



FRONT ENTRY DETAIL ELEVATION VIEW



UNIT PATIO DETAIL ELEVATION VIEW



TRELLIS DETAIL ELEVATION VIEW



WEST  
SCALE 1/8\"/>



SOUTH  
SCALE 1/8\"/>

South: County Residential Zoning / One- and two-story single-family residential homes on approximately 14,000 SF lots are located to the south of the subject site within the County's jurisdiction. The rear of the homes orient towards the site and the structures generally are located at a slightly higher elevation than the subject site. The county properties contain septic systems and the leach fields generally are located towards the rear of the homes. A variety of wooden fencing separates site from the adjacent homes. Ornamental landscaping and mature trees located towards the rear of the residential homes (on both sides of the fence) provides screening between the properties and obscures some views through the subject site.

East: RE-20 zoning (Residential Estate, 20,000 SF min. lot size) / Two fire stations are located to the east of the subject site. The 7,536 SF City of Escondido Fire Station No. 5 is located towards the northeast, and the approximately 4,027 SF Cal Fire Station to the southeast. Access to the two fire stations are provided by Felicita Road, and Monticello Drive, which are public streets. Chain-link fencing separates the fire station parcels from the subject site. The fire stations are located at a similar to slightly lower elevation to the subject site.

West: County Residential Zoning / Single-family residential homes are located west of the site on approximately one acre sized lots. The rear of the homes orient towards the project site, and the leach fields for the properties also are located on the lower slope area towards the rear of the homes. The homes generally are situated at a much higher elevation than the project site. The property located to the northwest is situated at a similar elevation to the project site. The side of this home orients towards the project site.

#### **Responsibility Agency Permit Approvals**

The applicant would be required to comply with the NPDES General Permit for Storm Water Discharges Associated with Construction of land Disturbance Activities (SWRCB Order No. 2009-0009-DWQ, NPDES No. CA2000002), as well as related City requirements for storm water/erosion control. The project also must comply with the requirements of the San Diego County Municipal Separate Storm Sewer System (MS4) Storm Water Permit (RWQCB Order No. R9-2008-0002, NPDES No. CAG919002).

#### **Anticipated Public Hearings**

No hearing dates have been scheduled to date. The proposed project requires noticed public hearings by the Escondido Planning Commission. Separate public hearing notices will be mailed out confirming the hearing date and time.

### **I. AESTHETICS**

- a. *Have a substantial adverse effect on a scenic vista?*
- b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Substantially degrade the existing visual character or quality of the site and its surroundings?*

The project site is vacant and situated on flat to gently sloping terrain within the southwestern area of the property. The property is not located on a ridgeline identified in the Community Open Space/Conservation Element of the General Plan and the property does not contain any significant topographical features or rock outcroppings. The subject property does not possess any significant value as a scenic resource due to it relatively small size, lack of significant vegetation or topographical features, and surrounding development. The site generally is covered with tumbleweed, wild mustard, ragweed Bermuda grass and other common ruderal grasses and plants, including several mature trees. The subject site is not within a state scenic highway and due to the surrounding development, which includes a church on the north and two fire stations on the east, is not considered a prominent scenic

vista. Although the site is not considered scenic in character, it is located within a City of Escondido view shed conservation corridor due to its proximity to Interstate 15 and the site is visible from southbound lanes since the roadway is elevated above the site. The Interstate 15 freeway view shed corridor extends 1,750 feet from each side of the interstate. Views of the site from Interstate 15 generally are limited to a small view corridor where the elevated roadway crosses Felicita Road. Views north and south of the overpass are obscured by existing vegetation. The proposed development would not obscure views of the valley floor from the interstate and the height of the proposed building would not be out of character with existing building heights throughout the area. The proposed development also would not obscure views of the more prominent hillsides to the southwest from the roadway. Views of the site from Citracado Parkway and Felicita Avenue generally are limited due to surrounding development, which includes two fire stations and a church. Existing vegetation also obscures views of the site from the adjacent roadways.

Development of the property would alter the vacant, open-space character of the parcel. Grading of the site includes a combination of cut and fill to provide sufficient pad area for the building, parking and access. The proposed building would be located within the central and flatter section of the site, and would be setback approximately 100 feet from the southern and western property boundaries to reduce potential compatibility, noise and visual impacts to adjacent residential properties. The site also would be lowered to minimize the overall presence and height of the structure and to retain views through the site to the extent feasible. The steeper sloping areas of the site towards the northwestern portion of the property are proposed to be retained and landscaped. The proposed development has included appropriate setbacks and landscape buffer areas to offset the visual impacts from surrounding properties and the public views from adjacent roadways. The building architecture, color and materials would be compatible with the variety of residential and non-residential uses within the area.

**Mature Trees** - The project site includes several mature trees, including some scattered live oaks and a California Black Walnut tree. Some of the oaks are proposed to be retained along with the walnut tree, to the extent feasible. The removal of any mature trees would require replaced at a minimum 1:1 ratio with specimen sized trees in conformance with the City's tree replacement requirements. Mature oak trees would require replacement at minimum 2:1 ratio with specimen-sized trees, which would be incorporated into the landscape plan as a condition of project approval. Therefore, the loss of mature trees would be considered less than significant since they would be replaced on-site.

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

Development of the vacant site would create a new source of light from proposed on-site security and parking lot lighting, and also from light emitted from the exterior windows of the facility. This new lighting would not be inconsistent with residential development. That typically includes street lights and exterior lighting features. Any proposed building or parking lot lighting would be designed to minimize the overflow of light onto adjacent properties, where necessary. Compliance with the City's Outdoor Lighting Ordinance would ensure that impacts related to light and glare, resulting from future development of the site, are less than significant.

## **II. AGRICULTURE RESOURCES**

### **Significance Criteria and Impact Analysis**

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

on agriculture and farmland. The effects of a project on agricultural resources are considered significant if the proposed project would:

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*
- d. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*
- e. *Result in the loss of forest land or conversion of forest land to non-forest use?*
- f. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

The project site is designated as Other Land by the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program. The designation is applied to vacant and nonagricultural land surrounded by urban development. The project site is located within an urban and estate residential area of Escondido and zoned for residential estate development. The project site is not located within an existing zone for agricultural or forestry uses and there are no agricultural uses or forestry land on or adjacent to the site. The project site and surrounding area is not listed as prime Agricultural Lands in the General Plan Final EIR, which was prepared for the most recent General Plan revisions in 2000 (Escondido 2000). Therefore, the proposed project will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use, or result in the conversion of forest land to non-forest use. The project site does not contain any Williamson Act or other agricultural land contracts. Accordingly, no associated impacts to agricultural-related zoning or contract land would result.

### **III. AIR QUALITY**

#### **Significance Criteria and Impact Analysis**

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

- a. *Conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
- c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*
- d. *Expose sensitive receptors to substantial pollutant concentrations?*
- e. *Create objectionable odors affecting a substantial number of people?*

#### **City of Escondido Significance Criteria:**

Section 33-942 of the City's Zoning Code "Coordination of CEQA, Quality of Life Standards' and Growth Management provisions" provides quality-of-life emission thresholds related to air quality for projects proposed within the City of Escondido. If the project has the potential to produce emission that would exceed these screening thresholds, a more detailed analysis of potential air quality impacts is required to evaluate the potential to impact the environment. However, simply exceeding these thresholds does not

constitute a significant air impact. Significance of potential air-quality impacts is based on the additional project specific analysis. An Air Quality Impact Analysis (AQIA) was prepared for the project by Urban Crossroads to evaluate project-related construction and operational emissions. The Analysis concluded the project would not result in a significant air-quality impact resulting from construction or operational activities since none of the applicable City of Escondido thresholds are exceeded by the project. In addition, the project would not have any significant impact to sensitive receptors.

#### Construction Emissions

Anticipated daily construction emissions from heavy equipment or haul trucks are projected to be less than the City of Escondido and SDAPCD thresholds for all criteria. Because construction is a one time, temporary activity, operation of equipment during project construction is not anticipated to result in significant air-quality impacts and no mitigation is required. As a matter of standard practice, dust and emission control during grading operations would be implemented to reduce potential nuisance impacts and to ensure compliance with SDAPCD rules and regulations.

Odors - The project also does not contain land uses typically associated with emitting objectionable odors. Project-generated refuse would be stored in covered containers and removed at regular intervals by Escondido Disposal. Potential odor sources from construction related emissions would be limited to the construction period, during which emissions from construction equipment exhaust and the application of asphalt and architectural coating during construction activities could be temporarily evident in the immediate surrounding area. With regard to nuisance odors, any air-quality impacts would be confined to the immediate vicinity of the equipment itself. By the time such emissions reach any sensitive receptor sites away from the construction area, they would be diluted to well below any level of air quality concern. An occasional whiff of diesel exhaust from vehicles may result. The intermittent nature of these potential odors would cease upon completion of the respective phase of construction activity and is thus considered less than significant. Standard construction requirements (such as dust suppression and vehicle staging areas away from sensitive receptors) typically would minimize odor impacts resulting in construction activity. Objectionable odors are regulated by the San Diego Air Pollution Control District (APCD).

#### Applicable Air Quality Plan

The project area is within the San Diego Air Basin (SDAB). Air quality at a particular location is a function of the kinds and amounts of pollutants being emitted into the air locally, and throughout the basin, and the dispersal rates of pollutants within the region. The major factors affecting pollutant dispersion are wind, speed and direction, the vertical dispersion of pollutants (which is affected by inversions) and the local topography. The air basin currently is designated a state and federal non-attainment area for ozone and particulate matter. However, in the SDAB, part of the ozone contamination is derived from the South Coast Air Basin (located in the Los Angeles area). This occurs during periods of westerly winds (Santa Ana condition) when air pollutants are windborne over the ocean, drift to the south and then, when the westerly winds cease, are blown easterly into the SDAB. Local agencies can control neither the source nor transportation of pollutants from outside the basin. The Air Pollution Control District (APCD) policy therefore, has been to control local sources effectively enough to reduce locally produced contamination to clean air standards.

Operations emissions come from area sources, including natural gas for space and water heating, and gasoline-powered landscaping and maintenance equipment, and from vehicle operations associated with the project. The proposed project would not significantly increase traffic volumes on local streets and intersections, as indicated in the Traffic/Transportation Section, and the proposed project would not result in a substantial increase in the number of vehicles operating in cold start mode or substantially increase the number of vehicles on local roadways. Therefore, the project would not cause an unacceptable concentration of CO at any project-affected intersection. Since the project would not adversely impact

area roadways and intersections, the proposed project would not violate any air-quality standard or contribute substantially to an existing or projected air quality violation and would have a less than significant impact on local and regional air quality. Any individual impacts attributed to the proposed project are small on a regional scale and will not cause ambient air-quality standards to be exceeded, nor contribute to any adverse cumulative impacts.

#### Consistency with the RAQS

Consistency with the Regional Air-Quality Standards (RAQS) assumptions is determined by analyzing the project with the assumptions in the RAQS. Forecasts used in the RAQS are developed by the San Diego Association of Governments (SANDAG). The SANDAG forecasts are based local general plans and other related documents that are used to develop population projections and traffic projections. The proposed uses would be consistent with uses allowed under the existing General Plan land-use designation of Estate II, and is conditionally allowed under the residential estate zoning designation. Therefore, the proposed would be consistent with the growth forecast in the Escondido General Plan and would not conflict with the goals and strategies in the RAQS or TCM. Any potential impacts from an increase in vehicle trips from the site would be considered negligible since projected traffic would be consistent with the General Plan traffic/transportation goals and policies indicated in the Traffic section of this report, and therefore would not conflict with the goals and strategies in the RAQS or Transportation Control Measures (TCM) for the air quality plan prepared by the San Diego Association of Governments (SANDAG). Thus, the project would not exceed the assumptions used to develop the RAQS and would not obstruct or conflict with the SDAPCD's RAQS. The proposed project would have a less than significant impact on cumulative regional and local air quality. No mitigation is required.

## **IV. BIOLOGICAL RESOURCES**

### Significance Criteria and Impact Analysis

The effects of a project on biological resources are considered to be significant if the proposed project would:

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- c. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e. *Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?*
- f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Vegetation on the site generally consists of open field with a few mature trees and a mixture of native and non-native species such as bermuda grass, perennial mustard, ragweed (*ambrosia seilostachya*), one a solitary mulefat specimen, tumbleweed, and telegraph weed. A few Coastal Live Oak trees (*Quercus agrifolia*), two Jojoba bushes (*Simmondsia chinensis*) and California Black Walnut trees (*Juglans*

californica) also are present on the site. Other trees and plants are non-native. The walnut trees occur within the northern area of the site and the oak trees generally occur towards the southern portions of the property. The property appears to be mowed/disc'd periodically for fire department brush maintenance purposes. The parcel is crossed from north to south by a relatively shallow drainage course of an intermittent surface drainage. The drainage course flows only occur during times of heavy rainfall as runoff from the residential properties to the northwest. This drainage is not identified on the USGS Maps as blue line. The project site will be engineered to accept the upstream flows within open landscape features (bioswales and basins) in accordance with current local and regional storm water quality requirements. A previous biological study prepared for the project site indicated that site does not contain any wetland or riparian habitat, and the site contains no federally protected wetlands as defined by the USACE and Section 404 of the Clean Water Act. The Draft Escondido Subarea Plan of Multiple Habitat Conservation Program (City of Escondido 2001) does not identify the subject site for preservation or to contain any significant or protected habitat communities. Therefore, no conflicts with the provisions of the MHCP are expected. No raptor nests were observed within the area of development during recent site reconnaissance. No wildlife species of concern are known to existing or have been observed on the site. The site is developed on all sides and is surrounded by a variety of fencing. Therefore, the site does not provide a corridor for wildlife movement and is not located adjacent any other wildlife or open space areas. However, since the site might provide nesting habitat for migratory birds, the following measure is necessary to ensure compliance with the federal Migratory Bird Act:

#### **Mitigation Measure Bio.:**

- 1. To avoid any direct or indirect impacts to nesting birds, construction activities associated with the proposed project should not occur outside of the nesting/breeding season between February 15 and August 31. If construction must occur during the breeding season, the applicant shall retain a County-approved biologist to conduct a pre-construction survey for the presence of nesting birds on and within an approximately 200-foot buffer surrounding the construction area. The pre-construction survey must be conducted within 10 calendar days prior to initiating any construction activities, or a set number of days prior according to the City of Escondido. If active raptor or other migratory bird nests are detected, the survey report shall include mitigation (i.e., appropriate buffers, fencing, monitoring schedules, etc.) to the satisfaction of the Wildlife Agencies. A bio-monitor also should be present on-site during construction to minimize construction impacts and ensure that no nest is removed or disturbed until all young have fledged. Any buffers should be in effect as long as construction is occurring and until the nest is no longer active. The dates noted for the breeding season may be revised if approved by a survey. If no nesting raptors or migratory birds are detected during the pre-grading survey, no mitigation is required.**

Mature Trees - The project site includes several mature trees, including some scattered live oaks and a California Black Walnut tree. Some of the oaks are proposed to be retained along with the walnut tree, to the extent feasible. The removal of any mature trees would require replaced at a minimum 1:1 ratio with specimen sized trees in conformance with the City's tree replacement requirements. Oak trees are considered protected trees in accordance with the City's Grading Ordinance, and the removal of any mature oak trees would require replacement at minimum 2:1 ratio with specimen-sized trees, which would be incorporated into the landscape plan as a condition of project approval. Therefore, the loss of mature trees would be considered less than significant since they would be replaced on-site.

Ambrosia – A previous biological analysis of the site indicated the site contained Western Ragweed and appeared in the field to be *Ambrosia psilostachya*. However, the study also indicated that after possible examination during the flowering season, a botanical expert might conclude the plant species to be San Diego Ambrosia (*Ambrosia pumila*) which is a listed species as endangered by the US Fish and Wildlife

Service (USFWS). Therefore, the following measures are required to mitigate any potential impacts to this species:

**Mitigation Measure Bio.:**

2. **The applicant/developer shall retain the service of a qualified plant biologist prior to the issuance of grading permits to conduct a survey of the site to determine whether San Diego Ambrosia is present. The survey shall be scheduled to occur during the peak flowering season of San Diego Ambrosia to facilitate the accurate identification of the Ambrosia Species. If San Diego Ambrosia is found to be present, the applicant/developer shall initiate Section 10 consultation with the USFWS.**

**V. CULTURAL RESOURCES**

**Significance Criteria and Impact Analysis**

The effects of a project on cultural resources are considered to be significant if the proposed project would:

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*
- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*
- d. *Disturb any human remains, including those interred outside of formal cemeteries?*

The subject property is vacant land and is not improved with buildings or other structures. The property is adjoined by non-historic residences on the south and west within the County's jurisdiction, and by a church on the north and two fire stations on the east. City Fire Station No. 5 was constructed in 1999-2000 and the State Fire Station constructed in 2004-05. The adjacent church was constructed in 1998. Therefore, the project would not have any direct or indirect impact on any historic structures on or adjacent to the site. A Phase I Cultural Resource Survey was conducted by Applied Earth Works, Inc. on December 4, 2001 for the construction of the adjacent State Fire Station, which included this 4.31-acre site which originally was part of property owned by the State when the fire station was built. The study concluded that no cultural resource resources were located on the subject property. Record searches performed by the South Coast Information Center (SCIC) and the San Diego Museum of Man (SDM) also indicated that no historic or prehistoric sites had been previously recorded on the project parcel. Native American sites are recorded – nearby to the south (Malcolm Rogers, San Diego Museum of Man). Previous grading activities associated with the adjacent church and two fire stations did not result in the existence of any buried archaeological resources. The City of Escondido General Plan EIR (1990) does not include the project site in areas identified as having potential paleontological resources. The site does not appear to contain any indicators of significant cultural resources or geologic features due to the past development. There are no structures over 50 years in age that would be impacted by this project. The potential for disturbing any human remains is low given the fact the proposed project site are area immediately surrounding the site is not known for any significant archaeological sites. Therefore, implementation of the proposed project would not result in a significant impact to these resources and no mitigation measures are required. However, should on-site grading or construction activities uncover any potentially significant resources, then the proper protocols would be required to be followed to properly evaluate the nature and significance of the resources, including any necessary recovery and curating.

## VI. GEOLOGY AND SOILS

### **Significance Criteria and Impact Analysis**

The effects of a project on geology and soils are considered to be significant if the proposed project would:

- a. *Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:*
  - i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
  - ii. *Strong seismic ground shaking?*
  - iii. *Seismic-related ground failure, including liquefaction?*
  - iv. *Landslides?*

The subject site, including all areas of Escondido and surrounding San Diego County is located within a Seismic Zone 4 designation. The project site is not located within proximity to any mapped State of California Fault-Rupture hazard Zones (formerly known as Alquist-Priolo Special Studies Zones) or other known fault hazard designations (California Geological Survey [CGS] 2007. No known active or potentially active faults are located in the project site vicinity. The closest known active faults are the Rose Canyon Fault and the Elsinore Fault. The Rose Canyon Fault is located approximately 15.4 miles southwest of the project site, and the Julian segment of the Elsinore Fault is approximately 17.8 miles northeast of the project site. Accordingly, fault surface rupture is not likely at this project. In the event of a major earthquake on these faults or other faults within the Southern California region, the site could be subjected to moderate to severe ground shaking. However, the site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general, and associated potential impacts would be less than significant. All new development would be required to conform to current seismic building code requirements designated for the specific area.

Soils on the site appear to be a sandy clay with some organic material. The site is underlain by Cretaceous-aged tonalitic rock in various stages of decomposition. The soils varies from very hard fresh rock to decomposed granular, sand-like material with a low potential for expansion (Leighton & Associates, Inc., San Diego Project Report No. 4950030-001, June 1995). The site is generally flat with a slight topographic rise to the west of the property. The potential for ground failure and landslides on the site is considered very low due to the stable soil type and the flat-to-low-rising topography of the site. Significant soil erosion or loss of top soil would not occur. Landscaping is proposed and appropriate design and construction measures would be required to be incorporated into the development plans as recommended by any subsequent geotechnical/soils reports that may be required at the building/grading permit stage. Standard industry practices include the use of appropriate foundation and footing designs, design and construction measures to accommodate projected seismic loading, implementation of properly engineered and non-expansive fill, and appropriate surface/subsurface drainage techniques. These and/or other appropriate measures would be implemented as part of any development permit and conformance with applicable regulatory/industry criteria such as the IBC/CBC, Greenbook and City Standards. Since the subject site and surrounding properties have been developed and situated on relatively level terrain, the project site is not considered to be susceptible to other potential geologic hazards such as landslides, tsunamis, or seiche.

- b. *Result in substantial soil erosion or the loss of topsoil?*
- c. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

- d. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

Potential impacts related to liquefaction, lateral spreading, expansive soils and landslides are discussed in the section above. Any proposed grading, excavation, demolition and construction activities would increase the potential for erosion and sedimentation both within and downstream of the site relative to existing conditions. Erosion and sedimentation impacts would be addressed through conformance with the NPDES requirements. Based on implementation of appropriate erosion and sediment control BMPs as part of, and in conformance with any related NPDES/City storm water requirements, potential erosion and sedimentation impacts from a proposed project would be avoided or reduced below a significant level.

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

The project site currently is serviced by an existing wastewater/sewer pipeline system with the City of Escondido. No septic tanks or alternative wastewater disposal system would be utilized as part of any future development projects. The proposed grading design would include appropriate setbacks from any adjacent septic systems located to the west and south on county residentially developed properties.

## **VII. GREENHOUSE GAS EMISSIONS**

In response to rising concern associated with increasing GHG emissions and global climate change impacts, several plans and regulations have been adopted at the international, national and state levels with the aim of reducing GHG emissions. Transportation accounts for the largest share of the state's GHG emissions. The State of California has adopted a number of plans and regulations aimed at identifying statewide and regional GHG emission caps, GHG emissions reduction targets, and actions and timelines to achieve the target GHG reductions. Executive order (EO S-3-05) signed by Governor Schwarzenegger on June 1, 2005, established the following GHG reduction targets for the state of California: by 2010, reduce GHG to 2000 levels; by 2020 reduce GHG emission to 1990 levels; by 2050 reduce GHG emissions to 80 percent below 1990 levels. In response to the Executive Order, the California Legislature passed Assembly Bill (AB) 32 (Nunez) the "California Global Warming Solutions Act of 2006."

In order to determine the potential effects of a project on greenhouse gas emission (GHG), would the project:

- a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

A Greenhouse Gas Analysis was prepared for the proposed project by Urban Crossroads to evaluate project-related construction and operational emissions. The study indicated that total greenhouse emissions (GHG) from the proposed project are approximately 556.63 metric tons of carbon dioxide equivalents (MTCO<sub>2</sub>e). Therefore, the proposed project would not exceed the most stringent available threshold of 900 MTCO<sub>2</sub>e currently being considered by any lead agency. Impacts are determined to be less than significant and because the project estimates are conservative, the actual level of project contribution to GHG emissions most likely would be less than calculated.

### Transportation-Related Emissions

Vehicular traffic associated with the project is relatively minor and the project's transportation-related emissions reductions would be achieved through implementation of state wide regulations on vehicle engine and fuel technologies, such as improved vehicle technologies and low carbon fuel standards as new vehicles come on line. Efforts to reduce transportation emissions by reducing vehicle miles traveled (VMT) on a regional level are anticipated to come from policies related to changes in future land use patterns and community design, as well as through improvements in public transportation. By reducing miles vehicles travel, vehicle emissions would be reduced. Because the project is not anticipated to increase local vehicle trip lengths sufficient enough to increase the average regional trip length, as defined in the California Air Resources Board (CARB) business-as-usual (BAU) 2020 Forecast used to develop the regulations to reduce vehicle GHG emissions, project related impacts on statewide vehicular GHGs would not be considered significant.

### Project Related Emissions

An individual project such as this proposed care facility cannot generate enough greenhouse gas emissions to effect a discernible change in global climate. However, the project may participate in the potential for Global Climate Change by its incremental contribution of greenhouse gases combined with the cumulative increase of all other sources of greenhouse gases. The proposed development would generate emissions through the additional electricity use, natural gas consumption, water use, short-term construction activity, and solid waste disposal. The development project would be required to incorporate certain project design features (PDFs) to reduce water and/or energy use. The incorporation of necessary PDFs result in a reduction in BAU emissions that would be consistent with statewide goals. Future building energy efficiency to achieve BAU emission targets would be achieved through compliance with current Title 24 Energy Efficiency Standards. With the incorporation of the appropriate PDFs, the project's contribution to cumulative statewide GHG emissions would not be significant. On a state and region-wide level, greenhouse gas emissions are expected to be reduced from energy efficiency gains from the increase amount of electricity produced from renewable energy sources, and energy efficient industries, homes and buildings. Other land development applicable measures such as water conservation, materials use and waste reduction, and green building design and development practices also is anticipated to achieve additional emissions reductions. Additionally, the project would not result in a significant impact on GHG' with respect to CEQA Appendix G checklist questions and thus a less than significant impact is expected.

### Conflict with Plans and Policies

With the implementation of appropriate project design features, the project would be consistent with the goals and strategies of local and state plans, policies, and regulations aimed at reducing GHG emissions from land use and development. The project is projected to be consistent with the 2020 California goals for GHG emissions of Executive Order S-3-05 and does not hinder the implementation of AB 32. Therefore, the project would not conflict with any applicable plan to reduce GHG emissions.

### City of Escondido: The Climate Action Plan

The City of Escondido has developed a draft Climate Action Plan (E-CAP) as part of the City's General Plan Update (2012). The plan addresses GHG emissions from communities (commercial, industrial, residential and other) and from City operations. Through the E-CAP, the City establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development, and open space and natural habitats to further their commitment. The plan includes discussion on the local impacts of climate change, actions to be adopted by the City to achieve sustainable development goals, emissions baselines and forecasts and emissions reduction strategies. The City's Climate Action Plan includes the implementation of the GHG reduction strategies by conducting a baseline GHG emissions inventory and setting up a baseline year of 1990. Following the

state's adopted AB 32 CHG reduction target, Escondido has set a goal to reduce emissions back to 1990 levels by the year 2020. The estimated community-wide emissions for the year 2020, based on population and housing growth projections associated with the assumptions used for the proposed General Plan Update are 992,583 MTCO<sub>2</sub>e. In order to reach this reduction target, Escondido must offset this growth in emissions and reduce community-wide emissions to 788,176 MT CO<sub>2</sub>e by the year 2020. The City of Escondido already has demonstrated its commitment to conserve energy and reduce emissions through a variety of programs and policies. Programs to reduce emissions include flexible employee work schedules, energy retrofits of City facilities, participation in the San Diego Association of Governments (SANDAG) Energy Roadmap Program, water conservation education efforts, and coordination with SANDAG and North County Transit District to expand transit systems. At the HARRF, the City already has installed California's first "green technology" that converts raw sewage gas into renewable natural gas, clean enough to use in homes and business. Various state policies have enacted programs that also will contribute to reduced GHG emissions in Escondido by year 2020. By supporting the state in the implementation of these measures, Escondido will experience substantial GHG emissions reductions. In order to reach the reduction target, Escondido also would implement the additional local reduction measures contained within the draft E-CAP. These measures encourage energy efficiency and renewable energy in buildings, transit oriented planning, water conservation, and increased waste diversion.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

### Significance Criteria and Impact Analysis

The effects of a project on hazards and hazardous materials are considered to be significant if the proposed project would:

- a. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Due to the nature of the proposed use as a residential care facility, the project would not result in any associated impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes. The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (the Cortese List) indicating any open cases. Any development of the project site would be required to comply with all applicable Fire, Building, and Health and Safety Codes, which would eliminate any potential risk of upset. The site is not located within a 100-year floodplain. The proposed range of uses that would take place within the proposed building is not anticipated to involve the routine transport, use, or disposal of hazardous materials. The proposed range of uses also would not involve the use or storage of hazardous materials that would result in a reasonably foreseeable upset or accident conditions. Both the Federal government and State of California require all business that handle more than a specified amount of hazardous or extremely hazardous materials to submit a business risk management plan with the City of Escondido and County of San Diego Department of Environmental Health. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school. Therefore, the project will not create a significant risk of upset or hazard to human health and safety.

The project site is located approximately 0.2 miles downstream of the Chatham Brothers Barrel Yard, a solvent recycling facility and drum storage yard operated for 35 years on a site approximately 0.2 miles northwest of the subject property at 2257 Bernardo Avenue. The facility ceased operations during the early 1980s. The San Diego Health Department and the California State Regional Water Quality Control Board (CSRWQCB) began investigation of the contamination at the site in 1982. The California EPA Department of Toxic Substances (DTSC) continued this investigation and included the Chatham site on the California Bond Expenditure Plan in 1985. According to subsurface investigation performed in the vicinity of the subject property (in connection with the nearby Chatham Brothers Barrel Yard) the depth and direction of groundwater in the vicinity of the subject property is inferred to be present at approximately 15 to 20 feet below ground surface (BGS) and flow towards the southeast. Since the site is not proposing any wells and would be connected to the Rincon del Diablo Municipal Water District system, no impacts with any groundwater is anticipated. The Department of Toxic Substance Control also did not indicate any potential issues with soil contamination on the site. However, during subsurface excavation or any trenching activities, appropriate precautions will need to be implemented to ensure worker safety, which would be a condition of project approval.

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

The project is not located within an airport land-use plan, an airport land-use plan that is to be adopted, or within 2 miles of a public airport. The closest public airports to the project are located approximately 10 miles to the west (McClellan-Palomar Airport in the City of Carlsbad), and 12 miles to the east (Ramona Airport). The project also is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area. The closest private airstrip is located approximately six miles to the northeast (Lake Wohlford Resort Airstrip) and 12 miles to the north (Blackington Airstrip). Therefore, the project would not result in any associated impacts related to safety hazards for people residing or working in the project area.

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

The project does not include activities or structures that would impair implementation of, or physically interfere with, an emergency response plan. The proposed development is not expected to result in the need for additional emergency and fire facilities. Any future development of the site would be required to comply with all applicable Fire, Building, and Health and Safety Codes. The Police and Fire Department indicated the proposed project would not impact service levels.

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

The subject site is located within an urban area and surrounded by development on all sides. The project is not located within an identified Fire Hazard Area as indicated on Figure IV-1 of the 1990 General Plan Community Protection and Safety Element (City of Escondido 1990), or Figure 5.7.2 of the 2000 General Plan Update EIR (City of Escondido 2000). The site is located within a High Fire Severity Zone based on current Fire Department maps, but is not located adjacent to any designated wildlands and the Fire

Department indicated that appropriate fire service can be provided to the site. Based on the described conditions, the proposed project would not result in a significant exposure of people or structures to wildland fires.

## **IX. HYDROLOGY AND WATER QUALITY**

### **Significance Criteria and Impact Analysis**

The effects of a project on hydrology and water quality are considered to be significant if the proposed project would:

- a. *Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?*
- b. *Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*
- c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?*
- d. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?*
- e. *Cause significant alteration of receiving water quality during or following construction?*
- f. *Cause an increase of impervious surfaces and associated runoff?*
- g. *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*
- h. *Cause potentially significant adverse impact on ground water quality?*
- i. *Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?*
- j. *Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?*
- k. *Otherwise substantially degrade water quality?*

The project site generally drains from the northwest to the south as overland flow to existing public/private facilities.. No changes to the overall drainage patterns and directions would occur as a result of the proposed project. Development of the previous graded and landscape area to support the building would result in a minor increase of impervious surfaces and associated runoff. Any potential project related impacts from the proposed future development would be avoided or reduced below a level of significance through conformance with existing NPDES, City storm water standards and storm water design requirements. Therefore, future project implementation would result in a less than significant impacts related to runoff rates/amounts, associated flooding, hydromodification, or the capacity of existing/planned storm drain systems.

Water service is proposed to be provided by the Rincon del Diablo Municipal Water District, and sewer service would be provided by the City of Escondido. The project would not withdraw groundwater or otherwise substantially interfere with long-term groundwater recharge or the groundwater table level. Therefore, the proposed project would not result in any significant impacts to hydrology or water quality;

result in a significant increase in runoff from the site; or adversely impacts surface water beneficial uses, water quality objectives, or 303(d) impaired water listings.

#### Surface Water Quality

Potential surface water quality effects from future development of the site would encompass both short-term (construction-related) and long-term (operational) activities. Potential construction-related issues include erosion/sedimentation, the use and storage of potentially hazardous substances such as concrete and vehicle fuels/lubricants, demolition-related debris generation, and the disposal of extracted groundwater (if necessary). Potential operational water quality concerns would be associated with activities such as vehicle access/parking areas, landscaping maintenance and runoff from various activities, which could potentially result in impacts to water quality to downstream receiving waters, including Escondido Creek that is designed as impaired on the Clean Water Act Section 303(d) List of Impaired Waters.

Under the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit issued in 1990 to the County of San Diego and to the City of Escondido, as one of the co-permittees, all development and significant redevelopment is required to implement structural and on-structural non-point source pollution control measures known as Best Management Practices (BMPs) to limit urban pollutants reaching the waters of the U.S. to the maximum extent practical. The NPDES permit requires the preparation of a site-specific Stormwater Pollution Prevention Plan (SWPPP) for certain projects. The implementation of this permit system requires that specific management practices be implemented at the time of construction. Detailed BMPs would be determined as part of the storm water review process based on site-specific parameters, as may be required by the Engineering Division. Therefore, potential impacts would be avoided or reduced below a level of significance through conformance with existing NPDES and related City storm water standards. If groundwater extraction/disposal is required during construction, the applicant and/or contractor would be required to conform to applicable criteria of the associated NPDES Groundwater Permit.

#### Long-term Operational Impacts

A final project Water Quality Technical Report (WQTR) would be required to be submitted for development of the subject site that is a priority project based on applicable NPDES and City SUSMP criteria, including areas of disturbance and the proposed construction/operation of roadways, parking areas, and restaurant facilities. The WQTR also identifies anticipated pollutants of concern from project development/operation that could potentially impact downstream receiving waters. In accordance with requirements under the NPDES Municipal Permit and related City standards (e.g., the City SUSMP) future projects would be required to implement appropriate measures to address potential long-term water quality concerns and ensure regulatory conformance. Specifically, this would include the designation of drainage management practices (DMAs) pursuant to the City SUSMP, and implementation of appropriate integrated management practices (IMPs) and low impact development (LID) source control and treatment control (or structural) BMPs. Therefore, with implementation of appropriate measures as part and in conformance with the project WQTR, the proposed project would conform with all applicable regulatory requirements related to long-term water quality concerns and associated impacts would be avoided or reduced below a level of significance.

- k. Create or exacerbate already existing environmentally sensitive areas?*
- l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?*
- m. Impact aquatic, wetland or riparian habitat?*

No aquatic, wetland or riparian habitat or sensitive wildlife species are known or reported within the proposed development area. As described in Section VII, Biological Resources, the proposed

development would not affect any environmentally sensitive areas or aquatic/riparian/wetland habitats, with no associated impacts from future project development. Appropriate mitigation measures have been included for any potential impacts to Ambrosia. The project area is outside the City of Escondido Focused Planning Areas as indicated on the MHCP maps. No conflicts with the provisions of the MHCP are expected.

- o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*
- p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*
- q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*
- r. Inundation by seiche, tsunami, or mudflow?*

The project site/development area is located outside the 100-year flood zone with no associated mapped 100-year floodplains occurring locally in the SanGIS database or on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Therefore, no structures would impede or redirect flood flows. The site is not located within a mapped dam inundation area associated with the upstream Lake Wohlford and Dixon Reservoir containment structures/reservoirs (City of Escondido 2000, 1990). The City of Escondido Public Works Department maintains Dixon Lake and Lake Wohlford Dam Emergency Action Plans. Dam Emergency Action Plans contain information concerning the physical situation, affected jurisdictions, evacuation routes, unique institutions and event responses. Based on the location of the proposed project approximately 12 miles inland, no significant impacts related to tsunamis would result. No significant impacts related to seiches and associated flood hazards are anticipated to occur given the distance from the existing Lake Wohlford and Dixon Reservoirs, and channelization of Reidy Creek. Surrounding properties are developed and landscaped, and therefore the site is not subject to any anticipated mudflows.

## **X. LAND USE AND PLANNING**

The City of Escondido General Plan designates the site as Estate II and is zoned Residential Estate-20 (RE-20). The primary purpose of this land-use designation is to provide for single-family dwellings in an estate setting. Care facilities are allowed within the RE-20 zone provided a Conditional Use Permit is issued by the City.

### **Significance Criteria and Impact Analysis**

The effects of a project on existing or planned land uses are considered significant if the proposed project would:

- a. Physically divide an established community?*

There is sufficient area on the site to accommodate the proposed use. Adequate public facilities are available and water and sewer service can be provided to the project with nominal extension of nearby existing facilities. The proposed project would not disrupt or divide the physical arrangement of the area since public access to the project site currently is provided to the subject property with sufficient capacity to accommodate the proposed project. The proposed project would not change the designations of the existing streets, alter street patterns or designs, or require the development of any new roads. Development of the project and proposed improvements would not adversely alter or impact the existing circulation pattern throughout the surrounding neighborhood, nor preclude the development of surrounding parcels. The project's construction also would not create any new land use barriers, or

otherwise divide or disrupt the physical arrangement of the surrounding community. Further, the configuration of the areas' existing street network and sidewalks would not be affected by the project.

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

The project would not conflict with any local policies or ordinances protecting biological resources since the site is within an urbanized area and surrounded by development on all sides. There are no protected or sensitive habitat or species known to be located on or adjacent to the site. Appropriate mitigation measures have been included should any sensitive habitat occur on the site or would be impacted by the project. The proposed project area is not designated on the City's Draft Multiple Habitat Conservation Plan (MHCP) Focus Planning Area or any other conservation planning area. Therefore, no detrimental land-use policy impacts would be produced by the proposed project.

## **XI. MINERAL RESOURCES**

### **Significance Criteria and Impact Analysis**

The effects of a project on mineral resources are considered to be significant if the proposed project would:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?*

The subject site is not known to contain any known mineral deposits of value. Specifically, the General Plan designates the subject site for residential uses, but does not identify any related land uses or zoning categories associated with mineral extraction or processing. Therefore, the proposed project would not result in the loss of known valuable resources or change the existing availability of such mineral resources that would be of value to the region and residents of the state. No known locally important mineral resource recovery sites delineated on a local general plan, specific plan or other land-use plan are present within the project site or surrounding area.

## **XII. NOISE**

### **Significance Criteria and Impact Analysis**

The effects of a project on noise are considered to be significant if the proposed project would result in:

- a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?*
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

The subject site is vacant and surrounded by single-family residential on the south and west, two fire stations on the east, and a church on the north. Residential uses and care facilities are considered sensitive to noise. The subject area is located within a projected Noise Contour of 60 CNEL or greater on the City's Noise Contour Map (General Plan Noise Contour Map, Figures 5.4-12 April 2000). The City's General Plan Noise Element contains policies which outline acceptable noise levels associated with each type of land use. A Noise Impact Analysis was prepared for the project by Urban Crossroads to evaluate the future on-site exterior noise environment and short-term construction noise level impacts. It is expected the primary source of noise impacts to the project site would be traffic noise from Interstate 15 and Felicita Road. Projected noise levels at the exterior building facades are modeled to range from 59.2 to 63.7 dBA CNEL. General Plan Policy E1.2 identifies the goal for outdoor noise levels in residential areas of 60 dBA CNEL or less. However, noise policy E1.2 recognizes that this goal may not necessarily be achievable....and should be applied where outdoor use is a major consideration such as the backyards and outdoor recreation areas.

The proposed project includes three noise sensitive outdoor recreation areas. However, two of these recreation areas will be fully surrounded by the building structure itself and will not be exposed to exterior noise levels exceeding 60 DBA CNEL. The only noise sensitive outdoor recreation area that will be exposed to unmitigated exterior noise levels of up to 63.7 dBA CNEL is located on the northern exterior building facade. The proposed six-foot-high perimeter sound wall around this recreation area would provide the additional noise reduction of approximately 5 dBA CNEL to conform to City of Escondido noise policies.

Interior Noise – The interior noise level reduction provided by the planned exterior wall and window assemblies are estimated to range from 28.4 to 31.6 dBA. To reduce expected traffic noise impact to conform to the 45 dBA CNEL interior noise standard, the project would be required to provide the required mitigation measures:

**Mitigation Measures Noise.:**

- 1. Provide standard windows with a STC rating of 26 or higher for all exterior windows. This shall be identified on the building plans.**
- 2. Provide a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning with appropriate air circulation incorporated into the ventilation system) for the building. The appropriate system shall be included with the building plans.**
- 3. All window and door assemblies used throughout the project shall be free of cut outs and openings and shall be well fitted and well weather stripped. This shall be noted on the building plans.**
- 4. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 x 4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.**
- 5. Provide roof/ceiling system utilizing minimum 1/2" plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation I the joist cavities.**

Operational Noise

The proposed project involves a residential care facility and by their nature and operational characteristics are relatively quiet land uses. Peak traffic volumes generally are light and the traffic is spread out

throughout the day. Very few trips are anticipated during the evening and early morning hours. Use of the new building space would incrementally increase noise levels within the immediate area, but is not anticipated to result in any adverse noise impacts to surrounding uses. Noise from operation of the proposed building would result from employee use of the outdoor spaces, operation of heating, ventilation and air conditioning, and vehicle traffic within the parking lot. Mechanical equipment is proposed to be located on the roof of the facility behind parapet walls or within equipment wells. Appropriate setbacks and buffer areas from the adjacent residences to the north and west would be provided (approx.. 100 foot setback from P/L). Loading and service areas for the project have been located towards the northern portion of the site away from any sensitive receptors located to the west. Due to the nature of the project, heavy-duty truck circulation and unloading is not anticipated. Escondido Disposal Trash Truck will occasionally access the site for solid waste disposal. Based on studies of parking lot activities and due to the relatively low number of spaces and parking lot events that would occur within a one-hour period, parking lot activities are not anticipated to create any significant impacts to adjacent residences and would not exceed maximum noise levels at the property boundaries.

#### Construction Noise

Noise impacts from construction are a function of the noise generated by the construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Noise levels within and adjacent to the specific construction sites would increase during the construction period, a peak noise levels would occur as heavy equipment occasionally pass by in close proximity to residential properties to the west and south. However, construction activities are not projected to exceed the limits established for construction activities. Construction would not cause long-term impacts since it would be temporary and daily construction activities would be limited by the City's Noise Ordinance (Sections 17-234 and 17-238) to hours of less noise sensitivity. Upon completion of the project, all construction noise would cease. No pile driving or explosives blasting is anticipated as a result of the project and, thus, no significant vibrations or groundborne noise would be associated with construction of the proposed project. However, any blasting would be performed in conformance with City of Escondido regulations. Per City regulations, construction equipment can only be operated from 7:00 AM to 6:00 PM, Monday through Friday, and on Saturday from 9:00 AM to 5:00 PM. Construction equipment cannot be operated on Sundays or holidays. Operation of any construction equipment during non-allowable hours is permitted only by a variance from the City Manager.

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

No private or public airstrips are located within 2 miles of the proposed project site; thus, people residing or working in the project area would not be exposed to excessive noise levels due to airport operations.

### **XIII. POPULATION AND HOUSING**

#### Significance Criteria and Impact Analysis

The effects of a project on population and housing are considered to be significant if the proposed project would:

- a. *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

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

Population within the surrounding area and city would increase due to the residential nature of the project. However, the increase would not be considered significant and the proposed facility would not adversely alter the location, distribution or population density within the area, nor would it adversely impact the City's housing demand. The project also would not result in the removal of any existing housing units. The project would not be considered growth inducing since the surrounding area already is developed, and adequate public facilities are available within the area to serve the project.

#### **XIV. PUBLIC SERVICES**

##### **Significance Criteria and Impact Analysis**

The effects of a project on public services are considered to be significant if the proposed project would:

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

- i. *Fire protection*

The City Fire Department has indicated their ability to adequately serve the proposed site with respect to day-to-day fire suppression and EMS facilities/services. The area currently is served by Fire Station No. 5, which is located on the adjacent parcel to the east along Felicita Avenue. Appropriate on-site/building improvements would be incorporated into the design of the building to conform to Fire and Building codes. Therefore, less than a significant impact would occur.

- ii. *Police protection*

The Police Department indicated the proposed project would not result in the need for additional police services (e.g., equipment and staff). Police response times would remain the same with the project. The Escondido Police Department indicated their ability to adequately provide both normal and emergency response to the site and no significant impacts to police services are anticipated.

- iii. *Schools*

The City of Escondido is served by the EUSD (grades K-8) and the EUHSD (grades 9-12). Due to the nature of the project, the proposal would not result in any significant additional demand for school facilities/system.

- iv. *Parks*

The proposed project would not result in a need to provide additional park or open space amenities since the project would not significantly increase population within the surrounding area. The project is not anticipated to increase the use of existing neighborhood or regional parks or other recreation facility that would cause a substantial physical deterioration. The proposal will not impact the quality or quantity of existing recreational opportunities. On-site recreational amenities are proposed to be provided to serve

the resident's needs. Therefore, no significant impact to recreational resources would occur as a result of the proposed project.

v. *Libraries*

The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities or staff. The project would not result in an increase in population, and thus, would not generate an increased demand for library facilities, or the development of additional library spaces, books or other related items.

vi. *Gas/Electric*

SDG&E would provide gas and electric facilities to the project. The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered SDG&E facilities. Development of the site with the proposed care facility building would create an increased demand for gas and electricity over existing levels, but the project increase is not significant on an area-wide level and the project would not require a major expansion existing SDG&E power transmission facilities. Therefore, no significant impacts are anticipated to occur with respect to increased power demand from the proposed project.

## XV. TRANSPORTATION/TRAFFIC

### **Significance Criteria and Impact Analysis**

The effects of a project on transportation and traffic are considered to be significant if the proposed project would:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measure, or other standards established by the county congestion management agency for designated roads or highways
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- e. *Result in inadequate emergency access?*
- f. *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

**Significant Determination** – To determine the project impacts to roadway segments and intersections, the City of Escondido has developed thresholds based on allowable increases in delay at intersections and volume to capacity ratios (v/c Ratio) for roadway segments. At intersections, the measurement of effectiveness (MOE) is based on allowable increases in delay. At roadway segments, the MOE is based on allowable increases in the volume-to-capacity (v/c) ratio. At intersections that are expected to operate at LOS E or F with the project, the allowable increase in delay is two seconds. If vehicle trips from a project cause the delay at an intersection to increase by more than two seconds, this would be considered a significant project impact that requires mitigation. Under this condition, the applicant would

be responsible for mitigation to restore the operations of the intersection to LOS D or better. If an existing intersection is at LOS E or F, the intersection would be considered an existing deficiency and the applicant would be responsible for making a fair-share contribution toward intersection improvements to achieve a LOS D or better. A fair-share contribution is based on the project's proportionate traffic contribution to the overall traffic volumes entering an intersection. For roadway segments that are forecasted to operate at LOS MID D or worse and the increase in v/c ratio exceeds 2% this would be considered a significant project impact that requires mitigation. The City's Quality of Life standards set out under the City of Escondido General Plan indicates that any project that adds 200 ADT or more to a roadway segment that operates at a level of service of mid-D, E or F is considered a significant impact.

Existing Conditions – Access to the site is provided by Monticello Drive, which is a non-circulation element public street. Vehicle trips along this street segment generally are limited to the operation of the City of Escondido Fire Station No. 5 and the Cal Fire Station, and average daily trips are minimal. This street provides on-street parking on both sides and intersects Felicita Avenue on the east. Felicita Road is classified as a Collector Road (84' R-O-W) on the City's Circulation Element, but currently is developed and operates as a two-lane collector roadway with 5,600 ADT (LOS B) from Monticello Drive to Gamble Lane/Citracado Parkway. Felicita Road north of Gamble Lane/Citracado Parkway carries approximately 12,370 ADT with an LOS Mid-D. The buildout capacity of a Collector street with restricted on-street parking is 27,400 ADT at LOS "C" and 34,200 ADT at LOS "E." Gamble Lane from I-15 SB off-ramp to Felicita Road operates as a 3-lane Collector/Major Road with 11,160 ADT at LOS "B." Citracado Parkway east of Felicita Road operates as a 3- and 4-lane Collector/Major Road and operates at LOS "C" or better based on existing traffic volumes. The intersection of Felicita Road and Gamble Lane/Citracado Parkway is signalized. All study area intersections are calculated to currently operate at LOS C or better with the exception of I-15 SB off-ramp/Gamble Lane intersection, which is calculated currently to operate at LOS "D" in the PM peak hour.

City Fire Station No. 5 – This City Fire Station operates on a 24-hour/7-day basis and houses one fire engine and one brush engine. The facility responds to an average of 2.12 calls for service per day, which does not create a significant impact to traffic levels within the area.

Cal Fire Station – The Cal Fire Station has three fire safety staff on a 24-hour/7-day basis during the 8-month peak fire season and only one-person staffing on a 9-hour/5-day basis during the off-peak season (December 15 – April 15). There generally are a maximum of eight fire suppression personnel housed during a major forest fire emergency, which does not create a significant impact to traffic levels within the area.

Project Traffic – A Traffic Impact Analysis was prepared for the proposed project by Linscott Law and Greenspan to evaluate the potential impact of the project on the circulation system. The study analyzes a project a project up to 101 units to be conservative. Based on SANDAG vehicle traffic generation rates for the San Diego region, a proposed congregate care facility would generate up to 253 ADT (2.5 trips per unit) with 10 trips (6 inbound and 4 outbound) during the AM peak hour and 20 trips (10 inbound and 10 outbound) during the PM peak hour. The Engineering Division indicated the additional trips are not anticipated to result in any adverse impacts to the adjacent street segments or intersections since the streets would continue to operate a Level-of-Service "C" or better, which is consistent with the General Plan Circulation Element Goal, or the project would not add more than 200 trips onto a street segment that operates at LOS Mid-D. In addition, the relatively low amount of peak-hour trips would not adversely impact the levels of service on the areas intersections since the trips would not result in a delay of more than 2 seconds at any intersections that might operate at unacceptable levels. Therefore, no significant project impacts were identified and no mitigation measures are necessary for any direct or cumulative impacts.

**Construction Traffic** – Temporary traffic impacts would occur during site preparation/grading and construction activities. A moderate amount of grading is anticipated to prepare the site and equipment used for grading and excavation generally would remain on site and would not contribute to a substantial increase in traffic. Additional traffic would be associated with haul truck trips associated with the anticipated export of material, construction employee trips to and from the site, equipment delivery and removal, and other related activities. Each construction phase would have its own traffic intensity and duration. Approximately 7,500 cubic yards of export is anticipated as part of the grading operations. This equates to approximately 535 truckloads or 1,070 truck trips (one in and one out) during the rough grading operations. Potential impacts from hauling and construction operations would be avoided by requiring the project to coordinate and implement safety/traffic control measures with the City that minimize potential conflicts. In addition, construction traffic typically occurs during the off-peak hours. All traffic control measures would be implemented at the specific project level prior to the onset of construction activities. Therefore, impacts to LOS during temporary construction would be less than significant.

**Design Features/Hazards/Emergency Access** – The project does not include any design features or incompatible uses that would substantially increase hazards. The project location does not pose special hazards related to limited visibility or dangerous intersections. Appropriate access to the site would be provided by Monticello Drive. The proposed care facility would operate adjacent to two safely-operating fire stations. The project would be required to provide adequate fire lanes and turnaround areas for emergency vehicles as part of the project design.

**Air-Impacts** - The project is not located within the vicinity of a public or private airstrip and would not result in a change in air traffic patterns, increase in traffic levels, or a change in location that results in substantial safety risks.

**Adopted Plans/Policies** – The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Bus service is not provided in the vicinity of the site. There currently are bike lanes within Felicita Avenue. The project would not impact existing or planned bicycle lanes. The project and any future phases would not result in inadequate emergency access, as determined by the Fire Department who would review any future development plans to ensure emergency service access is maintained.

**Congestion Management** – None of the adjacent streets is designated as a Congestion Management Program (CMP) Arterial.

**On-Site Parking** – Fifty on-site parking spaces would be available to support the new building, which would be appropriate for the proposed use and in conformance with the City of Escondido parking requirements. On-street parking along Monticello Drive also is not restricted.

## **XVI. UTILITIES AND SERVICE SYSTEMS**

### **Significance Criteria and Impact Analysis**

The effects of a project on utilities and service systems are considered to be significant if the proposed project would:

- a. *exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.*
- b. *require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*
- c. *require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.*

- d. *have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.*
- e. *result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.*
- f. *be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.*
- g. *comply with federal, state, and local statutes and regulations related to solid waste.*

**Solid Waste** – Escondido Disposal, Inc. (EDI) currently provides solid waste removal service for the Escondido area. EDI also operates a solid waste transfer station at their Washington Avenue site where solid waste is consolidated into larger transfer trucks and taken to a class III landfill for disposal. Solid waste pick-up will be available for the site and any future development by EDI. The project would be required to incorporate appropriate trash enclosures and recycling bins into the trash facilities, which would minimize its contribution to landfill capacity in the region and less than significant impacts would occur since adequate capacity exists.

**Sewer Service** – Sewer service to the site would be provided by the City of Escondido wastewater facilities. Sewer service could be provided by the extension of mains within the adjoining street system or easements. Wastewater lines that would serve the site tie into the nearby Escondido pump station adjacent to the City Fire Station No. 5. The City's Utilities Division indicated the Hale Avenue Resource Recovery Facility (HARRF) has the capacity to handle the demand for service generated by future development of the Administration Building. The project also complies with established General Plan Quality-of-Life Standards for Sewer Service. The anticipated increase is would be relatively small and would have an insignificant impact to the existing facilities. The project also complies with established General Plan Quality-of-Life Standards for Sewer Service.

**Water Service** – The subject site is within the water service area of the Rincon del Diablo Municipal Water District (RDDMWD). The applicant will need to coordinate with the District to provide water service to the site and a will serve letter would be required prior to the issuance of development permits. There is an existing eight-inch RDDMWD main located within Felicita Avenue east of the project site. The water line would need to be extended to the property in order to provide service.

**Drainage Facilities** – See analysis contained within Hydrology-Water Section No. IX.

## SUMMARY OF MITIGATION MEASURES

### Mitigation Measure Bio.:

1. To avoid any direct or indirect impacts to nesting birds, construction activities associated with the proposed project should not occur outside of the nesting/breeding season between February 15 and August 31. If construction must occur during the breeding season, the applicant shall retain a County-approved biologist to conduct a pre-construction survey for the presence of nesting birds on and within an approximately 200-foot buffer surrounding the construction area. The pre-construction survey must be conducted within 10 calendar days prior to initiating any construction activities, or a set number of days prior according to the City of Escondido. If active raptor or other migratory bird nests are detected, the survey report shall include mitigation (i.e., appropriate buffers, fencing, monitoring schedules, etc.) to the satisfaction of the Wildlife Agencies. A bio-monitor also should be present on-site during construction to minimize construction impacts and ensure that no nest is removed or disturbed until all young have fledged. Any buffers should be in effect as long as construction is occurring and until the nest is no longer active. The dates noted for the breeding season may be revised if approved by a survey. If no nesting raptors or migratory birds are detected during the pre-grading survey, no mitigation is required.
2. The applicant/developer shall retain the service of a qualified plant biologist prior to the issuance of grading permits to conduct a survey of the site to determine whether San Diego Ambrosia is present. The survey shall be scheduled to occur during the peak flowering season of San Diego Ambrosia to facilitate the accurate identification of the Ambrosia Species. If San Diego Ambrosia is found to be present, the applicant/developer shall initiate Section 10 consultation with the USFWS.

### Mitigation Measures Noise.:

1. Provide standard windows with a STC rating of 26 or higher for all exterior windows. This shall be identified on the building plans.
2. Provide a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning with appropriate air circulation incorporated into the ventilation system) for the building. The appropriate system shall be included with the building plans.
3. All window and door assemblies used throughout the project shall be free of cut outs and openings and shall be well fitted and well weather stripped. This shall be noted on the building plans.
4. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2 x 4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.
5. Provide roof/ceiling system utilizing minimum 1/2" plywood sheathing that is well sealed to form a continuous barrier with minimum R-19 batt insulation in the joist cavities.

## **MANDATORY FINDINGS OF SIGNIFICANCE**

The project is not expected to have any significant impacts, either long-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly. The project will not degrade the quality of the environment for plant or animal communities since the project will not cause fish and wildlife populations to drop below self-sustaining levels nor reduce the number or restrict the range of endangered plants or animals. The project will not materially degrade levels of service of the adjacent streets, intersection or utilities, nor have a significant impact on the City's Quality of Life Standards. Therefore, in staff's opinion, the proposed project would not have a significant individual or cumulative impact to the environment with the implementation of established mitigation measures.

### **Materials Use in Preparation of this Analysis**

Escondido General Plan and Environmental Impact Report (Escondido 1990)

Escondido General Plan Update and Environmental Impact Report (Escondido 2000)

Escondido Zoning Code and Land Use Maps

SANDAG Summary of Trip Generation Rates

Escondido Historic Sites Survey

City of Escondido

Public Works Department      Engineering Division

Traffic Division                      Building Division

Fire Department                      Police Department

Planning Division                      City Managers' Office

Discussion with Mr. Joe Cully, Hazardous Substances Scientist, Cleanup Operations Division  
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY, DEPARTMENT OF TOXIC SUBSTANCES  
AND CONTROL (DTSC), April 26, 2012

FIRM maps (Flood Insurance Rate Maps) Panel No. 06073C1076F, June 19, 1997

Draft MHCP maps (Multiple Habitat Conservation Program)

County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List.

Phase I Environmental Site Assessment Report prepared by Partners Engineering and Science, Inc. 2011.

Phase 1 Environmental Site Assessment and Phase II limited Groundwater Assessment Report prepared by SECOR, June 19, 1997.

Review of Remedy Complete, Fact Sheet for Chatham Site, November 2005, DTSC

Escondido Drainage Master Plan (1995).

Escondido Water Master Plan (2000)

Escondido Wastewater Collection System Master Plan Update (Nov. 2005) and Wastewater Treatment and Disposal Facilities Capacity Study, Dec. 2006.

State Water Resources Control Board (SWRCB) 20072006 Clean Water Act Section 303(d) List of Water Quality Limited Segments.

California Department of Conservation (CDC) 2008 Farmland Mapping and Monitoring Program (FMMP)

1990 and 2000 General Plan Noise Contour Exhibits

Traffic Impact Analysis prepared by Linscott Law and Greenspan, November 29, 2011.

The California Air Pollution Control Officers Association (CAPCOA) guide to addressing greenhouse gas

(GHG) emissions from projects subject to the California Environmental Quality Act (CEQA) 2008.

City of Escondido Draft Climate Action Plan (Jan. 2012)

Draft Environmental Impact Report (EIR) for the Escondido General Plan Update and Climate Action Plan (Jan. 2012).

Initial Study-Negative Declaration adopted for the San Marcos Forest Fire Station Relocation Project, February 2002.

Noise Impact Analysis prepared by Urban Crossroads, April 18, 2012 (revised)

Environmental Noise Assessment prepared by Illingworth and Rodkin, Sept. 2007. Specifically parking lot activities for a Lowe's Store.



CITY OF ESCONDIDO  
 Planning Division  
 201 North Broadway  
 Escondido, CA 92025-2798  
 (760) 839-4671  
[www.ci.escondido.ca.us](http://www.ci.escondido.ca.us)

**Environmental Checklist Form (Initial Study Part II – Draft)**

1. Project title and case file number: PHG 11-0033 Monticello Assisted Living
2. Lead agency name and address: City of Escondido, 201 N. Broadway, Escondido, CA 92025
3. Lead agency contact person name, title, phone number and email: Jay Paul, Associate Planner (760) 839-4537 jpaul@ci.escondido.ca.us
4. Project location: The approximately 4.31-acre parcel is located west of Felicita Road, south of Gamble Lane/Citracado Parkway, north of Hamilton Lane, addressed as 2323 Felicita Road (APN 238-101-38).
5. Project applicant's name, address, phone number and email: Torrey Pines Development – Monticello, LLC  
 General Plan Designation: Estate II
6. Zoning: RE-20 (Residential Estate, 20,000 SF min. lot size)
7. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)  
The proposed project consists of a Conditional Use Permit (CUP) to construct a two-story, approximately 75,913 SF residential care facility (Monticello Assisted Living) on a vacant 4.31-acre parcel of land zoned RE-20 (Residential Estate, 20,000 SF min. lot size). The two-story facility (40,970 SF first floor and 34,943 SF second floor) consists of up to 85 separate rooms to accommodate between 119-125 beds/clients. Proposed rooms consist of studio, one- and two-bedroom units. Access to the project would be provided by Monticello Drive, which is a public road. Site grading includes a combination of cut and fill slopes, and retaining walls. Approximately 7,500 cubic yards of export is anticipated. Fifty on-site parking spaces would be provided.
8. Surrounding land uses and setting (briefly describe the project's surroundings):  
The project is located with an urbanized area of the City and surrounded by single-family residential/estate development to the west, northwest and south, a church facility on the north, and two fire stations on the east. Interstate 15 is located northeast of the site.
9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).  
Fish and Wildlife (as may be necessary) RWQCB

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

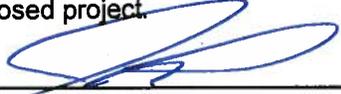
The environmental factors checked below potentially would be affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

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

  
\_\_\_\_\_  
Signature

Jay Paul, Associate Planner  
\_\_\_\_\_  
Printed Name and Title

May 9, 2012  
\_\_\_\_\_  
Date

PHG 11-0038 (HARRF Administration Building)  
\_\_\_\_\_

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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

**ISSUES:**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. AESTHETICS. Would the project:**

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

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

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, to non-agricultural use?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

**III. AIR QUALITY. Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:**

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**IV. BIOLOGICAL RESOURCES: Would the project:**

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**V. CULTURAL RESOURCES. Would the project:**

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

**VI. GEOLOGY AND SOILS. Would the project:**

- a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:
  - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
  - ii. Strong seismic ground shaking?
  - iii. Seismic-related ground failure, including liquefaction?
  - iv. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VII. GREENHOUSE GAS EMISSIONS.** Would the project:

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

**VIII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**IX. HYDROLOGY AND WATER QUALITY. Would the project:**

a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially depleting groundwater supplies or substantially interfering with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Cause significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Cause an increase of impervious surfaces and associated run-off?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Cause potentially significant adverse impact on ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Create or exacerbate already existing environmentally sensitive areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m. Impact aquatic, wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. <u>LAND USE PLANNING.</u> Would the project:</b>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XI. MINERAL RESOURCES. Would the project:**

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XII. NOISE. Would the project result in:**

a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant impact	Less Than Significant with Mitigation incorporated	Less Than Significant impact	No impact
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**XIII. POPULATION AND HOUSING. Would the project:**

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XIV. PUBLIC SERVICES. Would the project:**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: |                          |                          |                          |                                     |
| i. Fire protection?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Police protection?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii. Schools?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv. Parks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v. Other public facilities?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XV. RECREATION. Would the project:**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVI. TRANSPORTATION/TRAFFIC. Would the project:**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:**

a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Where deficiencies exist relative to the City's General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations {Zoning Code Section 33-924 (a) }?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>