction surveys for nesting birds protected under the MBTA and CFG Code Sections 3503 and 3513. The survey area for nesting bird species shall include the disturbance footprint plus a 100-foot buffer. The surveys shall be repeated prior to the restart of construction activities that have been dormant on-site for up to 3 weeks, and prior to the start of each successive breeding season for each subsequent year of construction to ensure that construction activities avoid impacts to nesting birds. If active nests (nests with eggs or chicks) are located, the qualified biologist shall establish an appropriate avoidance buffer ranging from 30 to 500 feet based on the species and the current and anticipated disturbance levels occurring in vicinity of the nest. The objective of the buffer shall be to reduce disturbance of active nesting birds. All buffers shall be marked using high-visibility flagging or fencing, and, unless approved by the qualified biologist, no construction activities shall be allowed within the buffers until the young have fledged from the nest. At the completion of the pre-construction MBTA/CDFG Code nest surveys, the applicant shall submit documentation to the City that either 1) no nesting birds were recorded within the area to be cleared, grubbed, and/or graded within the project site surveyed by the qualified biologist, or 2) appropriate avoidance measures were implemented in consultation with the qualified biologist to ensure avoidance of impacts to an active nest or nesting bird	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		protected under MBTA and CFG Code prior to the start of construction activity. *Timing/Implementation:* *Prior to initiation of construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **Night Lighting Spill Avoidance** **MM BIO-10** To ensure project artificial night lighting for the project development would not spill into the on-site habitat conservation open space, a lighting plan or comparable document shall be prepared and implemented to shield and/or direct night lighting sources away from the on-site conservation open space. *Timing/Implementation:* *Prior to issuance of a grading permit* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	
	PS	**Other Sensitive Wildlife Species Known to Occur On-site** Implement mitigation measures **MM BIO-1** to **MM BIO-2** and **MM BIO-9** to **MM BIO-13.**	LS
	PS	**Indirect Impacts** Implement mitigation measures **MM BIO-1** and **MM BIO-10.**	LS
Threshold 2 Implementation of the proposed project could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.	PS	Implement mitigation measures **MM BIO-1 and MM BIO-2, MM BIO-7, and MM BIO-10 to MM BIO-13.** **Habitat Revegetation Plan** **MM BIO-3** The restoration of temporarily impacted habitats within the HOA maintained habitat open space is proposed to prevent loss or degradation of adjacent sensitive communities and to maintain and facilitate habitat functions and values for special status species through contributory edge habitat and buffering from development. Specifically, this restoration is to minimize potential impact to the proposed habitat conservation open space that may result from spread of invasive species or sharp boundaries with developed lands. Areas where temporary, construction-related impacts have taken place (predominately within the proposed FMZ II zones, but also includes areas of grading for some roads, and vegetated water quality basins) shall	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		be restored in accordance with a Habitat Revegetation Plan (HRP). The HRP shall prescribe restoration actions needed to treat temporarily disturbed soils and vegetation, in order to promote native species coverage, remove the establishment of damaging invasive species, and protect the integrity of the adjacent conserved habitat open space. The applicant shall contract a qualified restoration biologist, knowledgeable in upland and wetland habitat restoration to prepare the HRP. The HRP shall set forth trigger points to identify where restoration shall be required in response to construction-related impacts. It shall also explicitly detail the process or processes required to restore these temporarily impacted areas. The HRP may include the following project-specific information and sections, where applicable and feasible: 1. Soils and Seed Bank Management a. The HRP shall include details for topsoil salvage, where practical, and proper storage, and shall identify areas within the construction footprint where topsoil is present, supports native vegetation or common non-native grasses characteristic of the grasslands on the site, does not support dense weed infestations, and can be salvaged and stockpiled for later replacement following ground-disturbing activities. b. The HRP shall require that at 3 to 6 inches of topsoil be salvaged from the areas identified in the plan. These stockpiles shall not be mixed with spoil material, trash, materials such as road base or aggregate, or topsoil containing heavy weed seed banks. The allowable duration for stockpiling and management of stockpiles that will maintain healthy soil conditions shall be stipulated in the HRP. The HRP shall stipulate BMPs to discourage erosion of the topsoil stockpiles, including planting cover crops, roughening the pile, using fiber rolls, employing temporary stabilization measures, or other measures, as determined by the potential for erosion of the pile from rain and wind. c. All redistribution of stored topsoil shall be completed prior to final site inspection (for the close of Project construction work).	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		d. Areas where substantial soil compaction has occurred shall be treated with light ripping or other methods intended to rectify compaction, as recommended by the qualified restoration ecologist. The HRP shall outline the methods for assessing whether substantial compaction requiring active restoration has occurred. e. No fertilization of disturbed soils shall be prescribed unless recommended by a qualified restoration ecologist. As appropriate, highly disturbed soils lacking topsoil replacement may be amended with certified weed-free mulch. f. For wetlands and stream habitats where needs differ from the soil restoration needs in upland soils, the HRP shall stipulate measures to completely restore fragile soils in wetlands and to maintain existing streambed substrate characteristics following restoration of these habitats after temporary disturbance. 2. Temporary Disturbance Mapping a. The HRP shall include detailed figures showing the areas proposed to be temporarily disturbed during project construction. Such figures shall be updated, as needed, to reflect design changes and areas requiring active restoration actions. 3. Supplemental Restoration Actions a. The HRP will stipulate specific performance criteria that identify when areas require additional methods beyond topsoil replacement and soil restoration. In areas requiring active reseeding beyond topsoil replacement, the species composition proposed for reseeding shall be substantially similar to or improve on pre-construction vegetation community composition, excluding invasive non-native species and rare plant species. The latter may have very specific microhabitat requirements that may not be possible to replicate after disturbance. The intent of the seeding palettes shall be to opportunistically promote native species coverage, remove damaging invasive species, and preserve the integrity of the adjacent vegetation types present within the conserved open space on the site. When applicable, a description of the preferred methods	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		for planting (e.g., hydroseeding, drill seeding, aerial broadcast seeding, or others) within differing habitats or impact types shall be provided, as well as details regarding irrigation, if needed. If seed is to be collected for redistribution from onsite species, collection protocols and areas shall be outlined. 4. Monitoring a. All areas subject to temporary disturbance and included in the restoration effort under the HRP shall be monitored by a qualified restoration ecologist so that restoration objectives can be assessed and relevant recommendations can be made to prevent loss or degradation of adjacent conserved habitats. Monitoring shall consist of both qualitative and quantitative assessment programs. b. Qualitative monitoring of the revegetation areas is sufficient to determine the periodic status and appropriate recommendations to ensure these areas meet the objective of the HRP. c. Qualitative survey results shall discuss species composition, growth and survivorship, germination success, invasive plant infestations, and erosion. The frequency of the monitoring would be determined by the qualified restoration ecologist that would implement the HRP. Brief monitoring reports shall be submitted to the City after qualitative monitoring events. *Timing/Implementation:* *Prior to the issuance of grading permits* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	
Threshold 3 Implementation of the proposed project could 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.	PS	Implement mitigation measures **MM BIO-11** to **MM BIO-13.** **Jurisdictional Resources** **MM BIO-4** To compensate for permanent impacts to federally and/or state jurisdictional wetlands (e.g., ragweed mesic meadow, mulefat scrub) in compliance with the no net loss policy, the project shall create ragweed mesic meadow and mulefat scrub habitat at a minimum 1:1 mitigation ratio, with the residual amount based on a 1:1 mitigation ratio being implemented through creation, restoration, and/or enhancement, both to be implemented either (1) within	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		an appropriate mitigation location on-site within the proposed habitat conservation open space to ensure conservation and management in perpetuity; or (2) within an off-site agency-approved wetland mitigation bank. Wetland mitigation requirement total acreage for the project would be 0.30 acre of ragweed mesic meadow and 0.14 acre of mulefat scrub. To compensate for permanent impacts to oak riparian woodland habitat, the project shall mitigate at a 3:1 ratio for a total of 7.59 acres of oak riparian woodland. To compensate for permanent impacts to non-wetland waters of the U.S./streambed impacts shall be mitigated at a 1:1 ratio (linear feet preserved: linear feet impacted) for a total of 10,700 linear feet. Project jurisdictional resource mitigation shall be consistent with wetland regulatory permits and/or agreement conditions of approval. The applicant shall verify the total acreages required to meet all compensatory wetland mitigation obligations and submit these totals to the City prior to issuance of the first grading permit. The applicant shall then obtain City and wetland regulatory agency approval of the conceptual wetland mitigation plan, the holder of conservation easement(s), and the restrictions created for the permanent protection of these wetland mitigation lands. Documentation of such recorded easement(s) shall be submitted to and approved by the City and regulatory agencies. The City shall review all legal documentation and agreements associated with the establishment and recordation of separate conservation easement(s) for the wetland mitigation sites, if not already within the conservation easement for the proposed reserve, and securing a conservation lands management entity or qualified easement holder/manager. *Timing/Implementation:* *Prior to issuance of a grading permit* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **Conceptual Wetland Mitigation Plan** **MM BIO-5** A project conceptual wetland mitigation plan shall be prepared to present the required mitigation by jurisdictional agencies in order to achieve a "no net loss" of wetland habitats (e.g., mitigation through wetland creation, restoration, and/or enhancement). The conceptual mitigation plan shall	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		provide conceptual revegetation plans, including site preparation, consideration for hydrology and flood flows, planting designs and materials, as well as maintenance and monitoring success criteria and schedule requirements. *Timing/Implementation:* *Prior to issuance of a grading permit* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **Jurisdictional Resources Impact Avoidance/Minimization** **MM BIO-6** All jurisdictional resources in the project impact area shall be clearly shown on project plans and the project impacts limits marked with highly visible flagging, rope, or similar materials in the field. Further, jurisdictional resources in proximity to impact/construction areas that are to be avoided shall be fenced or flagged for avoidance prior to construction, and a biological monitor shall be present to ensure compliance with avoidance areas. Project staging and laydown activities shall not occur within jurisdictional resources during construction. Access allowed within these features for the purposes of construction in and near such features (e.g., road crossings) shall be clearly delineated on project plan sets, and these allowed work limits shall also be staked in the field, to prevent construction personnel/equipment from impacting avoidance areas in close proximity. Where necessary, silt fencing and/or other storm water BMP's shall be used to protect adjacent jurisdictional resources from sediment transport or other potential indirect runoff/erosion impacts that could result from adjacent grading through the implementation of a stormwater pollution prevention plan (SWPPP) during construction. The applicant shall submit documentation to the City demonstrating that the applicant is in compliance with the jurisdictional resource avoidance/minimization measures through ongoing reporting of biological monitoring activity on a monthly basis through the preparation and submission of summary monitoring reports. *Timing/Implementation:* *Prior to construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Threshold 4	The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	LS	None required.	LS
Threshold 5	The proposed project could conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance.	PS	Implement mitigation measures **MM BIO-1** and **MM BIO-7.**	LS
Threshold 6	The proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	LS	None required.	LS
Cultural Resources				
Threshold 1	Implementation of the proposed project would not result in a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.	LS	None required.	LS
Threshold 2	Implementation of the proposed project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	PS	**MM CUL-1** An archaeological resources monitoring program shall be implemented, which shall include the following: 1. Prior to issuance of a grading permit, the project applicant shall provide written verification to the City of Escondido that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the City. The City, prior to any preconstruction meeting, shall approve all persons involved in the monitoring program. 2. The qualified archaeologist and a Native American representative(s) shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. Native American monitors/representatives from the Rincon Band of	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		Luiseno Indians, the San Luis Rey Band of Mission Indians, and the Kumeyaay Nation shall be invited to participate in the monitoring program. 3. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full time to perform inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features. 4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. 5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the project manager at the time of discovery. The archaeologist, in consultation with the project manager for the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities shall be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency, then carried out using professional archaeological methods. If any human bones are discovered, the County coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposal of the remains. 6. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis. 7. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. 8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms. *Timing/Implementation:* *Prior to ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **MM CUL-2** Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted, as outlined below. 1. A qualified paleontologist or a paleontological monitor shall be on-site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist). 2. In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued, and deposited in an	

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Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		appropriate scientific institution (such as the San Diego Museum of Natural History) at the project applicant's expense. 3. A report (with a map showing fossil site locations) summarizing the results, analyses, and conclusions of the above-described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities. *Timing/Implementation:* *Prior to ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **MM CUL-3** For the cultural prehistoric/historic resources determined to be significant, the following site avoidance and preservation methods shall be incorporated: ▪ Site avoidance by preservation of archaeological sites in a natural state in open space, or in specific open space easements; ▪ Site avoidance by preservation through capping the site and placing landscaping on top of the fill; ▪ Data recovery through implementation of an excavation and analysis program; or ▪ A combination of one or more of the above measures. ▪ For those sites that are found to contain significant resources and for which avoidance and preservation is not feasible or appropriate, the project applicant shall prepare a data recovery program. The plan will, at a minimum, include the following: ▪ A statement of why data recovery is appropriate as a mitigation measure; ▪ A research plan that explicitly provides the research questions that can reasonably be expected to be addressed by excavation and analysis of the site; ▪ A statement of the types and kinds of data that can reasonably be expected to exist at the site and how these data will be used to answer important research questions;	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			▪ A step-by-step discussion of field and laboratory methods to be employed; and ▪ Provisions for curation and storage of the artifacts, notes, and photographs. Grading operations within the affected area may resume once the site has been fully evaluated and mitigated to the satisfaction of the Planning Director. All significant artifacts collected during the implementation of the data recovery program shall be curated at a facility approved by the City. *Timing/Implementation:* *Prior to ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **MM CUL-4** All artifacts collected during the implementation of the data recovery program, as well as any collected during the cultural resources testing program, shall be permanently curated at a facility approved by the City, such as the San Diego Archaeological Center (SDAC). *Timing/Implementation:* *Prior to ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	
Threshold 3	Implementation of the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geological feature.	NI	None required.	NI
Threshold 4	No human remains have been identified within the proposed project site; however, implementation of the proposed project could result in the inadvertent disturbance of currently undiscovered human remains.	PS	**MM CUL-5** As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Department of the Medical Examiner. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		any nearby area reasonably suspected to overlie adjacent remains shall occur until the coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code Section 5097.98. The Native American remains shall be kept in situ or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor. *Timing/Implementation:* *During ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **MM CUL-6** All cultural materials, with the exception of sacred items, burial goods, and human remains, collected during the grading monitoring program and from any previous archaeological studies and excavations on the project site shall be curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the appropriate tribe's curation facility, which meets the standards set forth in 36 Code of Federal Regulations (CFR) Part 79 regulating federal repositories. *Timing/Implementation:* *During ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **MM CUL-7** All sacred sites, should they be encountered on the project site, shall be avoided and preserved as the preferred mitigation, if feasible, as determined by a qualified professional in consultation with the tribe(s). To the extent that a sacred site cannot be feasibly preserved in place or left in an undisturbed state, mitigation shall be required pursuant to and consistent with Public	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4. *Timing/Implementation:* *During ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	
Threshold 5	Implementation of the proposed project would not cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074.	LS	None required.	LS
Geology and Soils				
Threshold 1a	The proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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.	LS	None required.	LS
Threshold 1b	The proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic ground shaking.	LS	None required.	LS
Threshold 1c	The proposed project would not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.	LS	None required.	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Threshold 1d	The proposed project would not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving landslides	LS	None required.	LS
Threshold 2	The proposed project site would not result in substantial soil erosion or the loss of topsoil.	LS	None required.	LS
Threshold 3	The proposed project would not 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.	LS	None required.	LS
Threshold 4	The proposed project would not 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.	LS	None required.	LS
Threshold 5	The proposed project would not 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.	NI	None required.	NI
Greenhouse Gas Emissions				
Threshold 1	The proposed project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or otherwise conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	PS	**MM GHG-1** The following energy efficiency features, or any other combination of measures from the City's E-CAP list in **Table 2.6-4,** shall be employed to achieve 100 or more points. All features shall be incorporated into construction plans and specifications, development agreements, and/or other mechanisms that demonstrate the applicant and/or builder is legally bound to implement them. ▪ Greatly Enhanced Insulation (20% > Title 24) ▪ Greatly Enhanced Window Insulation (20% > Title 24) ▪ Greatly Enhanced Door Insulation (20% > Title 24)	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		▪ Minimum Building Envelope Leakage (20% > Title 24) ▪ Greatly Enhanced Building Envelope (20% > Title 24) ▪ Greatly Reduced Distribution Losses (20% > Title 24) ▪ Very High Efficiency HVAC (20% > Title 24) ▪ High Efficiency Water Heater (conventional water heater that is 20% > Title 24) ▪ Very High Efficiency Lights (LED, etc. 20% > Title 24) ▪ Very High Efficiency Appliances (20% > Title 24) ▪ Greatly Enhanced Interior and Appliances (20% > Title 24) ▪ Solar Ready Homes (sturdy roof and electric hookups) ▪ EPA High Efficiency Showerheads (15% > Title 24) ▪ EPA High Efficiency Toilets (15% > Title 24) ▪ EPA High Efficiency Faucets (15% > Title 24) ▪ EPA High Efficiency Water Fixtures (15% > Title 24) *Timing/Implementation:* *During construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **MM GHG-2** The applicant or its designee shall purchase and retire greenhouse gas (GHG) offsets to reduce the project's GHG emissions level to 2.89 metric tons carbon dioxide equivalent (MT CO_2e) per service population per year, consistent with the performance standards and requirements set forth below. ▪ The GHG offsets shall be secured from an accredited registry that is recognized by the California Air Resources Board (CARB) or a California air district, or from an emissions reduction credits program that is administered by CARB or a California air district. ▪ The GHG offsets shall represent the past reduction or sequestration of 1 MT CO_2e that is "not otherwise required," in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15126.4(c)(3). ▪ The GHG offsets shall be real, permanent, quantifiable, verifiable, and enforceable.	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			Recognizing that future regulatory mandates, technological advances, and/or final project design features would likely result in GHG emissions that are lower than the levels presented in this EIR, the applicant may prepare a final project GHG emissions inventory prior to City issuance of the 275th certificate of occupancy (representing 50 percent project completion). The inventory shall be subject to verification by a City-approved third party (at applicant expense), with the final emissions estimates dictating the increment to be mitigated through purchase of GHG offsets. The offsets must also be secured by the applicant and verified by the City prior to issuance of the 275th certificate of occupancy, thus providing full mitigation prior to completion of the project. *Timing/Implementation:* *Prior to City issuance of the 275th certificate of occupancy (representing 50 percent project completion).* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	
Hazards and Hazardous Materials				
Threshold 1	Implementation of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	LS	None required.	LS
Threshold 2	Implementation of the proposed project would not 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.	LS	None required.	LS
Threshold 3	Implementation of the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	LS	None required.	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Threshold 4	The proposed project would not 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, create a significant hazard to the public or the environment.	NI	None required.	NI
Threshold 5	The proposed project is not located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, and would not result in a safety hazard for people residing or working in the project area.	NI	None required.	NI
Threshold 6	The proposed project is not located in the vicinity of a private airstrip, and would therefore not result in a safety hazard for people residing or working in the project area.	NI	None required.	NI
Hydrology and Water Quality				
Threshold 1	Implementation of the proposed project would not violate any water quality standards or waste discharge requirements.	LS	None required.	LS
Threshold 2	Implementation of the proposed project would not 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).	LS	None required.	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Threshold 3	Implementation of the proposed project would not 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.	LS	None required.	LS
Threshold 4	Implementation of the proposed project would not 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.	LS	None required.	LS
Threshold 5	Implementation of the proposed project would not 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.	LS	None required.	LS
Threshold 6	Implementation of the proposed project would not otherwise substantially degrade water quality.	LS	None required.	LS
Threshold 7	Implementation of the proposed project would not 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.	NI	None required.	NI
Threshold 8	Implementation of the proposed project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows.	NI	None required.	NI

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Threshold 9	Implementation of the proposed project would not 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.	NI	None required.	NI
Threshold 10	Implementation of the proposed project would not cause inundation by seiche, tsunami, or mudflow.	LS	None required.	LS
Land Use and Planning				
Threshold 1	The proposed project would not physically divide an established community.	NI	None required.	NI
Threshold 2	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.	LS	None required.	LS
Noise				
Threshold 1	Implementation of the proposed project would result in the 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.	PS	**Short-Term (Construction) Impacts** **MM NOI-2** The project shall include the following requirements for construction activities: Per the City of Escondido code requirements, construction is permitted between the hours of 7 a.m. and 6 p.m. Monday through Friday and 9 a.m. and 5 p.m. on Saturday. Construction contracts must specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. A sign, legible at a distance of 50 feet, shall be posted at the project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the disturbance coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the City. All signs posted at the construction site shall include the contact name and the telephone number for the noise disturbance coordinator. Construction noise reduction methods shall include shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools. During construction, stationary construction equipment, such as generators and compressors, shall be located on the site as far away from adjacent residential properties as feasible, or placed such that emitted noise is directed away from sensitive noise receivers. During construction, all operating rock crushing equipment shall be placed 500 feet from an existing residence, at the minimum. *Timing/Implementation:* *Prior to ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **MM NOI-3** In order to reduce construction noise, a temporary noise barrier or enclosure shall be used to break the line of sight between the construction equipment and the nearest residences, whether they are existing or future residences. The temporary noise barrier shall have a sound transmission class (STC) of 35 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. In order to achieve this, the barrier may consist of steel tubular framing, welded joints, a layer of 18-ounce tarp, a 2-inch-thick fiberglass blanket, a half-inch-thick weatherwood asphalt	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		sheathing, and 7/16-inch sturdy board siding. In addition, to avoid objectionable noise reflections, the source side of the noise barrier shall be lined with an acoustic absorption material meeting a noise reduction coefficient rating of 0.70 or greater in accordance with American Society for Testing and Materials Test Method C423. *Timing/Implementation:* *Prior to ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	
	PS	**Long-Term (Operational) Impacts** None feasible.	SU
Threshold 2 The proposed project could cause the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	PS	**MM NOI-1** The project shall include the following requirements for construction activities: ▪ Per the City of Escondido code requirements, construction (including blasting) is permitted between the hours of 7 a.m. and 6 p.m. Monday through Friday and 9 a.m. and 5 p.m. on Saturday. ▪ Prior to construction-related blasting, the project applicant shall submit to the City of Escondido Engineering and Planning Divisions for approval of a blasting plan demonstrating that groundborne vibration generated by blasting is at or below a vibration level of 0.2 inches per second PPV at any residential structure. ▪ A blast signal (e.g., air horn) shall be used to notify nearby residents that blasting is about to occur per the California Code of Regulations, Title 8, Section 5291 Firing of Explosives regulations. ▪ Send a mailer to residences with information about when the blasting is scheduled and provide information about who to contact for more information or for complaints. ▪ All complaints shall be responded to and investigated as they occur. *Timing/Implementation:* *Prior to ground-disturbing construction activities* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Threshold 3	The project could cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the proposed project.	PS	**Short-Term (Construction) Impacts** Implement mitigation measures **MM NOI-2** and **MM NOI-3.**	LS
		PS	**Long-Term (Operational) Impacts** None feasible.	SU
Threshold 4	The project could cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	PS	Implement mitigation measures **MM NOI-2** and **MM NOI-3**.	LS
Threshold 5	The proposed project is not located within an airport land use plan, or where such a plan has not been adopted, within 2 miles of a public airport or public use airport and would not expose people residing in the project area to excessive noise levels.	LS	None required.	LS
Threshold 6	The proposed project is not located within the near vicinity of a private airstrip and would therefore not expose people residing or working in the project area to excessive noise levels.	LS	None required.	LS
Public Services and Recreation				
Threshold 1	Implementation of the proposed project would not result in substantial adverse physical impacts associated with the need for, or provision of, new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection.	LS	None required.	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Threshold 2	Implementation of the proposed project would not result in substantial adverse physical impacts associated with the need for, or provision of, new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools.	LS	None required.	LS
Threshold 3	Implementation of the proposed project would not result in substantial adverse physical impacts associated with the need for, or provision of, new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for libraries.	LS	None required.	LS
Threshold 4	Implementation of the proposed project would not 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. The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.	LS	None required.	LS
Traffic and Circulation				
Threshold 1	The proposed project could 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	PS	**Intersection Operations** **MM TRA-1** **Intersection 1. Rockwood Road/Cloverdale Road** – The project applicant shall install a traffic signal and restripe the westbound approach to this intersection to provide one left turn lane and one shared left turn/right turn lane. The south leg of the intersection in the southbound direction shall be restriped to provide an additional receiving lane for left-turning traffic from Rockwood Road. Alternatively, a roundabout may be installed.	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
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).		In addition, the project applicant shall construct a raised median or provide a second westbound thru lane along Rockwood Road between Cloverdale Road and San Pasqual Union Elementary School. *Timing/Implementation:* *During project construction* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **MM TRA-2** **Intersection 9. San Pasqual Valley Road (SR 78)/Citrus Avenue** – The project applicant shall provide a right-turn out only intersection to prohibit southbound left-turns from Citrus Avenue to eastbound San Pasqual Valley Road (SR 78), resulting in the rerouting of vehicle trips currently making this maneuver. *Timing/Implementation:* *During project construction* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **MM TRA-3** **Intersection 10. San Pasqual Valley Road (SR 78)/Summit Drive** – Mitigation measures for proposed intersection modifications are subject to the Caltrans Intersection Control Evaluation (ICE) policy (Traffic Operation Policy Directive 13-02). Alternative intersection design(s) will need to be considered in accordance with the ICE policy. *Timing/Implementation:* *During project construction* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions* **MM TRA-4** **Intersection 11. San Pasqual Valley Road (SR 78)/San Pasqual Road/Cloverdale Road** – The project applicant shall widen the eastbound approach to the intersection to provide dual left turn lanes. The north leg of the intersection in the northbound direction shall be widened to provide an additional receiving lane for a length of approximately 650 feet, plus a 150-foot transition lane. *Timing/Implementation:* *During project construction* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		MM TRA-5 **Intersection 17. San Pasqual Road/Sierra Linda Drive/Ryan Drive** - The project applicant shall install a traffic signal at this intersection. Project contribution to traffic volumes at this intersection amounts to 14% of the combined AM and PM peak hour trips. *Timing/Implementation:* *During project construction* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	
	PS	**Roadway Segments** **MM TRA-6** **Segment 12. Felicita Avenue/17th Avenue: Escondido Boulevard to Juniper Street** - The project applicant shall pay a fair share toward the City of Escondido Capital Improvement Project: Felicita and Juniper from Escondido to Chestnut widening project, per the *Fiscal Year 2008/2009 Five Year Capital Improvement Program and Budget*. Based on the fair share calculations, the project's contribution to this improvement shall be 2.71 percent of the total cost of improvements. *Timing/Implementation:* *Prior to issuance of a grading permit* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	SU (Direct Impacts) / LS (Cumulative Impacts)
	PS	**MM TRA-7** **Segment 13. Felicita Avenue/17th Avenue: Juniper Street to San Pasqual Valley Road (SR 78)** – The project applicant shall provide the following enhancements to this roadway segment: ▪ Provide a white edge-line in both directions between Juniper Street and Encino Drive. ▪ Stripe a dedicated eastbound right-turn lane to Encino Drive. ▪ Restripe/widen the eastbound lane to provide an eastbound right turn pocket at Lendee Drive. ▪ Extend the two-way left turn lane eastward to the city/county boundary to allow for westbound left turns into the easternmost driveway accessing the Emmanuel Faith Community Church. **MM TRA-8** **Segment 16. Via Rancho Parkway: San Pasqual Road to Beethoven Drive** – The project applicant shall lengthen the southbound right turn pocket	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			to extend it by an additional 50 feet approaching Beethoven Drive. The project applicant shall also lengthen the northbound right turn pocket by 55 feet at the Via Rancho Parkway/San Pasqual Road intersection. Additionally, the applicant shall work with the City to install adaptive signal timing along Via Rancho Parkway between San Pasqual Road and Sunset Drive (just east of the I-15 northbound ramps) to improve traffic flow. *Timing/Implementation:* *During project construction* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	
Threshold 2	The proposed project could 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.	PS	**Intersection Operations** Implement mitigation measures **MM TRA-1** through **MM TRA-5**. **Roadway Segments** Implement mitigation measures **MM TRA-6** and **MM TRA-8**.	LS
Threshold 3	The proposed project would not 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.	NI	None required.	NI
Threshold 4	The proposed project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	LS	None required.	LS
Threshold 5	The proposed project could result in inadequate emergency access.	PS	**MM TRA-9** The project applicant shall prepare and implement a traffic management plan (TMP) to minimize inconveniences during construction. Included among the provisions, the contractor shall coordinate with the City of Escondido, the County of San Diego, and local police, fire, and emergency medical service providers regarding construction scheduling and any other practical measures to maintain adequate access to properties and response times. A sign, legible at a distance of 50 feet, shall be posted at the project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the disturbance coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the City. All signs posted at the construction site shall include the contact name and the telephone number for the noise disturbance coordinator. Two-way traffic through the construction zone shall be maintained throughout the construction period. All project construction activities shall occur in compliance with the City's permitted hours for construction (Monday through Friday 7:00 a.m. to 6:00 p.m. and Saturdays 9:00 a.m. to 5:00 p.m.). *Timing/Implementation:* *Prior to issuance of a building permit/during project construction* *Enforcement/Monitoring:* *City of Escondido Engineering and Planning Divisions*	
Threshold 6	The proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	LS	None required.	LS
Utilities and Service Systems				
Threshold 1	Implementation of the proposed project could exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	PS	**MM UTIL-1** The project applicant shall ensure that adequate flow capacity will be provided through the following measures: ▪ Construct a parallel sewer line on Rockwood Road. ▪ Provide adequate pump capacity on Lift Station 13 through either the removal of air bubble or an increase in pump capacity. *Timing/Implementation:* *Prior to the issuance of any certificate of occupancy*	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			Enforcement/Monitoring: *City of Escondido Utilities, Engineering, and Planning Divisions*	
Threshold 2	Implementation of the proposed project would not 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.	LS	None required.	LS
Threshold 3	The proposed project would not 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.	LS	None required.	LS
Threshold 4	The proposed project would not result in insufficient water supplies available to serve the project from existing entitlements and resources, or require new or expanded entitlements.	LS	None required.	LS
Threshold 5	The proposed project would not result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	LS	None required.	LS
Threshold 6	The proposed project would not be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs.	LS	None required.	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)

Table ES-2, continued

Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Wildfire Hazards				
Threshold 1	Implementation of the proposed project would not 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.	LS	None required.	LS
Threshold 2	Implementation of the proposed project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LS	**Evacuation Analysis** None required.	LS
		PS	**Emergency Response** **MM WF-1** The project applicant, homeowners association (HOA), or property owners shall be required to pay fair-share costs for the staffing, equipment, and maintenance of the proposed fire station, for the life of the project. Payment mechanisms (e.g., HOA assessment, property tax assessment, or similar) and the funding amount for the fire station shall be determined by the City of Escondido, the Cal Fire Valley Center Fire Protection District, and any other applicable agencies and shall be memorialized in a Fire Service Agreement to be completed prior to map recordation. *Timing/Implementation:* *Prior to map recordation* *Enforcement/Monitoring:* *City of Escondido Planning Division; Cal Fire Valley Center Fire Protection District*	LS
		LS	**Resident Awareness and Education Program** None required.	LS
Threshold 3	The project would not result in substantial adverse physical impacts associated with the need and provision of new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.	LS	None required.	LS

No Impact (NI), Less than Significant (LS), Potentially Significant (PS), and Significant and Unavoidable (SU)