

Final Initial Study

Chalice Unitarian Universalist Congregation Conditional Use Permit

Prepared for

Chalice Unitarian Universalist Congregation
2324 Miller Avenue
Escondido, California 92029

Prepared by



4393 Viewridge Avenue, Suite A
San Diego, California 92123

November 14, 2017

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Mitigated Negative Declaration

Subject: Chalice Unitarian Universalist Congregation Conditional Use Permit (CUP)

- I. **Project Location:** The project site is located in the southwest portion of the City of Escondido. It is located on a 2.34-acre site situated at the northeast corner of Miller Avenue and Hamilton Lane adjacent to Interstate 15 (I-15) on its eastern boundary.
- II. **Project Description:** This Mitigated Negative Declaration assesses the environmental impacts of the proposed CUP for the Chalice Unitarian Universality Congregation located at 2324 Miller Ave in the City of Escondido.
- III. **Environmental Setting:** See Section 2.1 of the attached Initial Study for a discussion of the project's environmental setting.
- IV. **Determination:** The Initial Study identified potentially significant effects related to biological, cultural, paleontological and tribal resources, and noise. However, implementation of mitigation measures agreed to by the applicant would mitigate impacts to a less-than-significant level. Therefore, the proposed project would not have a significant effect on the environment.
- V. **Documentation:** The attached Initial Study documents the reasons to support the determination discussed above.
- VI. **Mitigation Measures:** See Section 5, Mitigation Monitoring and Reporting Program.
- VII. **Public Review Distribution:** The following individuals, organizations, and agencies received a copy or notice of the Draft Initial Study and Mitigated Negative Declaration and were invited to comment on its adequacy and sufficiency.

State of California

Department of Fish and Wildlife, Region 5
 Native American Heritage Commission
 Department of Toxic Substances Control
 Regional Water Quality Control Board, Region 9
 State Clearinghouse

Local Agencies

County of San Diego Department of Public Works
 County of San Diego Planning and Development Services
 Escondido Police Department



Escondido Fire Department
City of Escondido Utilities Department
City of Escondido Engineering Services Department
Rincon Del Diablo Municipal Water District

Other

San Diego County Archaeological Society

The Final Initial Study and Mitigated Negative Declaration are available for review at the City of Escondido, Planning Division, City Hall, First Floor, 201 North Broadway, Escondido, California 92025.

Ann Dolmage
City of Escondido Planning Division

Date



Environmental Initial Study

1.0 Introduction

1.1 California Environmental Quality Act Compliance

The City of Escondido is the lead agency pursuant to the California Environmental Quality Act (CEQA) and is responsible for analyzing and adopting the Initial Study/Mitigated Negative Declaration (IS/MND) document for the proposed project. The City has determined that an MND is the appropriate environmental document to be prepared in compliance with CEQA. This finding is based on the IS Checklist (Chapter 3.0) and Discussion of Environmental Impacts (Chapter 4.0). As provided in CEQA Statute Section 21064.5, an MND may be prepared for a project subject to CEQA when the project will not result in significant environmental impacts that cannot be mitigated to a level below significant.

This IS/MND has been prepared in conformance with CEQA Guidelines Section 15070. The purpose of the IS/MND is to determine the potential significant impacts associated with the construction and operation of the proposed project and incorporate mitigation measures into the project design as necessary to reduce or eliminate the significant or potentially significant effects of the proposed project.

1.2 Public Review Process

In accordance with CEQA, a good faith effort has been made during preparation of this IS/MND to contact affected public agencies, organizations, and persons who may have an interest in the proposed project. In reviewing the Draft IS/MND, affected and interested parties should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the proposed project would be avoided or mitigated.

The Draft IS/MND and associated appendices were available for review on the City of Escondido Planning Division website at <http://www.escondido.org/planning.aspx> from September 29, 2017 through October 18, 2017. The Draft IS/MND and associated appendices were also be available for review during regular business hours at the City of Escondido Planning Division (City Hall, First Floor, 201 North Broadway, Escondido, California 92025). No comments were received during the public review period.

1.3 Incorporated by Reference

According to Section 15150 of the CEQA Guidelines, an MND may incorporate by reference all or portions of another document that are a matter of public record. The incorporated language shall be considered to be set forth in full as part of the text of the MND. All documents incorporated by reference are available for review at, or can be obtained through, the City of Escondido Planning Division, located at the address provided above.

- City of Escondido, 2012. City of Escondido General Plan. May.
- City of Escondido, 2015. Oak Creek Project Final Environmental Impact Report. January.



- City of Escondido, 2012. Escondido General Plan Update, Downtown Specific Plan Update, and Climate Action Plan Environmental Impact Report, Volume I – Final Environmental Impact Report. April 23.



2.0 Project Description

Project Title:

Chalice Unitarian Universalist Congregation CUP

Lead agency name and address:

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

Contact person and phone number:

Ann F. Dolmage, Associate Planner
760-839-4548

2.1 Project Location

The project site is located in the southwest portion of the City of Escondido (Figure 1: Regional Location). Specifically, it is located on a 2.34-acre site situated at the northeast corner of Miller Avenue and Hamilton Lane adjacent to I-15 on its eastern boundary (Figure 2: Project Vicinity Map).

Project sponsor's name and address:

2324 Miller Avenue
City of Escondido, California 92029
Contact: Robert Nelson, 858-487-0617 or 858-945-4630

General plan designation:

Estate II

Zoning:

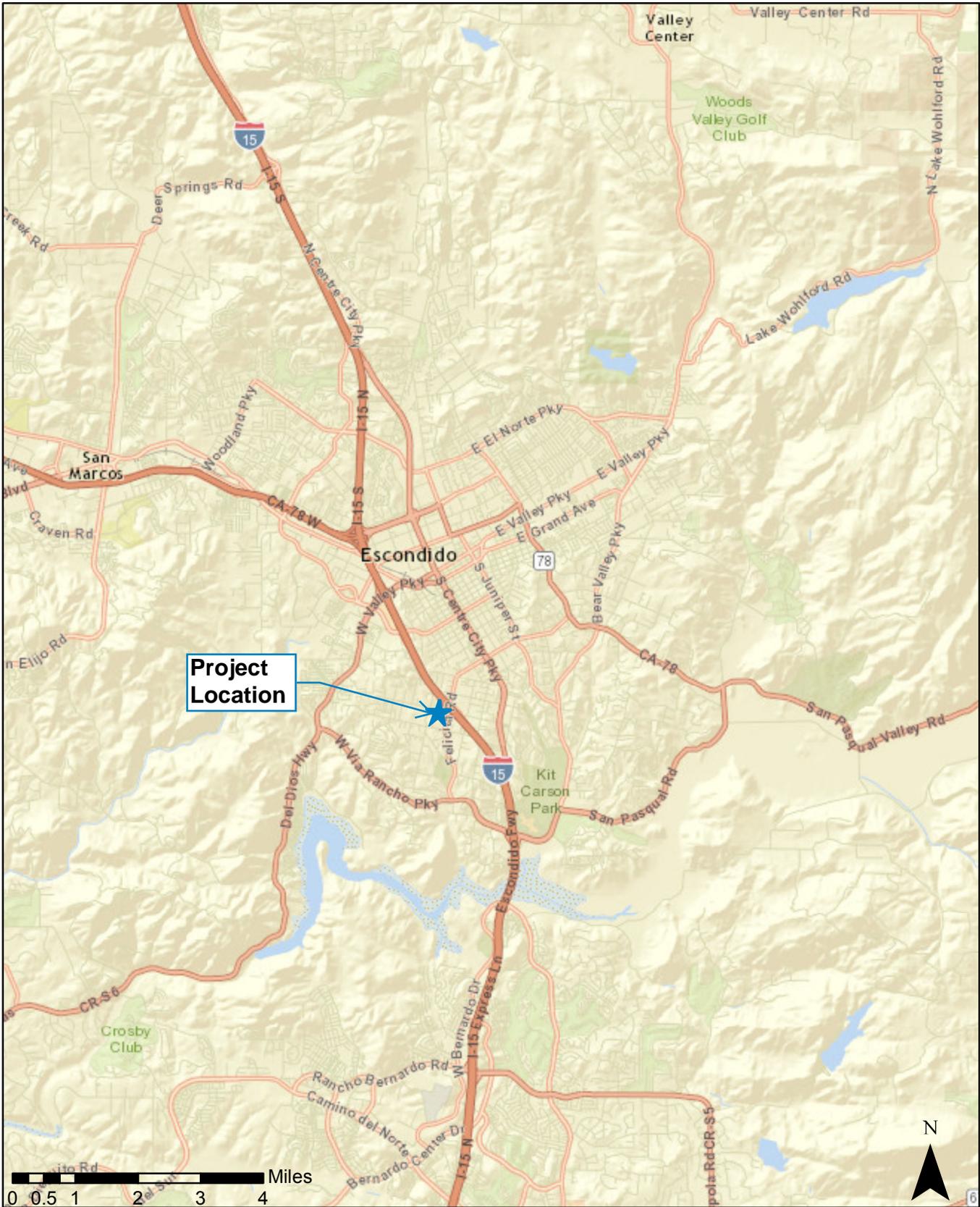
R-E-20

Background and Existing Operations:

The Chalice Unitarian Universalist Congregation is currently operating as a Religious Assembly Use under a County of San Diego Major Use Permit (Application No. P01-024) that was granted on September 4, 2003. The existing facility is located on a 2.34-acre parcel with a 3,300-square foot (sq. ft.) building that was converted from a two-story residence. There is also a 330-sq. ft. accessory building located on the site. The existing building includes a 1,416-sq. ft. chapel, offices, and classrooms. Although the existing chapel can seat 202 occupants, the maximum occupancy allowed by the County MUP is 150 parishioners. Existing on-site parking is provided for 39 vehicles, which was deemed sufficient based on an average of one space per four parishioners. The existing required parking is therefore 38 spaces.

The major facility occupancy occurs on each Sunday when two services are held. Normal total Sunday attendance consists of approximately 150 parishioners and staff, which is distributed over two separate services.





Source: World Street Map



REGIONAL LOCATION

Figure 1



Source: Google Maps 2015

Scale: Not to scale



PROJECT VICINITY MAP

Figure 2

Currently setup, arrival/departure, and the two services occur from approximately 8 a.m. to 1 p.m. From Monday through Saturday, various committee members and groups meet at the facility at various times between 8:00 a.m. to 9:00 p.m., averaging 30 people per day. The project site consists of two graded pads, with the buildings and parking lot on the larger and lower pad, which is situated in the central and southern part of the site, and an unpaved overflow parking area and septic system on the upper pad. Except for the parking areas and buildings, the site is heavily landscaped in ornamental landscaping and contains many mature trees and a cactus garden. The eastern part of the property is adjacent to I-15 and is characterized by vegetation and mature trees. A narrow drainage swale runs from I-15 southward along the southeastern property line to a storm drain inlet at Hamilton Lane.

The Chalice project site was recently annexed to the City of Escondido as part of a larger annexation. This larger annexation was addressed as part of the Oak Creek Project Environmental Impact Report (EIR), which was certified by the City of Escondido in January 2015. The annexation to the City was approved by the Local Agency Formation Commission (LAFCO) in October 2015. Where appropriate, the following Initial Study will draw from the information presented in the Oak Creek Project EIR, as well as other documents, such as the City of Escondido General Plan Update, Downtown Specific Plan Amendment and Climate Action Plan EIR (General Plan Update EIR).

2.2 Proposed Project

The project proposes to continue operating the religious facility and expand the facility through the construction of 2,991 sq. ft. of offices, multi-purpose/classrooms, and foyer additions to the existing building (Figure 3: Site Plan). In addition to the expansion of building area, the project also includes an increase in parking capacity through the addition of 10 parking spaces for a total of 49 parking spaces on the lower parking pad located on the project site. In addition, the project would involve street improvements along Miller Avenue, as well as water supply improvements under Miller Avenue and on the project site. New electric service for the multi-purpose building would also be included in the project. These street and utility improvements are described below under the project phasing heading.

Site grading for the entire project would consist of 1,972 cubic yards (CY) of cut and 972 CY of fill resulting in 1,000 CY of dirt export off site. The maximum cut slope would be eight feet, while the maximum fill slope would be four feet. Newly created slopes would have a maximum gradient of 2:1.

Project Phasing:

The project would be implemented in two phases (Figure 4: Phasing Plan). Both phases and the project components are listed below. Phase 1 may include the use of temporary meeting facilities, such as trailers and portable toilets on site during construction.

SHEET INDEX

- A1.0 PRELIMINARY SITE PLAN, PROJECT INFO
- A1.1 PHASING PLAN
- A1.2 EXISTING PLAN
- A2.0 PHASE 1: PROPOSED MULTI-PURPOSE BLDG. PLAN & ELEVATIONS
- A2.1 PHASE 2: PROPOSED FOYER ADDITIONS
- A2.2 EXISTING CHAPEL FLOOR PLAN & ELEVATIONS
- A2.3 EXISTING COTTAGE FLOOR PLAN & ELEVATIONS
- C-1 PRELIMINARY GRADING & UTILITY PLAN
- L-1 PRELIMINARY LANDSCAPE PLAN

PROJECT INFORMATION

SITE ADDRESS
2524 MILLER AVE.
ESCONDIDO, CA 92029-4405
APN: 238-119-38-00
SITE AREA: 101,500 SF

CIVIL ENGINEER
CAMEX ENGINEERS CONSULTANTS
4340 VIEWROCK AVENUE, SUITE B
SAN DIEGO, CA 92123
(619) 624-9620
ANDREW KANN, P.E. LIC. 50940

LANDSCAPE ARCHITECT
ENGEL DESIGN GROUP
LANDSCAPE ARCHITECTURE
(619) 514-6900
JIMMEDO-LA.COM
JIM ENGELKE, ASLA, LIC. 4030

ARCHITECT/CONTACT
BUSSETT ARCHITECTURE
11211 EAGLES CREEK COURT
SAN DIEGO, CA 92126
(619) 417-0030
PETE BUSSETT, ARCHITECT, LIC. C-13772

LEGAL DESCRIPTION:
LOTS 1 & 3 OF BLOCK 25 OF HOMELAND
ADRES ADDITION NO. 2 IN THE COUNTY
OF SAN DIEGO, STATE OF CALIFORNIA,
MAP NO. 1541

ZONE: R-E-20

FAR & COVERAGE
MAX. FAR: 0.50
SITE AREA: 101,500 SF
ALLOWED: 50,850 SF
PROPOSED: 6,821 SF >>> OK = 6.7%

MAX. COVERAGE:
SITE AREA: 101,500 SF
ALLOWED: 30,579 SF
PROPOSED: 5,665 SF >>> OK = 5.6%

EXISTING FLOOR AREA
2,334 SF (FIRST FLOOR)
866 SF (SECOND FLOOR)
3,200 SF TOTAL

PROPOSED PROJECT

PHASE 1
2,569 SF MULTI-PURPOSE BUILDING,
BIO-ORIENTATION AREA, PARKING LOT, FIRE
HYDRANT, & MILLER AVE. IMPROVEMENTS

PHASE 2
422 SF FOYER ADDITIONS
AND REMODEL EXISTING BUILDING

TOTAL PROPOSED ADDED FLOOR AREA:
2,991 SF

**TOTAL FLOOR AREA INCLUDING
EXISTING BUILDINGS: 6,191 SF**

PROPOSED PARKING
41 STANDARD SPACES (8.5' x 18')
5 ACCESSIBLE SPACES (7' x 18')
46 TOTAL PARKING SPACES

REQUIRED PARKING:
CHAPEL: 1 SPACE PER 100 SF
(NON-FIXED SEATS)
1,416 SF / 100 = 15 SPACES REQUIRED

BUILDING / FIRE NOTES

EXISTING COTTAGE:
330 SF SPRINKLERED
TYPE V-B CONSTRUCTION
B OCCUPANCY, 17 OCCUPANTS

EXISTING BUILDING:
3,000 SF FUTURE-SPRINKLERED
TYPE V-B CONSTRUCTION
B OCCUPANCY

CONTAINS:
CHAPEL: 1,416 SF, A-3 OCCUPANCY
202 OCCUPANTS MAXIMUM

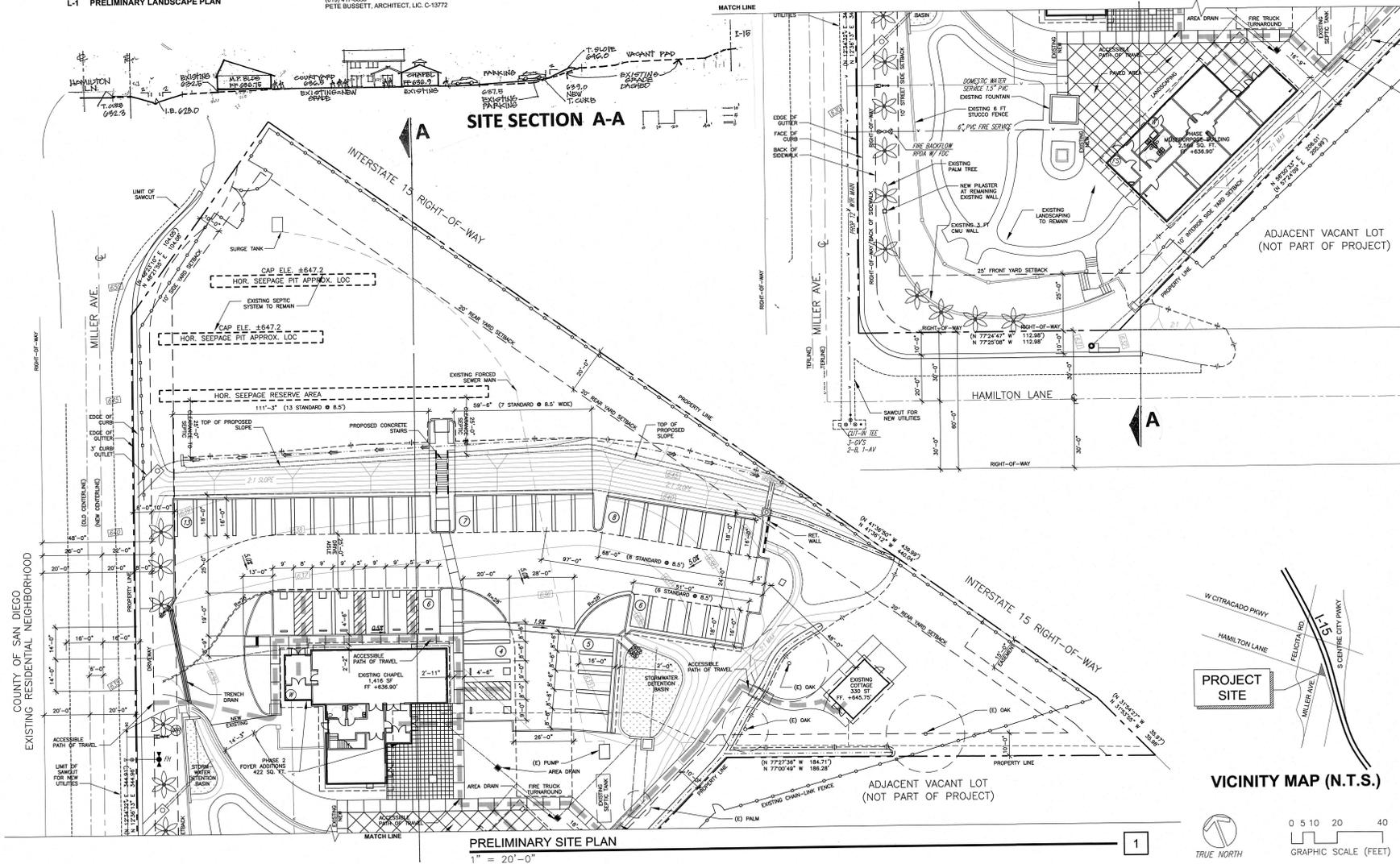
KITCHEN: 202 SF, 3 OCCUPANTS

OFFICES: 566 SF, B OCCUPANCY
10 OCCUPANTS

PROPOSED FOYERS:
442 SF FUTURE-SPRINKLERED
TYPE V-B CONSTRUCTION
B OCCUPANCY

PROPOSED MULTI-PURPOSE BUILDING:
2,569 SF SPRINKLERED
TYPE V-B CONSTRUCTION
B OCCUPANCY

CONTAINS:
CLASSROOMS: 1,700 SF, B3 OCCUPANTS
OFFICE: 204 SF, 2 OCCUPANTS
STORAGE, HALLWAY, GALLEY: 655 SF
ASSUME UNOCCUPIED



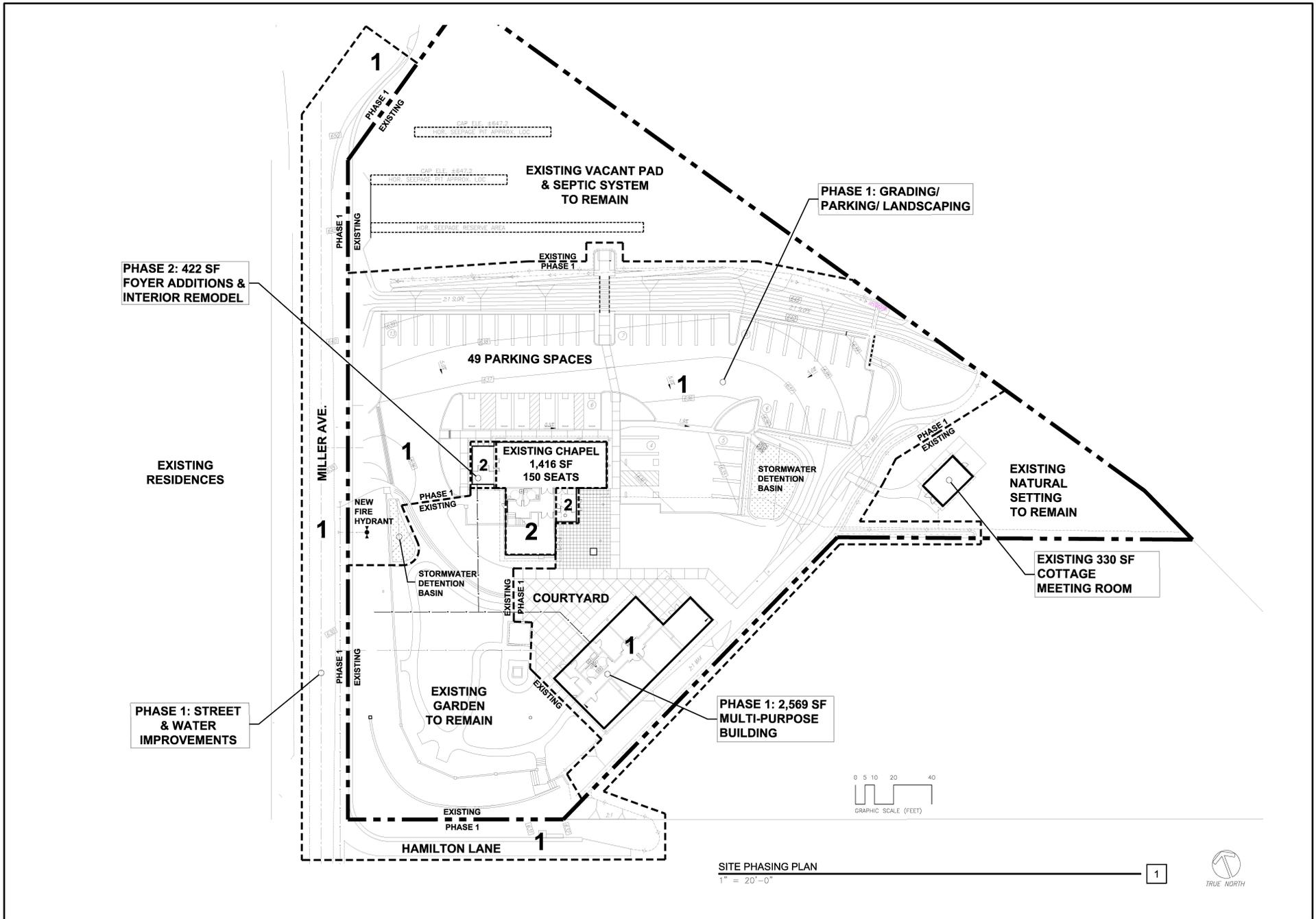
Source: Bussett Architecture

Scale: Not to Scale

SITE PLAN



Figure 3



Source: Bussett Architecture

Scale: Not to Scale

PHASING PLAN



Figure 4

Phase 1 (Construct approximately November 2017 to May 2018)

Phase 1 would not result in an increase in the population at the facility beyond what is currently allowed.

1. Construct the multi-purpose building (classrooms and office) amounting to approximately 2,569 sq. ft.
2. Conduct grading consisting of 1,972 CY cut and 972 CY fill for the multi-purpose building, parking lot, and two stormwater biofiltration with partial retention basins. Approximately 1,000 CY of dirt would be exported off site. The dirt export location has not yet been determined, however it will be selected as part of project construction and will conform to all standard permit requirements. It is anticipated that there would be approximately 75 truck round trips associated with transporting the dirt off site, which would occur over approximately three days.
3. Install a water pipeline under Miller Avenue to serve the property and install a fire hydrant.
4. Construct street improvements along Miller Avenue where it is adjacent to the project property.
5. Phase 1 of the project would continue to use the existing permitted septic system because it has sufficient capacity.
6. Install new electric service for the multi-purpose building.

Phase 2 (Construct approximately September 2019 to April 2020 or as funding allows)

Phase 2 would not result in an increase in the population at the facility beyond what is currently allowed. The scope entails remodeling the 917 sq. ft. ground floor of the existing chapel building as follows:

1. Construct the foyer additions to the existing building, increasing the building area by approximately 422 sq. ft.
2. Remodel the front entry and interior stairs.
3. Remodel the existing kitchen and restrooms.
4. Alter stairway and entrance into the building.
5. Phase 2 of the project would continue to use the existing permitted septic system because it has sufficient capacity.

Project Operation:

As with the existing operation, the proposed project facility occupancy for Phases 1 and 2 would occur on each Sunday when two services would be held with a total Sunday attendance of 150 parishioners. As with existing operations, setup, arrival/departure, and the two services would occur from approximately 8 a.m. to 1 p.m. From Monday through Saturday, various committee members and groups meet at the facility at various times between 8:00 a.m. to 9:00 p.m. averaging 30 people per day.

Surrounding land uses and setting:

The proposed project site is located in the southwest quadrant of the City of Escondido in the northwest quadrant of the Hamilton Lane/Miller Avenue intersection. It is bounded by I-15 on its northeastern boundary; vacant land and Hamilton Lane on its southeastern and southern boundaries; and, Miller Avenue on its western boundary. The vacant land adjacent to the southeastern boundary is two unimproved residential lots that are part of the approved Oak Creek Project. However, the Oak Creek Project has not proposed development on these parcels. Across Hamilton Lane, south of the project site, are four unimproved residential lots that are also part of the approved Oak Creek Project. These lots also are not proposed for development as part of the Oak Creek Project. Further south are developed residential estate lots with access from Las Colinas Drive. Four residences are across Miller Avenue west of the project site. Southwest of the intersection of Miller Avenue and Hamilton Lane is the Oak Creek Project, where residential development is proposed and has been approved by the City of Escondido.



2.3 Discretionary Actions

Approval of the Chalice Unitarian Universalist Congregation project would require the approval of a number of discretionary actions. According to Sections 15050 and 15367 of the CEQA Guidelines, the City of Escondido is designated as the Lead Agency for the project. Responsible agencies are those agencies that have discretionary approval authority over one or more actions involved with the development of a proposed project. Trustee agencies are state agencies having jurisdiction by law over natural resources affected by a proposed project that are held in trust of the people of the State of California. No Trustee agencies have been identified for the proposed project. The following list indicates the various discretionary actions that would be required to implement the proposed project and the agencies that would grant discretionary approval for these actions.

- CUP

3.0 Environmental Initial Study Checklist

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/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"/> Paleontological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

Determination:

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 will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached



sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, 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, nothing further is required.

Signature

Date

Ann Dolmage
Printed Name

City of Escondido
Agency



Evaluation of Environmental Impacts:

1. A brief explanation 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. A "No Impact" answer is adequately supported if the referenced information sources 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 will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is Potentially Significant, Less Than Significant With Mitigation, or Less Than Significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: 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 "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to tiering, 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 these are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the checklist were within the scope of and adequately analyzed in an 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.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., campus master plans, 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.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to a less than significant level.

Environmental Issue Areas

A brief explanation of the reasons the applicable column is checked is available in Section 5, Discussion of Environmental Impacts.



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

Aesthetics

Would the project:

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

Agriculture and Forestry 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

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



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code section 4256), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Air Quality

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

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>



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

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 US Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Cultural Resources

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <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) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Geology and Soils

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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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Greenhouse Gas Emissions

Would the project:

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

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

Hydrology and Water Quality

Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) 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"/>



		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h)	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"/>
i)	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"/>
j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Land Use and Planning

Would the project:

a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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"/>

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"/>

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"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>

Paleontological Resources

Would the project:

a) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Population and Housing

Would the project:

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



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

a) Would the project 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:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Recreation

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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?



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 result 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"/>

Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significant of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying this criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Utilities and Service Systems

Would the project:

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|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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"/> |

Mandatory Findings of Significance

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

4.0 Discussion of Environmental Impacts

4.1 Aesthetics

Would the project:

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

No Impact. The Project is located in the City of Escondido, which is included in the General Plan Update planning area. According to the City of Escondido General Plan Update EIR, ridgelines are considered the most important views from scenic vistas, but scenic views also include valleys, natural vegetation, historic or unique structures, agricultural lands, river and lakes and rock outcroppings, and large open spaces (Atkins, 2012a). None of these features are located in the project site's viewshed, with the exception of the existing approved Oak Creek Project site, which is currently an abandoned agriculture use with a couple of drainages running through it. The drainages have a combination of native and non-native vegetation. However the Oak Creek Project has been approved for residential development and therefore this potential scenic vista resource will be changed to residential development, similar to the single-family residential character in the surrounding area (See Figure 2: Project Vicinity Map). As a result, there would be no impacts to scenic vistas.

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

No Impact. State scenic highways are those highways that are either officially designated as State Scenic Highways by the California Department of Transportation (Caltrans) or are eligible for such designation. There are no officially designated or eligible highways within the project area. The closest State Scenic Highway is State Route 78 through the Anza-Borrego Desert State Park, approximately 35 miles east of Escondido. The project site does not contain rock outcroppings that are unique in nature and are not within a state scenic highway. Furthermore, there are no unique trees, trees of significant stature, or historic buildings that would be affected by the proposed project. Therefore, the project would not substantially damage scenic resources within a state scenic highway and no impact would occur.

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

Less Than Significant Impact. The project proposes to remodel and expand an existing religious facility in a single-family residential neighborhood. The project site is currently developed with a religious building along with a parking lot and ornamental landscaping. The religious building was created through a remodel of a former residence and was permitted by the County of San Diego through a Major Use Permit. The surrounding neighborhood consists of single-family residences located on lots that vary in size from 40,000+ sq. ft., 20,000 to 40,000 sq. ft. and 10,000 to 20,000 sq. ft. (Figure 5.1-1, Oak Creek Project EIR, 2015). The project site is located on a lot greater than 40,000 sq. ft. (lot size is 101,930 sq. ft.) and therefore is similar in size to the larger lots in the neighborhood. The nearby neighborhood consists of one- and two-story residences that are similar to the proposed mostly one-story buildings (height ranges from approximately 17 feet to 22 feet). The proposed multi-purpose building will be approximately 19 feet tall. This height is also consistent with the varying height of residences in the neighborhood. The project would include enlarging the existing parking lot by adding paved area on the lot. This is generally atypical of the neighborhood, however the estate residences located nearby on Las Colinas Drive have

large paved areas as well. In addition, the existing project site landscaping, as well as the proposed landscaping would minimize the visual effect of this larger paved area. As a result, the project would result in a less than significant impact to the visual character or quality to the project surroundings.

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

Less Than Significant Impact. The project would propose parking lot lighting as required by the City of Escondido Building Code. The fixtures would be shielded such that light spillage off site would be limited and would comply with the Dark Sky Association “Fixture Seal of Approval.” Therefore the parking lot lights would not create a substantial effect on nighttime views in the area. Structure and walkway lighting are included in the project, and would entail typical exterior building wall and walkway lights and would therefore have minimal spillage off site and would also not substantially affect nighttime views in the area. The project proposes concrete tile roofs (mottled dark orange/brown color) and exterior plaster painted white walls. The ability to accommodate future roof-mounted solar panels would be included as part of the design. These dark roof-mounted panels can cause some light reflection, however most of it would be directed upwards, not toward roadways or walkways. Therefore, these panels would not result in a distraction, nuisance, or hazard to people and would not adversely affect daytime views.

Viewing of the night sky could be impacted from new light and glare, however, impacts to views of the night sky from the project site are considered less than significant because viewing is already limited due to urban light pollution from adjacent City areas, including the future adjacent Oak Creek Project. Further, the nearby area does not contain an astronomical observatory that could be directly impacted. The closest observatory to the project site is Palomar Observatory, located approximately 16 miles northeast of the project site. Therefore, because the project would have limited light spillage from parking lot light standards, as well as building and walkway lights, the project would not create a substantial new source of light that would affect nighttime views in the area. In addition, the architectural exterior materials would not be reflective, and future solar roof-mounted panels would not affect nearby walkways or roadways. As a result, the project would result in a less than significant impact to substantial light and glare that would affect day or nighttime views in the project area.

4.2 Agriculture and Forestry Resources

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, to non-agricultural use?

No Impact. As identified on the San Diego County Important Farmland Map, prepared by the California Department of Conservation (2008), the project site is designated as “Urban and Built-up Land.” This classification is used for land that is occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel. This designation does not constitute Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the project would not convert these sensitive agricultural resources to non-agricultural uses. No impact to agricultural resources would occur.

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

No Impact. The project site is zoned R-E-20 (20,000 sq. ft. lot size), which is a single-family residential zone in a rural setting, which allows limited agricultural pursuits. No portion of the project site is under a Williamson Act contract (Figure 4.2-3, General Plan Update, 2012a). Accordingly, implementation of the project would not conflict with existing zoning or with a Williamson Act contract. No impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code section 4256), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. The project site is designated as “Urban” on the Fire and Resource Assessment Program State of California Land Cover map (California Department of Forestry and Fire Protection 2006), which identifies forest land and rangeland coverage in California. This designation does not constitute forest land or timberland. Therefore, the project would not conflict with existing zoning, or cause rezoning of forest land or timberland.

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

No Impact. As discussed in Section 4.2(c) above, there are no areas designated as forest land on the project site. Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use.

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

No Impact. Implementation of the project would not convert agricultural lands to non-agricultural uses or forest land to non-forest use. Refer to the discussions in Sections 5.2(b) and (c) above for additional information.

4.3 Air Quality

Would the project:

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

Less Than Significant Impact. The California State Implementation Plan (SIP) is the document that sets forth the State’s strategies for attaining the National Ambient Air Quality Standards (NAAQS). The San Diego Air Pollution Control District (SDAPCD) is the agency responsible for preparing and implementing the portion of the California SIP applicable to the San Diego Air Basin (SDAB). Since the SDAB is designated as in basic non-attainment of the NAAQS and in serious non-attainment of the more stringent California State Ambient Air Quality Standards (AAQS) for ozone, the SDAPCD’s Regional Air Quality Strategy (RAQS) outlines the plans and control measures designed to attain the AAQS for ozone. The California SIP and the SDAPCD’s RAQS were developed in conjunction with each other to reduce regional ozone emissions.

The SDAPCD relies on information from California Air Resources Board (CARB) and SANDAG, including projected growth, mobile, area, and all other source emissions, in order to predict future emissions and develop appropriate strategies for the reduction of source emissions through regulatory controls. The



CARB mobile source emission projections and SANDAG growth projections are based on population and vehicle trends and land use plans developed by the incorporated cities and the County of San Diego. As such, projects that propose development that is consistent with the growth anticipated by SANDAG would be consistent with the RAQS and the SIP.

The Escondido General Plan Update Final EIR (FEIR) assessed whether development consistent with the General Plan would conflict with or obstruct implementation of the RAQS and SIP (Atkins 2012b). The FEIR determined that the growth accommodated by the General Plan would be consistent with the growth accounted for in the RAQS and SIP (Atkins 2012b). As such, development consistent with the Escondido General Plan would be consistent with the RAQS and SIP. The project site is within the City of Escondido and is designated for Estate II residential land uses by the Escondido General Plan Update, which allows for up to two dwelling units per acre (du/ac) (City of Escondido 2012). The project site is 2.34 acres and therefore it could accommodate up to four dwelling units. Although the proposed project is a religious use, the proposed floor area of 2,991 sq. ft. is less than four estate dwelling units of 2,494 sq. ft. each. Furthermore, the Estate II residential land use is associated with the RE-20 zoning designation under the City of Escondido Municipal Code, which allows for religious activities with CUP approval. Therefore, the project would not exceed the General Plan growth assumptions and is consistent with General Plan land use policies, and would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant.

b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation?

Less Than Significant With Mitigation Incorporated. The Environmental Quality Regulations (EQR), as established in the Escondido Municipal Code Chapter 33 Article 47, establish screening thresholds to determine if additional analysis is required to determine whether a project would result in significant impacts. Section 33-924(G) pertains to air quality impacts. A project would require a technical study if it would exceed the City's emission screening level criteria. Projects that would not exceed the screening level criteria are considered not to have a significant impact related to air quality violations.

The Escondido General Plan Update FEIR assessed whether construction of the land uses accommodated by the General Plan would have the potential to violate the EQR thresholds or contribute substantially to air quality violations (Atkins 2012a). As discussed under the previous issue, the project proposes development consistent with the General Plan growth projections. Based on conservative planning-level assumptions, the General Plan Update FEIR determined that impacts related to construction and operation emissions would be potentially significant (Atkins 2012a). As part of the mitigation program for potential future impacts related to air quality violations, the FEIR included detailed air quality impact analysis trigger criteria. Projects that would exceed the trigger criteria are considered to potentially contribute to air quality violations and would require further analysis, and projects that are below the criteria are assumed to have less than significant impacts related to construction and operational emissions.

The air quality impact analysis trigger criterion for single-family residential development is 300 dwelling units. The project proposes the equivalent of four residential units; therefore, it does not exceed the trigger criteria and an air quality impact analysis is not required for the proposed project. Based on the analysis in the General Plan Update FEIR, the proposed project would have a less than significant impact related to air quality violations during construction and operation (Atkins 2012b). However, in order to ensure that fugitive dust emissions during construction would not be significant, the General Plan Update FEIR requires future projects to implement construction dust control measures. The following mitigation measure requiring implementation of the dust control measures is based on General Plan Update FEIR



mitigation measure Air-1. Implementation of this measure would reduce the proposed project's potential impact related to air quality violations to a less than significant level.

Air-1 The on-site construction superintendent shall ensure implementation of standard best management practices (BMPs) to reduce the emissions of fugitive dust to a level of less than significant during all grading and site preparation activities including, but not limited to, the following actions:

1. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.
2. Operate all vehicles on the construction site at speeds less than 15 miles per hour (mph).
3. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.
4. If a street sweeper is used to remove any track-out/carry-out, only PM10-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

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

Less Than Significant Impact.

Construction

The SDAB is designated as in basic non-attainment of the NAAQS for ozone and in non-attainment of the state AAQS for ozone, particulate matter 10 micrometers or less in diameter (PM₁₀), and particulate matter 2.5 micrometers or less in diameter (PM_{2.5}). Because the SDAB has not met the federal and/or state standards for these pollutants, significant baseline cumulative impacts to air quality currently exist for ozone precursors (Volatile Organic Compounds and nitrogen oxides), PM₁₀, and PM_{2.5}.

As discussed above under the previous issue, the project would not exceed the trigger criteria for potential air quality violations related to construction and operation emissions, including ozone precursors, PM₁₀, and PM_{2.5}. Projects below the trigger criteria were determined not to substantially contribute to the potentially significant construction and operational emissions impacts that would result from cumulative development under the Escondido General Plan (City of Escondido 2012). Additionally, as discussed under Section 4.3(a), the project would be consistent with regional air quality plans. Therefore, construction and operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the SDAB is in non-attainment. Impacts would be less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. According to the Escondido General Plan Update FEIR, sensitive receptors include day care centers, schools, retirement homes, hospitals, and medical patients in residential homes or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality (Atkins 2012a). The two primary emissions of concern



regarding health effects for land development projects are carbon monoxide (CO) and toxic air contaminants (TACs). The Project does not include any of these land uses.

CO Hot Spots. Areas with high vehicle density, such as congested intersections and parking garages, have the potential to create high concentrations of CO, known as CO hot spots. An air quality pollutant concentration impact is considered significant if CO emissions create a hot spot where either the state one-hour standard of 20 parts per million (ppm) or the federal/state eight-hour standard of 9.0 ppm are exceeded. This typically occurs at severely congested intersections (level of service [LOS] E or worse) (City of Escondido 2012). According to the traffic impact analysis prepared for the Oak Creek project (LLG 2014), none of the traffic study area intersections would operate at an LOS E or F with or without implementation of the proposed project. Therefore, a CO hot spot would not occur.

Toxic Air Contaminants. The Escondido General Plan Update FEIR relies on the CARB's Air Quality and Land Use Handbook to determine whether potential impacts related to TACs, including diesel particulate matter, would occur (Atkins 2012a). CARB lists several potential sources of substantial TAC emissions that currently exist or may be developed under the General Plan Update including: 1) freeways or urban roads with 100,000 vehicles per day; 2) commercial facilities that require heavy-truck deliveries or include drive-through facilities; 3) extraction operations or cement manufacturing; 4) power plants; 5) recycling and garbage transfer stations; 6) industrial land uses; 7) farming operations; 8) dry cleaning facilities, gas stations, and automotive repair facilities; and 9) major medical facilities. If the project would result in these emission sources, then a detailed health risk assessment may be required. The Project would not result in the development of any of these emission sources. Therefore, implementation of the proposed project would not result in the exposure of off-site sensitive receptors to substantial TAC concentrations generated from the project site.

However, the project site is located within 500 feet of I-15, which is the screening distance for potential impacts related to freeways. Additionally, as mentioned in Section 4.3(a), that all of the project is consistent with the Escondido General Plan residential land use designation, it is not a residential use. Furthermore, it is not one of the identified sensitive land uses for TAC emissions. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

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

Less Than Significant Impact. Construction of the project could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust. Potential receptors would include residents of the homes adjacent to the project site across Miller Avenue. However, construction would only take place near a particular receptor for a short time, and all construction diesel equipment would not be operating simultaneously. Therefore, construction-related impacts associated with objectionable odors would not affect a substantial number of people and would be less than significant.

The CARB's Air Quality and Land Use Handbook (CARB 2005) includes a list of the most common sources of odor complaints received by local air districts. Typical sources of odor complaints include facilities such as sewage treatment plants, landfills, recycling facilities, petroleum refineries, and livestock operations. Operation of the religious facility on the project site would not include facilities that are typical sources of odor complaints. Therefore, operational impacts associated with objectionable odors would be less than significant.

4.4 Biological Resources

The analysis provided in this section is based on a Biological Letter Report prepared for the project by TRC (TRC 2017a). TRC conducted a biological survey of the project site on December 2, 2015, which consisted of a general biological survey and literature review of known existing biological resources. The biological report is provided as Appendix A and is summarized in this section. Biological impacts are categorized as either being on site or off site, based on whether the impact occurs on the project property (TRC 2017a).

Would the project:

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Less Than Significant With Mitigation Incorporated. Based on CEQA guidelines and existing City policies and regulations, the project would result in a significant impact if it would substantially and adversely affect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service, including any flora or fauna of rare and/or endangered status, depleted or declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation.

TRC conducted a general biological survey of the project site on December 2, 2015. The entire site was surveyed by foot. Wildlife was identified directly by sight or vocalizations, and indirectly by scat, tracks, or burrows. Plant species were identified in the field and field notes were maintained throughout the survey. All on-site habitats were recorded and the presence or absence of suitable habitat for sensitive species was documented. The majority of the site is characterized as being disturbed or developed. The results of the survey indicate that no sensitive wildlife or plant species were observed or are believed to have a significant potential to occur within the project area. There is no Burrowing Owl suitable habitat within the project footprint and this species is not expected to occur within the adjacent non-native grassland habitat due to previously recorded negative survey results from 2013 (Helix Environmental, Oak Creek Project EIR 2015), the urban/developed land use of the surrounding environment (see Figure 2: Project Vicinity Map), and lack of suitable burrows observed within 500 feet of the project. California Gnatcatcher surveys were not performed due to the extremely small and isolated nature of the disturbed Diegan coastal sage scrub. This species is not expected to occur within the project boundaries. No sensitive flora or fauna species as listed by the California Natural Diversity Database within three miles of the project or are expected to occur on site due to lack of observation and suitable habitat.

No sensitive animal or plant species were observed on the project site during the biological survey. Furthermore, no federal- or state-listed endangered or threatened species are expected to occur on the project site due to a lack of appropriate habitat and the disturbed condition of the site. While there were no active raptor nests observed on the project site during the biological survey, the eucalyptus trees could potentially support raptor nesting and, if impacted, would be considered a significant impact. In addition, the remainder of the project site may also be used for foraging by raptors and migratory birds. Implementation of mitigation measure Bio-1 would reduce the potential direct impact to nesting raptors to a less than significant level.

Bio-1 In order to comply with the Migratory Bird Treaty Act of 1918, no impacts should occur to nesting birds as a result of the construction activities. If vegetation removal should occur during



the nesting season (February 15-August 31), a general pre-construction nesting bird survey shall be conducted no more than seven days prior to the commencement of vegetation removal. If active nests are discovered, and if construction may affect an active nest, the biologist shall establish a no-disturbance buffer. No-disturbance buffers for passerines will be a minimum of 25 feet and raptors a minimum of 300 feet. Active nests shall be monitored and exclusion buffer sizes increased if the monitoring biologist determines this is necessary based on disturbance behavior exhibited by nesting birds in proximity to project construction.

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 US Fish and Wildlife Service?

Less Than Significant With Mitigation Incorporated. The project site is characterized by five habitats within the property: developed, disturbed, eucalyptus woodland, disturbed coast live oak woodland, and disturbed Diegan coastal sage scrub. The majority of the 2.34-acre project site is developed with vegetated habitats occurring along the borders of the property. The developed area includes the paved parking lot, existing two structures, concrete pathway, and actively maintained ornamental landscaped areas. The highly disturbed habitat is located within a predominantly bare ground area in the northern area of the property that is frequently used for parking vehicles. The disturbed habitat is characterized by 95% bare ground or leaf litter and 5% non-native vegetation. A small patch of eucalyptus woodland is located in the northwest area of the property that is dominated by the non-native redbox with limited to no understory vegetation.

These mature individuals will be replaced with the California native, valley oak (*Quercus lobata*) as part of the construction activities. Additional eucalyptus are present along the northern fence line within a landscaped area that includes non-native trees such as Jacaranda, pine, and shamel ash.

The habitat located in the northeast corner of the property is best characterized as disturbed Diegan coastal sage scrub. This area has been planted with native plants that include: coastal sagebrush, flat-top buckwheat, scrub oak, Menzies' goldenbush, white sage, and toyon. Non-native species observed included: oleander, spotted spurge, wild oat, burning nettle, hedge mustard, and burclover.

On the eastern side of the property, adjacent to an existing drainage swale, is habitat best described as disturbed coast live oak woodland. The northern area of this habitat is dominated by mature coast live oak and California sycamore co-dominants the southern section of this habitat. This southern area contains a large percentage of non-native trees with a non-native ornamental understory. Non-native flora observed within this habitat included Jacaranda, shamel ash, Aleppo pine, fountain grass, rosemary, rain tree, bird of paradise, pomegranate, cultivated Ceanothus, and English ivy. Two mature California sycamores will be removed as a result of the construction activities. However, the existing coast live oaks, pine, and shamel ash trees located along the northern and eastern edges of the property will not be removed as part of the construction activities.

None of the habitat impacts described above are considered a sensitive natural community. Therefore, no direct impacts to a sensitive natural community would occur as a result of project implementation. However, the project would result in the removal of two mature California sycamores and two mature eucalyptus trees. Impacts to these and any other mature trees as defined by the Escondido Municipal Code §33-1052 would result in a significant impact.

The proposed project would have the potential to result in indirect impacts from grading of the site, which could result in the creation of airborne dust, siltation, erosion, and noise and could affect an off-site patch



of disturbed Diegan coastal sage scrub located in the northeast corner of the project site. Additionally, non-native plants would have the potential to colonize the adjacent native habitats. Such colonization may be brought about by landscaping, runoff, or soil disturbance. Compliance with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, as described in greater detail in Section 4.9(a), which requires the preparation and implementation of a SWPPP, would reduce indirect impacts associated with runoff to a less than significant level; however, the remaining potential indirect impacts would be considered potentially significant. These impacts would be reduced to a less than significant level through implementation of mitigation measures Bio-2 through Bio-6.

Implementation of mitigation measures Bio-2 through Bio-6 would reduce indirect impacts to off-site habitat to a less than significant level.

Bio-2 During construction activities, the construction contractor shall ensure that dirt storage piles are stabilized by chemical binders, tarps, fencing, or other erosion control measures.

Bio-3 During construction activities, the construction contractor shall terminate grading activities if winds exceed 25 mph.

Bio-4 Prior to issuance of a grading permit, the project applicant shall show on project plans that all landscape areas, including plant material within the plantable retaining wall, include native vegetation and drought tolerant plant materials.

Bio-5 During construction activities, the construction contractor shall ensure that the limits of grading are flagged or marked with silt fencing prior to grading to prevent indirect impacts to off-site sensitive coastal sage scrub habitat to the northeast of the project site. Prior to grading, a qualified biologist shall review the flagging and silt fencing and during grading the qualified biologist shall monitor the limits of clear and grub and grading activities. Monitoring shall be conducted on an as-needed basis as determined by the qualified biologist with reports submitted to the City of Escondido Planning Department on a weekly basis.

Bio-6 To offset impacts associated with the loss of mature trees, the following shall be undertaken prior to the issuance of a building permit. Conduct a survey of trees that would be removed as part of the project to determine which of those trees would qualify as mature trees in accordance with the Escondido Municipal Code §33-1052. For those mature trees that would be removed, the applicant shall be required to replace those with trees at a 1 to 1 ratio of similar size and caliper, or alternately to replace those trees at half the size of the removed tree at a ratio of 2 to 1.

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

No Impact. No potentially jurisdictional features will be impacted as a result of the proposed construction activities. The existing water feature, as mentioned above, runs along the southeastern edge of the property through the disturbed coast live oak woodland and presumably contains water during and immediately after significant rain events for short durations of time. The ephemeral water enters the property along the northeastern property line from an existing culvert that runs underneath I-15. The northern portion of the water feature is best characterized as a natural swale. Moving southward, the water feature contains imported river rock and eventually becomes a concrete brow ditch channel. The



channel exits the property in the southeast corner and flows underneath Hamilton Lane through a culvert, exiting to a previously determined one-foot-wide Non-wetland Waters of the U.S. and Waters of the State (Helix Environmental, Oak Creek Project EIR, 2014). The proposed construction activities have been designed to avoid altering the flow, topography, and/or adding fill material to the existing water feature. Therefore, implementation of the proposed project would not impact federally protected wetlands.

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

No Impact. Based on CEQA guidelines and existing City policies and regulations, a significant impact would occur if the proposed project would: 1) interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors; 2) impede the use of native wildlife nursery sites; or 3) encroach on important habitat that would block the movements of wildlife within their natural range.

Wildlife corridors represent areas where wildlife movement is concentrated due to natural or artificial constraints. Local corridors, such as hillsides and tributary drainages, provide access to resources such as food, water, and shelter. Animals can use these corridors to travel among different habitats (i.e., riparian and upland habitats) that they may use at different points throughout their life history. Regional corridors link two or more large areas of open space, providing avenues for movement, dispersal, and migration, as well as contact between otherwise distinct populations of wildlife, including large mammals such as mule deer, bobcats, and mountain lions.

The project site does not function as part of a wildlife corridor. The project site is surrounded by existing or future (Oak Creek Project southwest of the project site) residential development on all but the southeastern and southerly property boundaries, including I-15 located immediately adjacent to the eastern project boundary (see Figure 2: Project Vicinity Map). The only large area of open space in the vicinity of the site is Felicita Park to the southwest, approximately 0.4 miles away. For a discussion on applicable regional habitat plans for the proposed project, refer to Section 4.4(f) below. Due to the disturbed nature and being surrounded by existing and future residential development, the project site does not function as a local or regional wildlife corridor. Furthermore, the Oak Creek Project EIR concludes “Therefore, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites. No impact would occur.”

The Escondido Master Plan for Parks, Trails, and Open Space identifies key wildlife corridors in the City. The project site is not located in any of the wildlife corridor areas identified in the Master Plan for Parks, Trails, and Open Space. Additionally, there are no bodies of water found within the project site and thus no aquatic life can be supported on the project site. Therefore, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impact would occur.

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

Less Than Significant With Mitigation Incorporated. Based on CEQA guidelines and existing City policies and regulations, the project would result in a significant impact if it would conflict with any local plans,



policies or ordinances protecting biological resources, such as the Escondido Zoning Ordinance or the Escondido Master Plan for Parks, Trails, and Open Space.

The portions of the City Zoning Ordinance applicable to biological resources are the Open Space (OS) Zone (Article 3, Sections 33-40 through 33-43), Flood Plan (FP) Overlay Zone (Article 4, Sections 33-50 through 33-56), Open Space Development Standards (Article 5, Sections 33-70 through 33-77), and Excavation and Grading Ordinance (Article 55). The proposed project is not located in an OS or FP zone, or in an area identified by the Community Open Space/Conservation Element as having open space value. Therefore, the OS Zone, FP Overlay Zone, and Open Space Development Standards ordinances do not apply.

The Excavation and Grading Ordinance ensures that development projects protect the natural topographic character and integrity of the environment, including the protection of mature trees. Submittal and review requirements detail the need to identify biological habitats, areas of disturbance, setbacks, and mitigation measures to reduce potential impacts. The majority of the project site contains disturbed and developed habitat, which does not require a vegetation removal permit. Additionally, mitigation measure Bio-1 would reduce impacts to nesting raptors to a less than significant level.

Additionally, Section 33-1069 of the Excavation and Grading Ordinance includes vegetation and replacement standards for impacts to mature and/or protected trees. Section 33-1052 of the Excavation and Grading Ordinance defines a “mature tree” as any self-supporting woody perennial plant, native or ornamental, with a single well-defined stem or multiple stems supporting a crown of branches. The single stem, or one of the multiple stems of any mature oak tree, shall have a diameter four inches or greater when measured at diameter breast height (DBH) above the tree’s natural grade. All other mature trees shall have an eight-inch DBH, or greater, for a single stem or one of the multiple stems. A “protected tree” is defined as any oak that has a 10-inch or greater DBH, or any other species or individual specimen listed on the local historic register, or determined to substantially contribute to the historic character of a property or structure listed on the local historic register, pursuant to Article 40 of the Escondido Zoning Code. The project area supports mature eucalyptus and sycamore trees some of which would be removed as part of project implementation. Impacts to these trees would be mitigated through the implementation of mitigation measure Bio-6.

The Master Plan for Parks, Trails, and Open Space serves as a guide to developing a comprehensive and integrated open space system. The plan identifies key habitat areas and connections between habitat areas in a continuous link around the perimeter of the City. For a discussion on applicable regional habitat plans for the proposed project, refer to Section 4.5(f) below. The project site is not part of the overall trail system or conceptual wildlife corridors identified in the City of Escondido’s Master Plan for Parks, Trails, and Open Space. Therefore, the proposed project would not conflict with any zoning ordinance or the Master Plan for Parks, Trails, and Open Space. The project’s impact on policies or ordinances protecting biological resources would be less than significant. No additional mitigation measures are required.

f) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. Based on CEQA guidelines and existing City policies and regulations, the proposed project would result in a significant impact if it would conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, other approved local, regional, or state habitat conservation plan such as the County of San Diego Multiple Species Conservation Program (MSCP).

The project site is located within the North County Multi Habitat Conservation Program (MHCP), but is not located within a MHCP preserve area. Within the Draft Escondido MHCP Subarea Plan, the project site is designated as agricultural land and is not located within a Focused Planning Area or Constrained Land.



The project site is not identified as a core biological resource area targeted for conservation, and is not identified as a local or regional wildlife corridor in the MHCP. The project site is not located within the County's MSCP South County Subarea Plan. Additionally, the proposed project is not located within an OS zone, FP overlay zone, does not contain steep slopes, vegetated conservation areas, or natural drainage courses, and therefore development of the site would not conflict with the Escondido Open Space Development Standards. Thus, the proposed project's development activities impact would result in no impact to habitat conservation plans or natural community conservation plans.

4.5 Cultural Resources

The analysis provided in this section is based on a Cultural Resources Survey prepared for the proposed project site by TRC (TRC 2017b). The survey included review of the Oak Creek Project EIR cultural resource records search and a field survey. This memorandum is provided as Appendix B.

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact. Significant effects upon historic structures or features are evaluated by determining the presence or absence of historic status with respect to the feature in question, and then determining the potential for project implementation to affect the structure or feature, if it possesses historic status. CEQA establishes that "substantial adverse change means demolition, destruction, relocation, or alternation such that the significance of a historical resource would be impaired" (PRC §5020.1(q)).

The National Register of Historic Places (NRHP) is the official list of the national historic places worthy of preservation. Criteria for evaluation involves the quality of significance in American history, architecture, archeology, engineering, and culture that is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) are associated with the lives of persons significant in our past; or (c) embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or (d) have yielded, or may be likely to yield, information important in prehistory or history.

The California Register of Historical Resources (CRHR) is the official list of California's significant historical and archeological resources. Designation criteria are as follows:

- **Criterion 1:** Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- **Criterion 2:** Associated with the lives of persons important to local, California, or national history.
- **Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values.
- **Criterion 4:** Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to the CRHR the City has established criteria for designating historical resources, which is separated into structural resources, sign resources, landscape features, and archaeological resources.



Historical resources that meet the following criteria could be eligible for the local register listing or local landmark designation:

- **Criterion 1:** Historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City, region, state, or nation.
- **Criterion 2:** Building or historical resource that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered.
- **Criterion 3:** Historical resources that are connected with a business or use that was once common, but is now rare.
- **Criterion 4:** Historical resources that are the sites of significant historic events.
- **Criterion 5:** Historical resources that are 50 years or older or have achieved historical significance within the past 50 years.
- **Criterion 6:** Historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area, or district.
- **Criterion 7:** Historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.
- **Criterion 8:** Sign that is exemplary of technology, craftsmanship, or design of the period when it was constructed, uses historical sign materials, and is not significantly altered.
- **Criterion 9:** Sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style.
- **Criterion 10:** Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation.
- **Criterion 11:** Landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness, or aesthetic quality.
- **Criterion 12:** Archaeological site that had yielded, or may be likely to yield, information important in prehistory.
- **Criterion 13:** Significant historical resource that has an outstanding rating of criteria used to evaluate local register request.

Based on the results of the record search and field survey, which included data reviewed from historic maps, CRHR, and NRHP, it was determined that no database-listed historic age structures have been recorded within the project area. The field survey of the project site did not identify any historic resource sites within the project impact area. There are two existing structures on the project parcel, the larger one was built in 1989 and the smaller one built some time later. Neither of the two structures are over 50 years of age and do not qualify for the NRHP or the City's eligibility criteria for designation as a historical resource. Therefore, no resource evaluations were conducted. Due to the absence of historic resources on the property, no impact to historic resources would occur.

a) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant Impact with Mitigation Incorporated. Based on the results of the archaeological resources records search, no known, recorded prehistoric sites were detected within the project site. However, there is the unlikely possibility that cultural resources may be discovered during construction, which would result in a significant impact that would be mitigated through the measures described below.

Cul-2 Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe (a tribe that is traditionally and culturally affiliated with the project location)



have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

Cul-5 In the event that previously unidentified tribal cultural resources or archeological resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

Cul-6 If a potentially significant tribal cultural resource or archeological resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe, and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

Cul-7 The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

Cul-9 If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

Cul-10 Prior to the release of the grading bond, a monitoring report, and/or evaluation report, if appropriate, which describes the results, analysis, and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a

timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

b) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact with Mitigation Incorporated. Although unlikely, the discovery of unknown buried human remains during project construction is always a possibility. If human remains are encountered during construction, mitigation measure Cul-8 would be implemented and impacts associated with the disturbance of human remains would be less than significant.

Cul-8 As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The MLD shall complete the inspection of the site within 48 hours of notification. The Native American remains shall be kept in situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on site in the presence of a Native American monitor.

4.6 Geology and Soils

The analysis provided in this section is based on the Escondido General Plan Update (2012), as well as information contained in the Oak Creek Project EIR.

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, or injury, or death involving:**
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact. According to the Escondido General Plan, the Alquist-Priolo Earthquake Fault Zoning Act does not identify any active faults or fault zones within Escondido; consequently, the risk of surface rupture is low (City of Escondido 2012). The closest known active fault is the Rose Canyon Fault,



located offshore, approximately 15 miles southwest of Escondido. Due to the distance from the project site to the closest known active fault, the potential for the proposed project to expose people or structures to substantial adverse effects from fault rupture is low. Therefore, impacts associated with rupture of a known fault would be less than significant.

ii) Strong seismic ground shaking?

Less Than Significant Impact. The Southern California region is seismically active. Earthquakes would potentially generate strong seismic ground shaking at the project site. Pursuant to the Uniform Building Code (UBC) and the California Building Code (CBC), design and construction of the proposed project would be engineered to withstand the expected ground acceleration that may occur at the project site from regional active faults. Proper engineering and adherence to the UBC and CBC guidelines would minimize the risk to life and property from potential ground motion at the project site. Therefore, impacts associated with strong seismic ground shaking would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is a phenomenon where loose, saturated, and relatively cohesionless soil deposits lose strength during strong ground motions. Primary factors controlling the development of liquefaction include intensity and duration of ground accelerations, characteristics of the subsurface soil, in situ stress conditions, and depth to groundwater. According to the Escondido General Plan, the project site is not located in a liquefaction hazard area (City of Escondido 2012). Therefore, impacts associated with seismic-related ground failure, including liquefaction, would be less than significant.

i) Landslides?

Less Than Significant Impact. According to the San Diego County General Plan Landslide Susceptibility Map (County of San Diego 2011), the project site is not located in an area susceptible to landslides.

Therefore, impacts associated with landslides would be less than significant.

b) Result in substantial soil erosion or loss of topsoil?

Less Than Significant Impact. The proposed project would involve site grading, which would result in disturbed soils and temporary stockpiles of excavated materials that would be exposed to erosion. However, compliance with the NPDES Construction General Permit, which requires the development of a Stormwater Pollution Prevention Plan (SWPPP) for the project site, would minimize the potential for soil erosion and loss of top soil through the implementation of BMPs, such as the following:

- **Minimizing Disturbed Areas.** Clearing of land is limited to that which will be actively under construction in the near term, new land disturbance during the rainy season is minimized, and disturbance to sensitive areas or areas that would not be affected by construction is minimized.
- **Stabilizing Disturbed Areas.** Temporary stabilization of disturbed soils is provided whenever active construction is not occurring on a portion of the project site, and permanent stabilization is provided by finish grading and permanent landscaping.
- **Protecting Slopes and Channels.** Outside of the approved grading plan area, disturbance of natural channels is avoided, slopes and crossings are stabilized, and increases in runoff velocity caused by the project are managed to avoid erosion to slopes and channels.



- **Controlling the Site Perimeter.** Upstream runoff is diverted around or safely conveyed through the project site and is kept free of excessive sediment and other constituents.
- **Controlling Internal Erosion.** Sediment-laden waters from disturbed, active areas within the project site are detained.

Once construction is completed, no stockpiles would remain on the project site. The site would be paved, developed, or vegetated. Therefore, with implementation of construction BMPs, impacts associated with soil erosion and loss of topsoil would be less than significant.

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

Less Than Significant with Mitigation Incorporated. The project site is occupied by two existing structures, with the majority of the project site landscaped in ornamental vegetation. According to the Oak Creek Project EIR, the adjacent property to the south is underlain by Cretaceous-age granitic bedrock and Quaternary-age colluvium, which extends on to the project site. The proposed project would involve site grading, which would approximate the existing terrain rather than mass grading the site to create larger flat terraces. Most of the grading would occur north of the existing parking lot to remove dirt and create a larger lower level parking.

The site-specific soil conditions on the project site have not yet been studied and therefore specific grading recommendations have not been developed for future development of the site. This represents a potentially significant impact; however, implementation of mitigation measure Geo-1 (detailed below) would reduce this impact to a less than significant level.

Geo-1 Prior to the issuance of a grading permit, the applicant shall prepare a geology and soils report by a registered geologist for the project which provides information regarding soil conditions and provides grading and soils preparation recommendations for the proposed uses on the site in conformance with the UBC, including the parking lot expansion, retaining walls and structure. Furthermore, the recommendations shall be incorporated into the proposed project during construction. All required recommendations from the Geotechnical Evaluation shall be documented on the project's grading plans and included in the grading permit application submitted and approved by the City's Engineering Division prior to the start of construction.

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?**

Less Than Significant with Mitigation Incorporated. The site-specific soil conditions on the project site have not yet been studied and therefore the presence or absence of expansive soils is unknown. This represents a potentially significant impact; however, implementation of mitigation measure Geo-1 (detailed above) would reduce this impact to a less than significant level.

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

Less Than Significant Impact. The existing structure currently uses a permitted septic system for wastewater disposal that would continue to serve the existing structure and proposed multi-purpose building and impacts would be less than significant.



4.7 Greenhouse Gas Emissions

Would the project:

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less Than Significant Impact. California Health and Safety Code Section 38505(g) defines greenhouse gases (GHG) to include the following compounds: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). As individual GHGs have varying heat-trapping properties and atmospheric lifetimes, GHG emissions are converted to carbon dioxide equivalent (CO₂e) units for comparison. Using CO₂e units is a consistent methodology for comparing GHG emissions because it normalizes various GHG emissions to a directly comparable measure. The most common GHGs related to human activity are CO₂ (CO₂e = 1), CH₄ (CO₂e = 21), and N₂O (CO₂e = 310).

In 2006, the Global Warming Solutions Act (AB 32) established statutory limits on GHG emissions in California. The City of Escondido adopted the Escondido Climate Action Plan (E-CAP) in December 2013 in order to meet the goals of AB 32. As part of the E-CAP process, the City established CEQA Thresholds and Screening Tables for determining whether a project would result in significant GHG emissions (Atkins 2012a). The City identified a threshold level of 2,500 metric tons (MT) CO₂e per year to be used to identify projects that would require a project-specific technical analysis to quantify and mitigate project emissions. This screening level is based on the County of San Diego's Draft Guidelines for Determining Significance for Climate Change, which are based on regional data and may be used by other lead agencies in the region (County of San Diego 2012). A project that emits less than 2,500 MT CO₂e annually would not result in significant GHG emissions.

Attendance with implementation of the proposed project is expected remain the same as the current facility, with 75 parishioners and staff at each service, for a total of 150 parishioners and staff each Sunday. Although the proposed project would not result in an increase in the number of seats or parishioners at the proposed project facility beyond current operations, the permitted occupancy of the existing chapel is 150 parishioners and staff at each service (300 each Sunday). The analysis herein is based on the maximum permitted capacity of 300 each Sunday, and not the expected capacity of 150 each Sunday, as Chalice Unitarian Universalist Congregation seeks to increase its membership to 300 parishioners over time, subject to additional facilities and infrastructure. The proposed project would result in the generation of additional GHG emissions above existing conditions if the permitted capacity of the facility is met.

The Escondido CEQA Thresholds and Screening Tables incorporate the County's screening table to determine whether a project would generate more than 2,500 MT CO₂e annually. Similar to the City's air quality trigger criteria described in Section 4.3(b), a project that would be below the GHG screening table is assumed to generate less than 2,500 MT CO₂e annually and would not result in a significant impact. As shown in Screening Criteria Table 3 in Appendix B to the Escondido Thresholds and Screening Tables, the screening threshold for single-family development is 86 dwelling units (Atkins 2012a). The permitted occupancy of the facility, 150 parishioners at each service for a total of 300 parishioners each Sunday, would result in approximately 333 average daily traffic (ADT) on Sundays. The addition of the proposed multi-purpose building would result in approximately 27 ADT on weekdays, in addition to the existing 60 ADT on weekdays, as shown in Tables 3 and 4 in the Transportation/Traffic section. Table 1: Trip Generation for 86 Dwelling Units provides the estimated trip generation associated with 86 dwelling units.



Table 1: Trip Generation for 86 Dwelling Units

Land Use	Size	Daily Trip Ends (ADTs)		AM Peak Hour				PM Peak Hour			
		Rate ^a	Volume	% of ADT	In:Out	Volume		% of ADT	In:Out	Volume	
					Split	In	Out		Split	In	Out
Single-Family Development	86 dwelling units	10/dwelling unit	860	8%	30:70	20	49	10%	70:30	60	26

^aRate based on SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002.

The screening threshold of 86 dwelling units would generate 860 ADT on average, which is above the calculated ADT of the project facility during the week (87 ADT) and permitted occupancy on Sundays (300 ADT). Therefore, the ADT of the permitted occupancy of the facility would be under the screening threshold of 86 dwelling units and would not exceed the screening threshold and the permitted occupancy would not generate more than 2,500 MT CO₂e annually. The proposed project would not result in a potentially significant impact related to GHG emissions.

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

Less Than Significant Impact. AB 32 is currently the applicable regulation adopted for the purpose of reducing GHG emissions. The E-CAP was adopted in December 2013 and is the applicable plan for reducing GHG emissions. Refer to discussion in Section 5.7(a) above. The proposed project would be below the City's threshold for meeting the goals of AB 32 and would not conflict with AB 32 or the E-CAP.

4.8 Hazards and Hazardous Materials

The information presented below is in part obtained from an Environmental Data Resources Inc., GeoCheck Report (Appendix C).

Would the project:

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

Less Than Significant Impact. Construction of the project would involve the use of common, but potentially hazardous materials, including vehicle fuels, paints, cleaning materials, and caustic construction compounds. If incorrectly transported, handled, or disposed of, these substances could pose a potential health risk to construction workers and to the general public. However, the transport and handling of these common, potentially hazardous materials at the project site would occur in accordance with California Occupational Safety and Health Administration (Cal OSHA) guidelines. Further, such materials would be disposed of in accordance with California Department of Toxic Substances Control (DTSC) and County regulations. Adherence to federal, state, and local regulations regarding the use and disposal of hazardous materials and wastes would reduce to a less than significant level the potential for impacts to human health and safety and the environment in relation to the handling, disposal and transport of hazardous construction materials.



Occupation of proposed development would involve the use and/or storage of common household hazardous materials, including cleaning solutions, pesticides, and chemicals associated with landscaping maintenance, and paints. The transport, use, and disposal of hazardous materials at the proposed project site would include relatively minor amounts of these materials, would be similar to existing surrounding residential development, and would be intermittent and not considered routine. Compliance with all applicable regulations would reduce impacts to a less than significant level. Therefore, impacts associated with the routine transport, use, or disposal of hazardous materials would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact with Mitigation Incorporated. Accidental leaks or spills of hazardous materials may occur during construction of the project, which could potentially expose the public or the environment to hazardous materials. Compliance with applicable the Occupational Safety and Health Administration (OSHA), Cal OSHA and DTSC regulations for the handling of hazardous materials and spill cleanup procedures would prevent significant hazards to the public and the environment. A review of the GeoCheck report for the project site indicated that the project site has not been previously owned by any businesses that commonly handle, generate, store, or dispose of hazardous materials and/or chemicals. However, due to the past use of the site for agricultural purposes, agricultural chemical residue may be encountered. In addition, because the project site is located adjacent to I-15, there is the potential for aerial lead deposition on the property associated with vehicular lead additive gasoline combustion. This represents a potentially significant impact; however, implementation of mitigation measure Haz-1 (detailed below) would reduce this impact to a less than significant level.

The on-site structure were constructed in 1989 or later, therefore it is approximately 27 years old (Zillow 2016). Typically, structures built before 1979 have the potential to contain lead based paint (LBP). Due to the age of the on-site structure, LBP was assumed to not exist on any painted surfaces. In addition, the existing building may have asbestos-containing materials, however, given its relatively recent construction in 1989, it is highly unlikely. Therefore this potential impact is less than significant.

Following construction, the use of household hazardous products may result in minor spills. It is not reasonably foreseeable that typical use of these products would create a significant hazard. Therefore, impacts associated with reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment would be less than significant.

Haz-1 Prior to the issuance of a grading permit, a soil study shall be conducted for those areas where soil would be excavated and exported off site. The soil sample study shall be developed by a California-registered Professional Geologist (PG) or Civil Professional Engineer (PE). The first phase of the study would entail advancing up to four soil borings and the collection of both a shallow and deeper soil sample from each boring (total of eight samples). The shallow soil samples shall be collected from approximately 0.5 to 1-foot below grade (fbg). The deeper soil sample shall be collected from the approximate middle of the soil column starting at 1 fbg to the estimated depth of the planned excavation in the area of each boring. The samples shall be tested for potential agricultural pesticides of concern and for lead. If the results from these samples indicate that there are no agricultural pesticides detected (non-detect), then no further sampling for agricultural pesticides would be required. If the sample results indicate that lead levels would be less than regulatory standard levels or risk screening levels, no further soil sampling for lead shall be required and the soil can be exported subject to a receiving location requirements. Should any of the samples where pesticides are detected or lead



levels in excess of regulatory standards (background levels) are found, a Soil Management Plan (SMP) shall be developed by a California PG or Civil PE, and the plan shall be implemented at the time of site grading. The SMP and field activities shall be conducted in conformance with Regional Water Quality Control Board (RWQCB) Order No. R9-2014-0041, Conditional Waivers of Waste Discharges in the San Diego Region, Waiver 10. Where appropriate, soil samples collected during site grading shall take into account the results of soil testing during the first phase of sample collection and analysis. The results of this soil analysis shall be provided to the City and will determine the appropriate disposal location for the exported soil.

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

No Impact. Bernardo Elementary school is the closest school to the proposed project and is located approximately 0.5 miles southwest of the project. The Project is the expansion of an existing religious facility and would not emit hazardous emissions or handle hazardous materials, substances, or waste during operation other than common household materials. Therefore, no impact would occur.

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 create a significant hazard to the public or the environment?

Less Than Significant Impact. The project site is not included on a list of hazardous materials sites as indicated in the Environmental Data Resources Inc., GeoCheck Report (Appendix C). Although there are no documented hazardous materials contamination on the project site, there is documented surface and groundwater contamination identified on properties near the project site. A complete documentation of these contaminated soils and groundwater is provided in the Section 5.8 Hazards and Hazardous Materials in the Oak Creek Project EIR. The EIR documents existing ground surface contamination on the Oak Creek Project site from prior agricultural activities located approximately 1,200 feet southwest of the project site (see Figure 5.8-2, Oak Creek Project EIR 2015). These contaminated soils are anticipated to be remediated prior to construction of the Oak Creek Project as required in the Oak Creek Project Mitigation Monitoring and Reporting Program. Extensive documentation of groundwater contamination in the area is also provided in the Oak Creek Project EIR, which describes the primary source (Chatham Yard) and the contaminants, location, and concentrations of these hazardous materials. The groundwater contamination is down-gradient of the project site and is not expected on the project site (see Figure 5.8-1 in the Oak Creek Project EIR). In addition, given the northward sloping topography on the project site and the location of the proposed cut of dirt (approximately eight feet deep) immediately north of the existing parking lot, grading activities would not encounter groundwater. Therefore a less than significant impact would occur.

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 use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. There are no public airports within two miles of the project site. The closest public airports are McClellan-Palomar Airport in Carlsbad and Ramona Airport in Ramona, both of which are located more than ten miles from the project site. The site is not located within the Airport Influence Area of either airport, which is generally the area in which current and future airport-related noise, overflight, safety,

and/or airspace protection factors may affect land uses or necessitate restrictions on uses. Therefore, the project would not result in a safety hazard associated with a public use airport. No impact would occur.

f) For a project within the vicinity of a private airstrip, would the project result in safety hazard for people residing or working in the project area?

No Impact. The project site is not located within two miles of a private airstrip. The closest private airstrip to the project site is the Lake Wohlford Airstrip, located approximately seven miles northeast of the project site. Use of the airstrip would not create a safety hazard at the proposed project site due to the distance of the airstrip to the site. Therefore, the proposed project would not result in a safety hazard associated with a private airstrip. Therefore, no impact would occur.

g) Impair implementation of or physically interfere with an adopted emergency plan or emergency evacuation plan?

No Impact. Citracado Parkway is identified as an evacuation route in the Escondido General Plan Community Protection Element (City of Escondido 2012). The project site can access Citracado Parkway via Hamilton Lane, Felicita Road, and Gamble Lane. While Gamble Lane is not identified as a roadway designated as an evacuation route, it does connect to Citracado Parkway, which is a designated evacuation route. The project does not include any feature that would affect this nearest emergency access route and therefore no impact would occur.

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

Less Than Significant Impact. The proposed project is located in an area designated for high wildfire risk in the Escondido General Plan Community Protection Element (City of Escondido 2012). The types of potential ignition sources that currently exist in the project area include vehicles and roadways, two on-site structures, and off-site residential areas. The proposed project would not introduce any new ignition sources, other than an increase in the size of one of the existing structures and the removal and replacement of some landscaping. The project would be consistent with General Plan Fire Protection Policies 2.4 and 2.6, which require compliance with the California Fire Code and payment of fees to maintain fire protection services. The project would also be consistent with Fire Protection Policies 2.14 through 2.17, which specifically pertain to wildland fire. These policies require site design, management practices, removal of overgrown vegetation, and fire-resistant landscaping to prevent wildfire. The proposed project would comply with applicable fire and building codes and would include a layered fire protection system designed to current codes and inclusive of site-specific measures that would result in a project that is less susceptible to wildfire than surrounding landscapes and that would facilitate fire fighter and medical aid response. Therefore, impacts would be less than significant.

4.9 Hydrology and Water Quality

The analysis provided in this section is based on the Escondido General Plan (City of Escondido 2012), a Hydrology Report for Chalice Unitarian Congregation prepared by OMEGA Engineering Consultants (OMEGA 2017a) and a Priority Project Stormwater Quality Management Plan for Chalice Unitarian Congregation prepared (OMEGA 2017b). These reports are provided as Appendices D and E, respectively.

Would the project:

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

Less Than Significant.

Construction

Construction of the proposed project would generate pollutants that could potentially degrade the surface water quality of downstream receiving waters. Sediment associated with earth-moving activities and exposed soil is the most common pollutant associated with construction sites. Other pollutants associated with construction include debris, trash, and other materials generated during construction activities; hydrocarbons from leaks or spills of fuels, oils, and other fluids associated with construction equipment; and paints, concrete slurries, asphalt materials, and other hazardous materials. Stormwater and non-stormwater runoff would potentially carry these pollutants off site to Felicita Creek, which conveys it to Lake Hodges. From Lake Hodges, the stormwater would drain to the San Dieguito River, which ultimately drains to the Pacific Ocean. Felicita Creek is identified as impaired under Section 303(d) of the Clean Water Act (CWA) for aluminum and total dissolved solids; for Lake Hodges: ph, turbidity, manganese, color, nitrogen, and phosphorus; for San Dieguito River: enterococcus, fecal coliform, nitrogen, phosphorus, total dissolved solids, toxicity, ph, and turbidity; and for the Pacific Ocean at the San Dieguito River Mouth: total coliform (OMEGA 2017b).

The construction contractor would be required to obtain coverage for the proposed project under the NPDES Construction General Permit, and to prepare and implement a SWPPP prior to construction. The SWPPP would identify site-specific BMPs to control erosion, sediment, and other potential construction-related pollutants, including, but not limited to, the following:

- **Construction Materials.** Proper storage, use, and disposal of construction materials.
- **Sediment Removal.** Removal of sediment from surface runoff before it leaves the project site by silt fences or other similar devices around the site perimeter, with particular attention to protecting water bodies identified as impaired due to sediment on the CWA Section 303(d) List of Water Quality Limited Segments, such as Felicita Creek and Lake Hodges.
- **Inlet Protection.** Protection of all storm drain inlets on site or downstream of the project site to eliminate entry of sediment.
- **Stabilized Slopes.** Stabilization of cleared or graded slopes.
- **Sediment Prevention.** Prevention of tracking soil off site through use of a gravel strip or wash facilities at exits from the project site.
- **Stockpiles.** Protection or stabilization of stockpiled soils.

Compliance with the NPDES Construction General Permit would maintain downstream water quality in accordance with RWQCB standards, such that construction of the proposed project would not violate any water quality standards or waste discharge requirements. Additionally, construction stormwater BMPs identified in the SWPPP will be implemented, including:

- Silt fence
- Fiber rolls
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stockpile management
- Solid waste management
- Stabilized construction entrance/exit



- Gravel bag berm
- Material delivery and storage
- Spill prevention and control
- Concrete waste management
- Water conservation practices
- Paving and grinding operations

The proposed project would also comply with the Escondido Grading and Erosion Control Ordinance (Article 55 of the Escondido Municipal Code), which establishes grading and erosion control regulations to assure that development occurs in a manner that protects the natural and topographic character and identity of the environment. The ordinance regulates grading on private and public property and provides standards and design criteria to control stormwater and erosion during construction activities (Section 33-1066 and 33-1062). The ordinance sets forth rules and regulations to control excavation, grading, earthwork construction (including fills and embankments), and provides for approval of plans and inspection of grading construction activities necessary for compliance with stormwater management requirements (Section 33-1058 through 33-1063). Therefore, with implementation of site-specific BMPs identified in the SWPPP and Priority Project Stormwater Quality Management Plan and compliance with the Escondido Grading and Erosion Control Ordinance standards and design criteria, the proposed project would not violate any water quality standards or waste discharge requirements during construction.

Operation

Operation of the project would generate pollutants that could potentially degrade the surface water quality of downstream receiving waters, including trash and debris, metals, organic compounds, oil and grease, sediment, and nutrients. Stormwater and non-stormwater runoff would potentially carry these pollutants into the on-site drainages, which discharge to downstream receiving waters (Felicitia Creek, Lake Hodges, and San Dieguito River) that ultimately drain to the Pacific Ocean.

The Escondido General Plan Update FEIR determined that land use development compliant with existing regulations and general plan policies would maintain downstream water quality in accordance with RWQCB standards, such that operation of this project would not violate any water quality standards or waste discharge requirements (Atkins 2012b). The proposed project would be required to comply with existing regulations, including the Escondido NPDES permit; the Escondido Stormwater Management and Discharge Control Ordinance (Chapter 22, Article 2 of the Escondido Municipal Code), which controls non-stormwater discharges to the stormwater conveyance system; the Escondido Jurisdictional Urban Runoff Management Plan (2008), which establishes strategies to improve the quality of urban runoff; and the Escondido Hydromodification Management Plan (HMP) (2011), which establishes requirements for post-project runoff flows.

The Priority Project Stormwater Quality Management Plan requires project source control BMPs, which consist of measures to prevent pollutants from coming into contact with stormwater runoff. Permanent on-site source control BMPs as identified in the Priority Project Stormwater Quality Management Plan include the following:

- Use of efficient irrigation systems and landscape design
- Trash areas designed to reduce pollution contribution to the runoff
- Implementation of an integrated pest management principles
- Provision of stormwater conveyance system stamping and signage
- Management of fire sprinkler system discharges



- Management of air condition condensate
- Use of non-toxic roofing materials where feasible
- Other source controls (e.g., post-construction soil stabilization practices)

These permanent source control BMPs include marking all inlets with the words “No Dumping! Flows to Ocean” or similar. Operational source control BMPs would be required to maintain and periodically repaint or replace inlet markings, and provide stormwater pollution prevention information to the project owner. Another potential source of runoff pollutants are landscaped areas. Permanent on-site source control BMPs shall include designing landscaping to minimize irrigation and runoff; promoting surface infiltration where appropriate; minimizing the use of fertilizers and pesticides; and selecting plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. Operational source control BMPs for landscaped areas include maintaining landscaping using minimal or no pesticides, and providing Integrated Pest Management information to the project owner. Any potential source of runoff from the project site and roadways would be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing shall be collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.

Additionally, the project incorporates many features of Low Impact Development (LID) site design BMPs. These include:

- The design of the site has been done in a manner that minimizes the amount of grading needed and the treatment BMPs are located at the lower elevations of the site.
- Drive aisles and parking areas have been designed to the minimum areas required for the project site to minimize impervious areas.
- All runoff is directed to two biofiltration with partial retention basins to be treated prior to release from the site.
- Three street trees will be installed at the south westerly corner of the site to treat three of the basins.
- Pervious pavement has not been selected for use because the underlying soil is Type C and D and will not allow for significant infiltration.
- Soil compaction will be minimized in landscaped areas.
- The disturbed areas of the site will be stabilized or vegetated, the drainage has been designed in a manner to reduce the potential for erosion on or around the project site, including the use of brow ditches.

Treatment control BMPs would be installed, including two on-site biofiltration with partial retention basins and three street trees. The on-site biofiltration with partial retention basins and three street trees would treat all runoff for water quality and achieve the hydromodification standards for the project. Therefore, no other treatment control BMPs would be necessary to treatment runoff from the proposed project. Thus, operation-related impacts of the proposed project would not violate any water quality standards or waste discharge requirements.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).**

Less than Significant Impact. The City of Escondido currently provides water to the project site. The proposed project would continue to use water supplied by the City of Escondido and would not include the use of on-site groundwater. As will be discussed in Section 4.19, the Rincon Del Diablo Municipal



Water District (RDDMWD) has adequate water supply available to serve the proposed project. In addition, the project would conform with hydromodification regulations through the inclusion of two biofiltration with partial retention basins that would maintain surface water runoff on site and allow infiltration during low storm events. During high storm events, the basins have a 6-inch perforated subdrain located at the top of the gravel layer that can maintain the basins' water level. An outlet orifice at the end of the perforated subdrain controls the flow rate of the pipe during high storm events to slow down the velocity of the storm water. Thus, the proposed project would not substantially deplete groundwater supplies because its water would be supplied by RDDMWD and it would not substantially interfere with groundwater recharge. Therefore impacts would be less than significant.

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 erosion or siltation on or off site?

Less Than Significant. The project site's existing topography varies from 660 to 632 above mean sea level MSL, with the higher elevations along the northern property boundary and the lower elevation in the southwest corner of the property. Under existing conditions, runoff generally sheet flows from the north to the south concentrating the flow in brow ditches on the southerly property boundary. From the brow ditch, it then flows to a storm drain inlet adjacent to the north side of Hamilton Lane. The entire site receives minimal runoff from off-site areas and was modeled as one drainage basin.

Construction

In addition to the discussion in Section 4.9(a) above, construction of the proposed project would temporarily alter the localized drainage pattern at the project site due to ground disturbing activities, such as grading and excavation, construction of new building foundations, and trenching for utilities. Such alterations in the drainage pattern may temporarily result in erosion or siltation and/or increase the rate or amount of surface runoff if substantial drainage is rerouted. However, compliance with the NPDES Construction General Permit, which requires the development of a SWPPP, would minimize the potential for erosion or siltation and flooding through the implementation of BMPs (refer above to Section 4.6[b]). Therefore, impacts associated with temporary drainage alterations during construction would be less than significant.

Post-Construction

The proposed project would increase the impervious surface, but would not otherwise modify the existing drainage basin or drainage pattern. As indicated above in Section 5.8(a), the project would not alter existing drainage patterns. During low storm events, runoff would be retained on site through the two proposed biofiltration with partial retention basins and three street trees that have been sized according to the County of San Diego DCV multipliers to allow the trees to meet hydromodification requirements for the tributary basins. During high storm events an outlet orifice at the end of the perforated subdrain controls the flow rate of the pipe to slow down the velocity of the storm water. This is in compliance with hydromodification regulations requiring site runoff not to exceed the existing 100-year storm condition. Therefore, impacts associated with drainage alterations from operation of the proposed project would be less than significant.

As discussed in Section 4.9(a) above, the proposed project would comply with all applicable regulations for post-project runoff flows, including the Escondido HMP. The site would be paved or landscaped so that exposed soils would not occur on site. The open space area would be seeded/planted with shrubs and trees to stabilize soils consistent with natural conditions. Therefore, with implementation of site-specific BMPs identified in the Water Quality Drainage Report, and compliance with the Escondido Grading and Erosion



Control Ordinance, Escondido Stormwater Management and Discharge Control Ordinance, Escondido Jurisdictional Urban Runoff Management Plan, and Escondido HMP, impacts would be less than significant.

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

Less Than Significant. Refer to the discussion in Section 4.9(c) above.

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

Less Than Significant. Refer to the discussion provided in Section 4.9(c) above.

- f) Otherwise substantially degrade water quality?**

Less Than Significant. Refer to the discussion provided in Section 4.9(a) above.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact. The project does not include housing. In addition, according to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) (Map Number 06073C1079H), the project site is not mapped within a Special Flood Hazard Area (SFHA) subject to inundation by the one percent annual chance of flood (100-year flood). The project site is located in Zone X, which has been determined to be outside of the 0.2 percent annual chance floodplain. Therefore, the project would not be placed within a 100-year flood hazard area and there would be no impact.

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

No Impact. Refer to the discussion in Section 4.9(g) above.

- i) 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?**

No Impact. According to the Escondido General Plan, the proposed project site is not located within a dam inundation hazard area. In addition, refer to the discussion in Section 4.9(g) above. There would be no impact involving flooding as a result of a levee or dam failure.

- j) Expose people or structures to inundation by seiche, tsunami, or mudflow?**

No Impact. A seiche is a wave on the surface of a lake or landlocked bay that is caused by atmospheric or seismic disturbances. The closest lakes are Dixon Lake and Lake Wohlford, located more than five miles northeast of the project site. Due to the distance of these lakes from the project site, the project would not expose people or structures to inundation by seiche.

A tsunami is a very large ocean wave caused by an underwater earthquake or volcanic eruption. The project site is located inland from the Pacific Ocean and ranges in elevation from a low of approximately 740 feet above mean sea level to a high of approximately 840 feet above mean sea level. Due to the elevation of the project site and its distance from the ocean, the proposed project would not expose people or structures to inundation by tsunami.



Mudflows are shallow water-saturated landslides that travel rapidly down slopes carrying rocks, brush, and other debris. Typically, mudflows occur during or soon after periods of heavy rainfall on slopes that contain loose soil or debris. As discussed in Section 4.6(a), the proposed project is not located in an area with a high risk for landslides. The project site is located on an intermediate ridgeline, but with the site's relatively gentle relief and the proposed grading plan, which would follow the natural contours of the site, the proposed project site would not result in steep slopes susceptible to landslides or mudflows. Following construction, the project site would be developed, paved, and vegetated, which would increase slope stability. Thus, it is unlikely that the project site would be subject to inundation by a mudflow. Therefore, no impact would occur associated with inundation by seiche, tsunami, or mudflow.

4.10 Land Use and Planning

Would the project:

a) Physically divide an established community?

No Impact. The Project was recently annexed into the City of Escondido and is part of an established residential community. The expansion of the existing religious facility on the 2.34-acre site would not be of sufficient size or character to divide the established community. Therefore, no impact would occur.

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

Less Than Significant Impact. The Escondido General Plan designates the project site and adjacent parcels within the Escondido Sphere of Influence as Estate II (1 du/0.5, 1, 20 acre) (City of Escondido 2012). The Escondido General Plan states the maximum theoretical development yield of a property shall be calculated according to topography/slope categories. The proposed project is the expansion of an existing conditionally permitted religious use under the City of Escondido General Plan. The theoretical residential development yield for the 2.34-acre site is two homes. The proposed structure is consistent with the size and character of an estate home, with the exception of the parking lots. Furthermore, the property is somewhat visually isolated from the surrounding residential neighborhood because of the roadways separating it from its neighbors. These roadways include I-15, which borders the project site on the northwest, and Miller Avenue, which borders the property on its western boundary and part of its southern boundary, which is adjacent by Hamilton Lane (see Figure 2: Project Vicinity Map). Because the structure would generally be consistent with other large homes on large lots (e.g., those easterly of the project site on Hamilton Lane and those along Las Colinas Drive), the project would not conflict with the adopted Escondido General Plan with regard to avoiding or mitigating an environmental effect. Therefore, the impact would be less than significant.

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

No Impact. The project site lies within the boundaries of the North County MHCP Subarea Plan, but is not identified as a preserve. The Draft Escondido Subarea Plan does not designate the property to be a Focused Planning Area or Constrained Area. The property is not part of a larger tract of biological open space, is not identified as a core biological resource area targeted for conservation in the North County MSCP Subarea Plan, is not identified as a local or regional wildlife corridor in the MSCP, and was not included within the boundaries of the City's regional planning effort. Additionally, the proposed project is not located within an OS zone, FP overlay zone, does not contain steep slopes, vegetated conservation

areas or natural drainage courses and therefore development of the site would not conflict with the Escondido Open Space Development Standards. The project site is not identified as a core biological resource area targeted for conservation, and is not identified as a local or regional wildlife corridor in the MHCP. Therefore, the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.

4.11 Mineral Resources

Would the project:

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?**

No Impact. Loss of the availability of mineral resources is generally due to the placement of incompatible land uses, which either directly or indirectly make the resource inaccessible for future extraction. According to the Escondido General Plan Update FEIR (Atkins 2012a), the project site is located in mineral resource zone (MRZ) 3, which contains mineral deposits that could qualify as mineral resources, but further exploration is needed to determine if they contain mineral resources of value (County of San Diego 2013). No mineral extraction facilities currently exist in the vicinity of the project site. Additionally, the project site is nearly completely currently surrounded by residential land uses, which are generally considered incompatible with mineral extraction facilities. Due to the existing placement of incompatible land uses, the project site would not be a feasible site for exploration for mineral extraction. Therefore, construction of the proposed project would not result in the loss of availability of a known mineral resource. No impact would occur.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact. The Escondido General Plan does not recognize any locally important mineral resources recovery sites on the project site. Due to the existing placement of surrounding residential land uses, which are generally considered incompatible with mineral extraction facilities, the project site does not have the potential to be a locally important mineral resource recovery site. No impact would occur.

4.12 Noise

Would the project:

- a) **Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant with Mitigation Incorporated. The implementation of the proposed project would have the potential to generate noise levels in excess of the established standards by increasing human activity throughout the project site. This section addresses the potential for sensitive receptors to be exposed to excessive noise levels from the proposed project, followed by a discussion of the potential for the proposed project site to be exposed to excessive noise levels from the surrounding area. The potential for a permanent increase in noise levels that would occur as a result of increased traffic on roadways is addressed in Section 4.12(d) below.

Impacts to Off-site Uses



The project involves the expansion of an existing religious facility. Noise generated from this religious facility is generally described as nuisance noise. Nuisance noise is defined as intermittent or temporary neighborhood noise from sources such as parking cars, car door slamming, and car alarms, which may be disturbing to nearby residents. Section 17-240 of the Escondido Municipal Code prohibits nuisance noise, which causes discomfort or annoyance to reasonable persons of normal sensitivity, at any time. Compliance with the Noise Ordinance would limit exposure to excessive nuisance noise. The Escondido Police Department enforces the nuisance noise provisions of the noise ordinance. Additionally, nuisance noises would be different from each other in kind, duration, and location, so that the overall effects would be separate and, in most cases, would not affect the receptors at the same time. Instances of nuisance noise would be addressed on an individual case basis by the Escondido Police Department. Additionally, nuisance noise from the project would be similar or less than existing nuisance noise from the existing residential development surrounding the project site. Therefore, nuisance noise from the proposed project would not result in a significant impact.

Regular landscape maintenance would be required for the project site. Maintenance activities would include the use of gasoline-powered mowers, trimmers, and blowers, which would result in intermittent short-term temporary noise increases. Individual pieces of landscaping equipment can generate noise levels up to 95 dBA at the source, or 71 dBA at 50 feet. Section 17-237 of the Escondido Noise Ordinance (Landscape Equipment) establishes requirements for operation of landscaping equipment. Use of any motorized landscape equipment that causes a disturbing, excessive, or offensive noise that would exceed the noise standards established in the Noise Ordinance is prohibited. As stated in the Noise Ordinance, landscaping equipment cannot exceed an hourly average noise level of 50 dBA at nearby receptors. Landscape maintenance on the project site would be required to comply with the Noise Ordinance, which is also enforced by the Escondido Police Department. Additionally, maintenance equipment would not be operating at any one location for more than a few minutes, and it is unlikely that several pieces of equipment would be operating simultaneously in one location. Due to the limited amount of time equipment would be operating in one location, and enforcement by the Escondido Police Department of any violations of the Noise Ordinance, operation of landscape equipment would generally not exceed the hourly noise level limit at a particular receptor. Therefore, landscape maintenance activities would result in a less than significant noise impact.

As described above, the proposed project would not result in new sources of noise that would expose surrounding land uses to noise levels in excess of the standards identified in the Escondido Noise Ordinance. Impacts would be less than significant.

Impacts to On-site Uses

CEQA is intended to protect the existing environment from impacts that would result from the proposed project. CEQA does not consider impacts of the existing environment on a proposed land use to be significant. However, the City of Escondido has established noise compatibility standards for the siting of new development. A significant land use compatibility impact would occur if the proposed project would expose new development to noise levels in excess of the noise compatibility standards. Therefore, this potential noise-related land use impact is addressed in this analysis.

Surface Roadways

Traffic noise is the main source of noise on the project site. The project would not contribute to a future increase in noise levels from project-generated traffic because traffic volumes associated with the proposed project would be the same as with the existing development. Therefore, no impact would occur from project-generated traffic noise impacts to land uses along exiting roadways.



However, the project site may be impacted from existing and future traffic noise associated with adjacent roadways. The proposed project is located adjacent to I-15, on which vehicular traffic generates noise that impacts the project site. A noise survey conducted as a part of the Acoustical Site Assessment for the proposed project measured noise levels immediately adjacent to the I-15 freeway edge as high as 86 dBA Community Noise Equivalent Level (CNEL). However, the attenuation of the intervening slope topography between the freeway edge and the project site is approximately 18.7 dBA, resulting in a noise level of 67.3 dBA CNEL at the project site. The City of Escondido Noise Compatibility Guidelines indicated that churches are conditionally acceptable, where the structure is located in areas where the noise level is between 60 and 70 dBA CNEL. The Guidelines state that conditionally acceptable means “New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.” A detailed noise analysis was completed in the Acoustical Site Assessment and it was determined that the noise level at the project site is approximately 67.3 dBA CNEL, which is within the conditionally acceptable range of 60 to 70 dBA CNEL for churches and no further noise reduction requirements are needed. Therefore, impacts would be less than significant.

b) Expose persons to or generate excessive groundborne vibration or groundborne noise levels?

Less Than Significant with Mitigation Incorporated. Construction of the proposed project would generate temporary groundborne vibration and groundborne noise caused by construction activities and equipment. Escondido utilizes the Federal Transit Administration (FTA) groundborne vibration impact criteria to determine whether vibration impacts would be significant. Consistent with the methodology of the Noise Technical Report prepared for the Escondido General Plan EIR (Atkins 2012a), construction vibration is subject to infrequent event criteria. The project site is surrounded by residences where people normally sleep (FTA Land Use Category 2). In accordance with the Escondido Noise Ordinance, construction would only occur during the daytime and would not disturb sleep; however, residences may be occupied during daytime construction and construction may result in a nuisance to daily activities. An impact would occur if construction would generate vibration levels greater than 80 vibration decibels (VdB) at the nearest residential receptor.

Typical vibration levels for the construction equipment required for the proposed project are provided in Table 2: Vibration Source Levels for Construction Equipment. As shown, vibration levels from all construction equipment would be reduced to 80 VdB or below beyond 75 feet from the project site. The nearest residences are located approximately 40 feet from the on-site and off-site construction areas on the west side of Miller Avenue, adjacent to the project site. At this distance, heavy-duty construction equipment, including large bulldozers and vibratory rollers that would be associated with the widening of Miller Avenue, would have the potential to exceed vibration significance criteria for the four homes located on the west side of Miller Avenue, west and adjacent to the project site, which would result in a significant impact.

Operation of the proposed project would not involve any activities that generate groundborne vibration or groundborne noise; therefore, no impacts would occur from project operation.

Table 2: Vibration Source Levels for Construction Equipment

Construction Equipment	Approximate VdB at 25 feet	Approximate VdB at 40 feet ⁽¹⁾	Approximate VdB at 75 feet ⁽¹⁾
Large Bulldozer	87	81	73
Loaded Trucks	86	80	72



Jackhammer	79	73	65
Small Bulldozer	58	52	44
Vibratory Roller	94	88	80
(1) Based on the formula $VdB = VdB(25\text{ feet}) - 30\log(d/25)$ provided by the FTA (2006) Source: FTA 2006.			

Implementation of mitigation measure Noi-1 would reduce temporary impacts from groundborne vibration or noise to a less than significant level. The following mitigation measure is consistent with the groundborne vibration impact analysis contained in General Plan Update EIR, which indicates that construction-related groundborne vibration impacts to adjacent residents are less than significant through compliance with the City of Escondido Noise Ordinance.

Noi-1 Construction activities associated with the project that occur within 75 feet of an existing residence shall only take place during the day, as required by the Noise Ordinance. Sections 17-234, 17-238, and 17-240 of the City of Escondido Noise Ordinance limit operation of construction equipment to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Grading activities on Saturday may not begin until 10:00 a.m. and must end by 5:00 p.m. Construction is prohibited on Sundays. Therefore, construction activities would not occur during nighttime hours.

c) Cause a substantial permanent increase in the ambient noise levels in the project vicinity above levels existing without the project?

No Impact. The Project would result in a small increase in traffic volumes on local surrounding roads, which increase noise levels from these roadways. However, because the traffic volumes are relatively small, the noise level increase would not cause a substantial increase in ambient noise levels and there would be no impact.

d) Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant with Mitigation Incorporated. Construction of the project would generate noise that could expose nearby noise-sensitive receptors to elevated noise levels that may disrupt communication and routine activities. The magnitude of the impact would depend on the type of construction activity, equipment, duration of the construction phase, distance between the noise source and receiver, and intervening structures. Leq is the Equivalent Energy Level, which is the average acoustical or sound energy content of noise, measured during a prescribed period, such as one minute, 15 minutes, one hour, or eight hours, and is commonly used to describe the amount of noise energy generated by a facility. Sound levels from typical construction equipment range from 74 dBA to 85 dBA Leq at 50 feet from the source (FHWA 2008). Noise from construction equipment generally exhibits point source acoustical characteristics. Strictly speaking, a point source sound decays at a rate of 6 dBA per doubling of distance from the source. The rule applies to the propagation of sound waves with no ground interaction.

On-site Construction

Standard equipment, including front-end loaders, backhoes, rollers, and dozers, would be used for construction of the proposed project. The six noisiest pieces of construction equipment (loader, dozer, scraper, roller, backhoe, and excavator) that could be required for the project were assumed to operate simultaneously in the same location. Based on this worst-case assumption, construction of the project



would have the potential to generate hourly average noise levels up to 84 dBA at 50 feet from the construction site. This estimate is conservative because construction equipment would be spread out and would not be operating all at once.

The Escondido Noise Ordinance limits construction activities to Mondays through Fridays between the hours of 7:00 a.m. and 6:00 p.m. The Project would comply with these restrictions. No evening or nighttime construction would be necessary. The Noise Ordinance also prohibits noise levels from construction from exceeding a one-hour average sound level limit of 75 dB at any time when measured at or within the property lines of any property that is developed and used in whole or in part for residential purposes. The worst-case construction equipment scenario would have the potential to exceed the 75 dBA Leq threshold at up to 140 feet from the project site. Residences are located within 40 feet of the project site on its western property boundary. Therefore, a potentially significant impact would occur during on-site construction.

Off-site Construction

The proposed project would include roadway improvements to Miller Avenue and the installation of sewer and water lines under Miller Avenue in the same location. Due to the limited right-of-way of these roadways, it is assumed that a maximum of two pieces of construction equipment would operate simultaneously during construction of the off-site roadway improvements. No blasting would be required. Excavation/trenching within Miller Avenue would be accomplished with graders and trenching equipment. These activities would also result in a potentially significant impact to residences on the west side of Miller Avenue adjacent to the project site.

Implementation of the BMPs listed in mitigation measure Noi-2 and the construction BMPs listed in mitigation measure Noi-1 (above) would minimize noise from construction activities and ensure that noise levels would not exceed an hourly average noise level of 75 dBA at an adjacent residence.

Noi-2 Prior to grading activities, the construction contractor shall implement and monitor the noise reduction measures described below to ensure that construction noise levels would not exceed an hourly average noise level of 75 dBA at any residential property line. Noise reduction measures are required for all off-site construction and on-site construction within 150 feet of an off-site residential lot. Any one or a combination of measures can be used as necessary. Typical measures that may be implemented include the following, as necessary, to achieve compliance with the Escondido Noise Ordinance:

1. Use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) for construction equipment and trucks;
2. Use “quiet” gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting;
3. Locate stationary noise sources, such as temporary generators, as far from nearby receptors as possible;
4. Muffle and enclose stationary noise sources within temporary sheds or incorporate insulation barriers;
5. Limit simultaneous operation of construction equipment or limit construction time within an hour to reduce hourly average noise level; and/or
6. For on-site construction, install temporary noise barriers of a sufficient height and thickness around the perimeter of the project site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses.

It is anticipated that a plywood barrier, 8 feet in height and 1 inch thick would be sufficient (FWHA 2006, City of New York 2013).

To ensure compliance with City noise ordinance, noise monitoring shall be conducted on the first day of typical on-site and off-site construction. A one-hour noise measurement shall be conducted in accordance with Section 17-228 of the City's noise ordinance at 50 feet from the most intensive construction activity. If it is determined that construction would have the potential to exceed the hourly construction noise level limit at any residential property, additional noise control measures shall be implemented as necessary and an additional noise measurement shall be conducted to confirm compliance.

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

No Impact. The nearest airport to the project site is the McClellan-Palomar Airport, located approximately 17 miles west of the project site, respectively. The project site is not located within the 60 dBA CNEL noise contour of the McClellan-Palomar Airport (SDCRAA 2010). Therefore, the project would not be exposed to excessive noise from the airfield. It is not foreseeable that additional aviation uses would be introduced in the immediate vicinity of the project site because it is currently developed with residential land uses. In addition, implementation of the project would not result in a significant impact on future air traffic operations. Therefore, noise-sensitive land uses would not be exposed to excessive noise levels from aviation noise as a result of the project. No impact would occur.

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

No Impact. There are no private airstrips located in the immediate vicinity of the project. A heliport is located at Palomar Medical Center, located approximately 6 miles northwest of the project site. Use of the heliport is intermittent and noise from heliport operations at the hospital would not be audible due to the distance. Therefore, the proposed project would not expose people to excessive noise levels associated with a private airstrip. No impact would occur.

4.13 Paleontological Resources

Would the project:

- a) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

No Impact. Based on Figure 4.5-2 of the General Plan EIR, the project site occurs in an area identified as containing the geologic formation of granitic intrusive crystalline rocks or all ages (mid-Cretaceous and pre-Cretaceous). Granitic and other intrusive crystalline rocks are considered to have no paleontological resource potential. Therefore, no impact would occur.

4.14 Population and Housing

Would the project:



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

No Impact. As described in Section 4.10, the Escondido General Plan anticipates new estate housing at a comparable density on the proposed project site. The proposed project is an expansion of an existing permitted religious facility which is surrounded by existing and approved (Oak Creek Project) residential development. The addition of a new sewer line under Miller Avenue, where the project site is adjacent to that road, would not induce growth on that street because it is already fully developed north of Hamilton Lane. There would be no new homes it could serve. Therefore, impacts associated with substantial growth inducement would not occur.

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

No Impact. The project site is currently developed with a religious facility and would not displace any existing housing. Therefore, the proposed project would not displace a substantial number of existing housing units, which would require the construction of replacement housing elsewhere. No impact would occur.

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

No Impact. The proposed project would not displace any people since the site is currently occupied with a religious facility.

4.15 Public Services

Would the project:

- a) **Result in substantial adverse physical impacts associated with the provision of or 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 public services:**

- i) **Fire Protection?**

Less Than Significant Impact. The project site receives structural fire protection and advanced life support-level emergency services from the Escondido Fire Department through the RDDMWD. The RDDMWD began fire protection and emergency medical services within the unincorporated portions of its service area, identified as Improvement District E (ID-E), in 1976 and levied a property tax within the improvement district to fund services. In 1989, the RDDMWD assets were transferred to the City of Escondido and the City Fire Department became the service provider within ID-E. Property tax revenues from ID-E are used to reimburse the City for providing fire protection services within the RDDMWD service area. Recently with the approval of the project site annexation into the City of Escondido, the property was detached from Rincon Water Improvement District "E."

Escondido Fire Station #5, Felicita, which is located at 2319 Felicita Avenue, between Gamble Lane and Hamilton Lane is approximately 0.4 miles from the project site. The station is staffed by three captains, three engineers, three firefighters, and paramedics. It is equipped with one engine, one brush engine, and one reserve engine (Atkins 2012b). According to the Escondido General Plan Community Protection



Element, the Escondido Fire Department response time standard for all priority Level One or Emergency type calls is 7 minutes and 30 seconds, a total of 90 percent of the time (City of Escondido 2012). In 2010, the response time from Station 5 was 5 minutes and 35 seconds for all calls (Atkins 2012b). Emergency backup to Station 5 could come from another of the City's five fire stations. Given the close proximity of the project site to this fire station the response time would likely be less than five minutes. The City also participates in both the state and County of San Diego Master Mutual Aid System and Ambulance Automatic Aid Agreements with the San Diego Fire Department and North Zone fire agencies.

With recent annexation of the property to the City, which is included in the City's General Plan, fire service to the project site was anticipated; consequently staffing, equipment, and response times would be provided to meet adopted standards. The expansion of the existing religious facility on the project site would not significantly impact the City's ability to serve the project site such that new or expanded fire facilities would be necessary. The project would comply with all applicable local fire codes. Therefore, impacts to fire protection would be less than significant.

ii) Police Protection?

Less Than Significant Impact. The project site was recently annexed into the City of Escondido. As a result, the Escondido Police Department (EPD) would assume the responsibility for police protection. Therefore, the services provided by EPD are discussed below.

The EPD response time standards to calls for service are 5 minutes for life-threatening calls and 6 minutes and 30 seconds for calls regarding crimes in progress and/or having probability for suspect apprehension. During 2010, the EPD received 630 emergency calls from the community and produced an average response time of 5 minutes and 28 seconds from the time the communications operator entered the call into the computer system until police officers arrived at the location. In 2010, there were 46,493 non-emergency service calls. The average response time for non-emergency calls was 20 minutes and 26 seconds from the time the call was entered into the computer system to the time officers arrived at the location.

The Project is generally consistent with the Escondido General Plan, which allows for Estate residential development on the project site. In conformance with the General Plan, the expansion of the existing religious facility at the proposed project site would not significantly impact EPD's ability to serve the project site such that new or expanded police facilities would be necessary. Therefore, impacts associated with police protection would be less than significant.

iii) Schools?

No Impact. The proposed project is the expansion of an existing religious facility and therefore would not result in the generation of school age children. As a result, there would be no impact on schools in the area.

iv) Parks?

No Impact. The proposed project is the expansion of an existing religious facility and therefore would not result in new population to the community that would create a demand for park facilities. As a result, there would be no impact on parks in the area. No impact would occur.

v) Other public facilities?



No Impact. The proposed project is the expansion of an existing religious facility and therefore would not result in new population to the community that would create a demand for other public facilities, such as libraries. Therefore, there would be no impact on other public facilities in the area. No impact would occur.

4.16 Recreation

Would the project:

- a) **Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

No Impact. The proposed project is the expansion of an existing religious facility and therefore would not result in new population to the community that would create a demand for recreational facilities. Therefore, there would be no impact on the use of existing neighborhood and regional parks other recreational facilities in the area. No impact would occur.

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

No Impact. The proposed project is the expansion of an existing religious facility and therefore would not result in new population to the community that would create a demand for recreational facilities. Therefore, there would be no impact on the use of other recreational facilities in the area. No impact would occur.

4.17 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?**

Less Than Significant Impact.

Construction

Construction of the project would temporarily generate heavy truck trips for the hauling of demolition waste and the delivery of construction materials, as well as vehicle trips for construction worker commutes. The limited number of truck and vehicle trips associated with construction of the proposed project would be well below the trip generation rate anticipated for operation of the proposed project. Furthermore, since hauling/delivery trips would generally be spread throughout the day, only construction worker commuter trips would typically occur during weekday peak hour traffic conditions. Construction traffic would also include approximately 75 truck trips associated with the export of excess dirt during Phase 1 of the project. These truck trips would occur, at most, over an approximately three-day period and therefore the resulting increase in traffic would be short-term. As a result, construction-related impacts to traffic would be less than significant.

Operation



Trip Generation

The project proposes construction of a multi-purpose building and foyer additions to an existing religious facility. Of the project components proposed, the only operational trip-generating elements would be the construction of the 2,569-sq. ft. multi-purpose building. Although attendance with implementation of the proposed project is expected to remain the same as the current facility, for a total of 150 parishioners and staff each Sunday, and although the proposed project does not involve an increase in the number of seats at the proposed facility beyond current operations, this analysis provides trip generation for the permitted occupancy of the facility, which is a maximum assembled occupancy of 150 at each service, for a total of 300 parishioners daily.

There are two trip generation calculations conducted for worship facilities. These are the weekday rate and the Sunday rate. The methodology for calculating these two rates differs. The weekday traffic generation calculations were conducted using the trip generation rates published in the SANDAG's "Not so Brief Guide of Vehicular Traffic Generation Rates for San Diego Region" (April 2002). The Sunday rate is based on the nationally published rates from the Institute of Transportation Engineers Trip Generation Manual (9th Ed.), which uses the number of assembly area seats. This methodology has been used in the past by the City of Escondido for other religious assembly projects. Notably, it was used in the Traffic Impact Analysis for the Emanuel Faith Community Church, (March 2015), which is located at 639 E. 17th Avenue in the City of Escondido.

The facility currently generates traffic associated with its existing operation. Although the facility is permitted for a maximum assembled occupancy of 150, in accordance with the CEQA Guidelines, the baseline of existing traffic generated by the project is determined based on the current number of trips associated with existing weekday operations and the current number of trips associated with existing Sunday services. The existing and proposed facility weekday and Sunday trip generation is presented below in Table 3: Existing and Proposed Project Weekday Trip Generation and Table 4: Existing and Proposed Project Sunday Trip Generation, which provides the new net total of trips.

Table 3: Existing and Proposed Project Weekday Trip Generation

Land Use	Size	Daily Trip Ends (ADTs)		AM Peak Hour					PM Peak Hour				
		Rate c	Volume	% of ADT	AM Trips	In:Out		Volume	% of ADT	PM Trips	In:Out		Volume
						Split	In				Out	Split	
Existing Church & Facilities	N/A	N/A	60	5%	3	60:40	2	1	8%	4.8	50:50	2	2
Proposed Church & Facilities ^a	2,991 sq. ft.	9/1000 sq. ft.	27	5%	1.4	60:40	1	1	8%	2.2	50:50	1	1
Net New Trips	–	–	27	5%		60:40	1	1	8%		50:50	3	2

a. Rate based on SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002.

During the week, the existing facility generates 60 daily trips on average (30 visitors per day), which is calculated to result in 3 trips (2 inbound/1 outbound) in the AM peak hour, and 4.8 trips (2

inbound/2 outbound) during the PM peak hour. During the week, the permitted occupancy of the facility is calculated to generate 27 net new daily trips with 1.4 trips (1 inbound/1 outbound) in the AM peak hour and 2.2 trips (1 inbound/1 outbound) during the PM peak hour.

Table 4: Existing and Proposed Project Sunday Trip Generation

Land Use	Size	Daily Trip Ends (ADTs)		Peak Hour ^b			
		Rate	Volume	Rate	In:Out	Volume	
					Split	In	Out
Existing Church	150 (Seats occupied)	1.85/Seat	278	0.61/Seat	50:50	85	85
Proposed Church	300 (Seats permitted) ^a	1.85/Seat	555	0.61/Seat	50:50	170	169
Net New Trips	150 Seats	1.85/Seat	278	0.61/Seat	50:50	85	84

a. The maximum permitted occupancy for the facility is 150 parishioners per service, for a total of 300 parishioners daily.
b. Peak hour is "peak of the generator" for Sunday service.

On Sundays, the existing facility is calculated to generate 278 daily trips, which would result in 170 peak hour trips (85 inbound/85 outbound), while the maximum permitting occupancy for the proposed facility is calculated to generate 278 net new daily trips with 170 peak hour trips (84 inbound/84 outbound).

The proposed project would result in a very limited increase in traffic (27 ADTs) during weekdays and therefore it would not meet the City's minimum 200 ADT requirement for the preparation of a traffic impact study. The Sunday traffic generation associated with maximum permitted occupancy of the facility would exceed the 200 ADT minimum requirement because permitted occupancy was calculated to generate 555 ADT on that day. However, traffic characteristics on Sunday are much different as compared to weekdays. Weekdays typically have both a.m. and p.m. peak periods of traffic primarily related to people going to and from work. These peak periods are when most of the traffic congestion occurs and therefore is the focus of a typical traffic study. The project has atypical traffic generation characteristics because a majority of its traffic occurs on Sundays, which is not coincident with work-related traffic and therefore there would be generally more available capacity in the roadway network to accommodate the traffic associated with this religious facility. In addition, the Oak Creek Project EIR traffic study analyzed Felicita Road north and south of Hamilton Lane, which is the same street that would carry nearly all of the project's traffic. Felicita Road, for the segment between Hamilton Lane and Gamble Lane, which would be used by project traffic was calculated to operate at LOS B for all three weekday peak-hour scenarios analyzed (Existing + Project, Future [Year 2018] and Long-Term [Year 2035]). Project-generated traffic would also use Felicita Road south of Hamilton Lane, which all three weekday peak-hour scenarios analyzed were calculated to operate at LOS B or C, depending on the roadway segment. Escondido considers LOS A through C as acceptable. In addition, the Long-Term (Year 2035) scenario would have accounted for residential development on the property consistent with the R-E-20 zone, which would allow for up to four homes on the property which would be calculated to generate 80 weekday ADT. The permitted occupancy would generate less than 80 weekday ADT. Therefore, because there is generally less traffic on the roadway network on Sundays, there would be sufficient capacity to accommodate the proposed project and still operate at an acceptable LOS.

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?

No Impact. The closest designated congestion management program (CMP) roadway that serves the project site is I-15, as identified in the Final 2008 Congestion Management Program Update (SANDAG 2008). As discussed in Section 4.17(a), the proposed project would not adversely affect traffic conditions on the surrounding local circulation system. The project does not propose any modifications to I-15 or access to I-15 and would not result in a substantial number of new trips on I-15. Therefore, the proposed project would not conflict with an applicable CMP. No impact would occur.

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

No Impact. The nearest airports to the project site are McClellan-Palomar Airport, located approximately 17 miles west of the project site, and Ramona Airport, located approximately 21 miles southeast of the project site, respectively. The project site is not located within the 60 dBA CNEL noise contour for either the McClellan-Palomar or Ramona Airports (SDCRAA 2011), which is generally the area in which current and future airport-related noise, overflight, safety, and/or airspace protection factors may affect land uses, or necessitate restrictions on the uses. Therefore, the proposed project would not result in a change in air traffic patterns. No impact would occur.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The Project would not result in an increase in traffic in the vicinity of the project site, because the project would not increase the capacity of the existing sanctuary and there are no new operational trip-generating elements associated with the project. Current roadway and intersection levels of service would remain the same after implementation of the project. The proposed project would involve improvements to Miller Avenue where it is adjacent to the property and would not include any hazardous design features or accommodate incompatible uses. The proposed project would be compatible with the residential uses surrounding the project site. Therefore, the proposed project would not substantially increase hazards due to a design feature or incompatible uses. No impact would occur.

e) Result in inadequate emergency access?

No Impact. As discussed above in Section 4.8(g), Citracado Parkway is identified as an evacuation route in the Escondido General Plan Community Protection Element (City of Escondido 2012). The project site can access Citracado Parkway via Hamilton Lane, Felicita Road, and Gamble Lane. While Gamble Lane is not identified as a roadway designated as an evacuation route, it does connect to Citracado Parkway, which is a designated evacuation route. The Project does not include any feature that would affect this nearest emergency access route and therefore no impact would occur.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. Gamble Lane northwest of the project site is designated for a proposed bicycle lane in the Escondido Mobility and Infrastructure Element. There are no North County Transit District Bus/Rail Routes within the vicinity of the proposed project (NCTS 2015). The project would not result in a significant impact to this existing bicycle lane because no improvements to this road are part of the project. Furthermore,



the project does include improvements to Miller Avenue, where it is adjacent to the property. This improvement includes a sidewalk, which would facilitate pedestrian movement in the area. Therefore, the proposed project would not decrease the performance or safety of any alternative transportation facility. No impact would occur.

4.18 Tribal Cultural Resources

The analysis provided in this section is based on a Cultural Resources Survey prepared for the proposed project site by TRC (TRC 2017b). The survey included review of the Oak Creek Project EIR cultural resource records search and a field survey. This report is provided as Appendix B. This section has been prepared in compliance with Assembly Bill (AB) 52, which adds tribal cultural resources as a new category of environmental resources that must be considered under CEQA. The City of Escondido submitted letters to three tribes, San Luis Rey (SLR) Band of Mission Indians, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians, to invite tribal consultation per AB 52. The SLR Band of Mission Indians elected to consult, and a pedestrian survey of the project site was conducted by a tribal monitor per their request, along with the inclusion of tribal cultural resources mitigation measures in the IS/MND. The tribe determined that their concerns have been addressed and concluded that consultation could be closed via communication with the City of Escondido on March 16, 2017.

Would the project:

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
 - i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**

No Impact. Based on the results of the record search and field survey, which included data reviewed from historic maps, CRHR, and NRHP; it was determined that no database-listed historic age structures have been recorded within the project area. The field survey of the project site did not identify any historic resource sites within the project impact area. There are two existing structures on the project parcel, the larger one was built in 1989 and the smaller one built some time later. Neither of the two structures are over 50 years of age and do not qualify for the NRHP or the City's eligibility criteria for designation as a historical resource. Therefore, no resource evaluations were conducted. Due to the absence of historic resources on the property, no impact to historic resources would occur.

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

Less Than Significant Impact with Mitigation Incorporated. Based on the results of the records search and negative survey results, no known, recorded tribal cultural resources were detected within the project site. However, there is the unlikely possibility that tribal cultural resources may be discovered during construction, which would result in a significant impact that would be mitigated through the measures described below.



- Cul-1** The City of Escondido Planning Division (“City”) recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the project location (“TCA Tribe”) prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to: Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities.
- Cul-2** Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
- Cul-3** The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
- Cul-4** During the initial grubbing, site grading, excavation, or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
- Cul-5** In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.
- Cul-6** If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource’s treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
- Cul-7** The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological

resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

Cul-8 As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the MLD, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The MLD shall complete the inspection of the site within 48 hours of notification. The Native American remains shall be kept in situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

Cul-9 If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

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

4.19 Utilities and Service Systems

Would the project:

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

Less Than Significant Impact. The City of Escondido Water and Wastewater Division (EWW) would provide sanitary sewer conveyance and treatment service to the proposed development. In accordance with the Waste Discharge Requirements for Sewage Collection Agencies in the San Diego Region (San Diego RWQCB Order R9-2007-0005), the Escondido sanitary sewer system has obtained coverage under the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (SWRCB Order No.2006-0003-DWQ). The proposed project would discharge only domestic wastewater to the sanitary sewer system in compliance with the waste discharge requirements. Therefore, the proposed project would not exceed wastewater treatment requirements of the RWQCB and impacts would be less than significant.

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?

No Impact. Currently, the existing facility uses a septic system to treat wastewater and would continue to do so as part of the proposed project. The proposed project does not propose to exceed the designed 875 gallon per day wastewater generation rate. The current septic system capacity is based on the existing facility attendance of 150 parishioners daily, plus an additional 25 person buffer, for a total of 175. Attendance with implementation of the proposed project is expected to remain the same as the current facility, for a total of 150 parishioners and staff each Sunday. Therefore, implementation of the proposed project will not exceed the septic system capacity of 175 parishioners and staff and no new or expanded wastewater treatment facilities would be required for the project and no impact would occur.

The existing facility receives potable water from the RDDMWD and the project includes construction of a water main under Miller Avenue to connect to the Escondido water system pipeline at the intersection of Miller Avenue and Hamilton Lane. The discussion below under 14. 19 (d) provides information regarding the planning efforts associated with providing water to the City of Escondido and RDDMWD and identifies projects that address providing facilities that meet future water demand. These projects are addressed in a separate CEQA document. The proposed project would not create sufficient demand to require new water supply facilities.

The proposed project would include construction of on- and off-site water lines to connect the proposed project site to the existing water distribution system which could potentially cause significant environmental effects. Because construction of these pipelines is part of the proposed project (see Chapter 2.0, Project Description), the analysis of impacts associated with the proposed on- and off-site water improvements have been taken into consideration throughout the discussion of environmental impacts. As discussed in Sections 4.1 through 4.16 above, all potential impacts would either be less than significant or reduced to a less than significant level with implementation of mitigation measures Air-1, Bio-1 through Bio-6, Cul-1, Geo-1, Haz-1, Noi-1, and Noi-2.

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

Less Than Significant with Mitigation Incorporated. As discussed in greater detail in Section 4.9(c), implementation of the proposed project would include construction of drainage facilities to accommodate project flows, including two biofiltration with partial retention basins. The proposed on-site biofiltration with partial retention basins would be sized with adequate capacity to attenuate flows from the developed project site to below existing conditions. Furthermore, the three street trees have been sized utilizing the County of San Diego Design Capture Volume Multipliers. Therefore, the project would not require the construction or expansion of off-site storm drain facilities to accommodate project flows. As discussed in Sections 4.1 through 4.16 of this document, all potential impacts associated with project construction, including the biofiltration with partial retention basins and three street trees, would either be less than significant or reduced to a less than significant level with implementation of mitigation measures Air-1, Bio-1 through Bio-6, Cul-1, Geo-1, Haz-1, Noi-1, and Noi-2.

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

No Impact. The RDDMWD currently provides water to the project site. However, with annexation of the project site to the City of Escondido, it is anticipated that the project would obtain future water supply from the City of Escondido. Currently, RDDMWD obtains 100 percent of its potable water supply from the San Diego County Water Authority, which in turn obtains most of its water from the Metropolitan Water District of Southern California (MET). MET receives water from Northern California via the California State Water Project and from the Colorado River via the Colorado River Aqueduct. Locally, the Hale Avenue Resource and Recovery Facility provides RDDWD with recycled water.

The California Urban Water Management Planning Act requires that each urban water supplier providing water for municipal purposes to more than 3,000 customers, or supplying more than 3,000 acre-feet (AF) of water annually, prepare, update and adopt an Urban Water Management Plan (UWMP) at least once every five years. The 2010 UWMP, which is the most current plan adopted by RDDMWD, is based on the San Diego Association of Governments 2050 Regional Growth Forecast.

In addition to its 2010 UWMP, RDDMWD implements Ordinance 08-120, Drought Response Plan. The Response Plan was developed to provide a drought response strategy, as required by the California Water Code, which establishes methods and procedures to ensure that, in a time of shortage, available water resources are put to maximum beneficial use, and that the unreasonable method of use is prevented. The Response Plan contains four water shortage contingency rationing levels, which identify the levels of reduction that are required in the event of a drought and the resulting penalties if compliance is not achieved.

The proposed project demand for water is consistent with the number of dwelling units projected for the site by the Escondido General Plan (2012b) and therefore would not cause the district to exceed its available water supplies. New or expanded entitlements would not be required. Therefore, no new impact to the City of Escondido's water supply would occur.

When the project site connects to the City of Escondido water system, it would be served by the City, which has adopted the City of Escondido 2010 Urban Water Management Plan, which identifies water sources that would provide water to the project. This plan was also prepared in conformance with the California Urban Water Management Planning Act and includes project water use (based in part on San Diego County Water Authority [Water Authority] projections, which use SANDAG's population



projections). Sources of water supply identified in the Water Authority’s UWMP include Metropolitan Water District and local water sources, groundwater, transfer and exchange programs, and seawater desalination. The Project water demand would be the same as the existing facility because no increase in parishioner population would occur. Therefore no impact to water supply would occur.

e) Result in 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?

No Impact. Currently, the existing facility uses a septic system to treat wastewater and would continue to do so as part of the proposed project. Therefore, the project would not impact wastewater treatment facilities and no impact to wastewater treatment capacity would occur.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact. Escondido Disposal, Inc. is responsible for the collection and disposal of solid waste and recyclables from homes, businesses and industries in the proposed project area. Residential collection of solid waste by Escondido Disposal is transferred to the Escondido Disposal Transfer Station where it is then taken to either the Sycamore or Otay Mesa Landfill. The Escondido Disposal Transfer Station is a 59,000-sq. ft., covered, concrete floor space that is operated by Escondido Disposal and has an annual permitted throughput of 902,500 tons. The Otay and Sycamore landfills, which serve the proposed project area, are located outside of the planning area boundary and are owned and operated by a private company, Allied Waste Industries. Table 5: Otay and Sycamore Landfill Capacity provides information about the two landfills.

Table 5: Otay and Sycamore Landfill Capacity

Facility Name	Owner	Operator	Current Remaining Capacity (CY)	Remaining Capacity (April 2007) (tons)
Otay Landfill	Allied Waste, Inc.	Otay Landfill, Inc.	31,665,198	31,813,474
Sycamore Sanitary Landfill	Allied Waste, Inc.	Sycamore Landfill, Inc.	44,832,302	44,114,985

Source: County of San Diego General Plan FEIR 2011, Escondido General Plan FEIR 2012b

Construction of the proposed project would generate a limited amount of solid waste from demolition of on-site structures. Grading operations would result in dirt export of approximately 1,000 CY for the entire Project. The export would be removed from the project site in accordance with all applicable regulations, as described in Section 4.8(d). Demolished asphalt and other materials removed during construction would be recycled to the maximum extent practicable to minimize the amount of construction-related solid waste that would require landfill disposal. Operation of the proposed project would not result in an increase in the amount of solid waste generation because its operational characteristics would remain the same as the existing facility. Therefore, no impact would occur to County’s landfills permitted capacity.



As described in the Escondido General Plan Update FEIR (2012a), the document contains several policies within the Mobility and Infrastructure Element to assist in ensuring adequate landfill capacity is available to the City. Solid Waste and Recycling Policy 15.2 requires the support of efforts to maintain adequate solid waste facilities and services by working with local service providers of solid waste collection, disposal, and recycling. Solid Waste and Recycling Policies 15.1 through 15.8 require regular updates of the Citywide Recycling Plan; review and update of the City's participation in the County-wide Integrated Water Management Plan; continued support of residential, commercial, and construction recycling programs; consideration of commercial recycling programs; encouragement of construction waste recycling; provision of electronic waste drop-off locations; and encouragement of recycled materials in new construction. Solid Waste and Recycling Policies 15.9 through 15.13 promote local businesses that manufacture, distribute, and sell recycled materials; sponsor annual clean-up events; allow small solid waste collection facilities in commercial and industrial areas; allow sites for solid waste transfer stations in designated areas; and continue to divert green waste from landfills.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. Numerous federal, state, and local regulations exist that are related to solid waste. These include: 1) California Integrated Waste Management Agency, which regulates the management of solid waste within the state; 2) Non-Exclusive Solid Waste Management Agreement, which regulates waste collection in a market-driven business; and 3) the San Diego Integrated Waste Management Plan, which presents strategies to recycle, as well as assisting with the siting of solid waste disposal facilities.

No impacts would occur because the proposed project would comply with all regulations related to solid waste, such as the California Integrated Waste Management Act and the City recycling programs.

4.20 Mandatory Findings of Significance

Would the project

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

Less Than Significant Impact. As discussed Section 4.4 (Biological Resources) above, the proposed project would result in no impacts to wildlife corridors or nursery sites. The proposed project's potential impacts to candidate, sensitive, or special status species; riparian or sensitive natural communities; jurisdictional wetlands; and local policies or ordinances would be reduced to a less than significant level with implementation of mitigation measures Bio-1 through Bio-6. Impacts related to consistency with the MHCP would be less than significant. Therefore, the proposed project would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal.

As discussed in Section 4.5 (Cultural Resources) above, the proposed project's potential impacts to historical resources, archaeological resources, and human remains would either be less than significant or reduced to a less than significant level with implementation of mitigation measures. The proposed project would result in no impacts to paleontological resources. Therefore, the proposed project would

not eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant with mitigation incorporated.

- 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)?**

Less Than Significant Impact with Mitigation Incorporated. The cumulative impacts analysis determines whether the proposed project's incremental effects would be cumulatively considerable when viewed in connection with the effects of past, present, or probable future projects. A cumulative impact is not considered significant if the effect would be essentially the same whether or not the proposed project is implemented. In discussing the cumulative impacts, the following questions will be answered for each environmental topic:

- Overall, will there be a significant cumulative impact?
- If it is determined that a significant cumulative impact exists, would the proposed project's contribution to this significant impact be cumulatively considerable?

Table 6: Cumulative Projects provides a list of all past, present, and probable future projects within a 2-mile radius of the project site. The 2-mile distance from the project site was selected because cumulative projects at that distance would not typically result in cumulative construction impacts, such as air quality and noise, in combination with the proposed project.

Table 6: Cumulative Projects

Project	Intersection/Land Use/Intensity	Approximate Distance to Project
Amanda Estates Development Project	INTERSECTION: North of Gamble Lane on Amanda Lane LAND USE: Single Family INTENSITY: 21 Dwelling Units	1.25 miles northwest of project site
PHG 09-0021 PHG 09-0022 ENV 11-0002	INTERSECTION: Felicita Road and Monticello Drive LAND USE: Single Family INTENSITY: 3 Dwelling Units	0.3 miles west of project site
TR 947	INTERSECTION: Felicita Road and Monticello Drive LAND USE: Single Family INTENSITY: 7 Dwelling Units	0.3 miles west of project site
TR 931	INTERSECTION: Felicita Road and Monticello Drive LAND USE: Single Family INTENSITY: 5 Dwelling Units	0.3 miles west of project site

Project	Intersection/Land Use/Intensity	Approximate Distance to Project
Monticello Assisted Living	INTERSECTION: Felicita Road and Monticello Drive LAND USE: Congregate Care Facility INTENSITY: 101 Dwelling Units	0.3 miles west of project site
Oak Creek Project	INTERSECTION: Hamilton Lane and Miller Avenue LAND USE: Estate II Residential INTENSITY: 65 Single-Family Residences	0.1 miles southwest of project site
Talk of the Town	INTERSECTION: Northwest corner of Centre City Parkway and Brotherton Road LAND USE: General Commercial INTENSITY: Two commercial structures, including an automated car wash and oil change facility, and a restaurant with a maximum of 50 parking spaces.	0.6 mile northeast of project site

Source: City of Escondido and County of San Diego, 2013

The following cumulative impacts analysis is organized by each environmental topic discussed in Sections 4.1 through 4.19 above. A description of the area of influence for cumulative impacts with respect to each environmental topic is provided at the beginning of each topical discussion, followed by an analysis of the proposed project’s potential cumulative effects. Cumulative impacts to resources for which the proposed project was determined to have “No Impact” are not included in the cumulative analysis because no incremental effect would occur as a result of the proposed project. Therefore, the following environmental topics are not discussed any further in this section: Mineral Resources, Agriculture and Forestry Resources, and Recreation.

Aesthetics. The aesthetics discussion includes scenic views and vistas, degradation of visual character or quality, and light and glare. The viewshed from the project site is considered for the aesthetics cumulative effects analysis. This area is limited to the homes west of the project site located on Miller Avenue; the vacant land south and southwest of the project site that is the Oak Creek Project site; and, I-15 east and adjacent to the project site. The area surrounding the project site is mostly built-out with residential development, with the exception of the approved Oak Creek Project. In addition, the project site is currently occupied by two existing structure. The only cumulative project identified on the Cumulative Projects list within the Projects’ viewshed is the approved Oak Creek Project, which would change the visual character in the neighborhood from undeveloped to residential development and open space. The proposed project would not result in a significant change to the existing and approved residential development in the project’s viewshed. Therefore, because the Project would result in minor visual changes to the existing religious facility, and the surrounding existing and approved residential development is and would be similar in visual character, and the Oak Creek Project EIR indicates that it would result in a less than significant cumulative visual character or quality impact, the Project would not result in a cumulatively considerable contribution to the existing significant cumulative impact.

Air Quality. Refer to discussion in Section 4.3(c) above for an analysis of cumulative air quality impacts. As discussed in this section, the project area is in basic non-attainment of the NAAQS for ozone and in non-attainment of the state AAQS for ozone, PM10, and PM2.5; therefore, a significant cumulative impact



currently exists. However, the proposed project would not exceed the trigger criteria for potential air quality violations related to construction and operation emissions, including ozone precursors, PM10, and PM2.5. Projects below the trigger criteria were determined not to substantially contribute to the potentially significant construction and operational emissions impact that would result from cumulative development under the General Plan. Additionally, as discussed under Section 4.3(a), the proposed project would be consistent with regional air quality plans. Therefore, construction and operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the SDAB is in non-attainment.

Biological Resources. The discussion of biological resources includes candidate, sensitive or special status species; riparian or sensitive natural communities; federally protected wetlands; local policies or ordinances; and adopted Habitat Conservation Plan. The residential and commercial cumulative projects listed in Table 6: Cumulative Projects would have the potential to result in development on undeveloped lots. The undeveloped cumulative project sites are not located adjacent to large areas of open space or other designated biological resources areas. However, similar to the proposed project, the cumulative project sites and surrounding limited open space would have the potential to support sensitive habitat or species. Therefore, a potentially significant cumulative impact would occur, especially as it pertains to the Oak Creek Project.

The project would have the potential to result in indirect construction impacts to sensitive species, and conflict with preservation policies. Mitigation measures Bio-1 through Bio-6 would reduce all impacts to a less than significant level by avoiding impacts to active nests during construction, minimizing indirect impacts, and replacing the loss of mature trees on the project site. Because the proposed project would fully mitigate all impacts to a less than significant level, it would not result in a cumulatively considerable contribution to a significant cumulative impact to biological resources.

Cultural Resources. The cultural resources cumulative impact discussion includes historic and archaeological resources, as well as human burials. The proposed project would not result in any impact to paleontological resources; therefore, it would not contribute to any cumulative impact related to paleontological resources. The area of projects that are considered for the cultural resources cumulative effects analysis is defined as the City of Escondido. Future development, including cumulative projects on undeveloped sites such as Monticello Assisted Living and the Oak Creek Project, would be subject to the General Plan Update policies and legal protocols and procedures pertaining to cultural resources and human remains. However, cumulative projects would require ground-disturbing activities, which has the potential to uncover unknown archaeological resources. A potentially significant cumulative impact associated with archaeological resource would occur.

As discussed in Section 4.5(b) above, the proposed project would have the potential to impact unknown archaeological resources during construction. With implementation of mitigation measures Cul-2 and Cul-5 through Cul-10, the proposed project's impact would be reduced to a less than significant level. Therefore, the proposed project's contribution would not be cumulatively considerable.

Geology and Soils. The geographic context for the cumulative analysis of geology and soils is generally site-specific, rather than cumulative, in nature because each site has unique geologic considerations that would be subject to uniform site development and construction standards. In this way, potential cumulative impacts resulting from seismic and geologic hazards would be minimized on a site-by-site basis to the extent that modern construction methods and code requirements provide. The structural design for all cumulative projects would be required to comply with all applicable public health, safety, and building design codes and regulations to reduce seismic and geologic hazards to an acceptable level. In

addition, individual projects would be required to mitigate potentially significant impacts to geology and soils to the extent feasible, similar to the project. Thus, because compliance with all applicable codes and regulations would be required for all cumulative projects, a significant cumulative impact associated with geology and soils would not occur. Therefore, an analysis of the proposed project's incremental contribution to a significant cumulative impact is not required.

GHG Emissions. Refer to discussion in Section 4.7(a) above for an analysis of cumulative GHG emissions impacts. Due to the global nature of the assessment of GHG emissions and the effects of climate change, impacts can currently only be analyzed from a cumulative context. Thus, the analysis provided in Section 4.7(a) includes both project-specific and cumulative impacts. As discussed in this section, the proposed project would not result in a cumulatively considerable contribution to the significant cumulative impact associated with GHG emissions.

Hazards and Hazardous Materials. The area of projects that would be considered for the cumulative analysis of hazards and hazardous materials is defined as the immediate vicinity of the project site. Similar to the proposed project, construction of the cumulative projects listed in Table 6: Cumulative Projects would result in the use of small quantities of hazardous materials associated with construction equipment such as fuels, lubricants, and solvents. However, federal, state, local, and City of Escondido regulations and requirements regarding the use of hazardous material would be followed. Following construction, the proposed cumulative projects would not result in routine use, transportation, or disposal of hazardous materials other than common household and commercial materials, such as cleaning products and paints. Implementation of potential cumulative projects could result in the use of small quantities of hazardous materials associated with operation equipment such as fuels, lubricants and solvents. However, federal, state, local and City of Escondido regulations and requirements regarding the use of hazardous material would be followed. If necessary, mitigation measures similar to those identified for the project would be required for cumulative projects to reduce potential impacts to a less than significant level. Excavation of dirt on the project site would be required to comply with mitigation measure Haz-1, which result in the safe disposal of any potential contaminated soils on the property. Therefore, a significant cumulative impact related to hazardous materials would not occur.

The cumulative projects are all located on currently undeveloped sites and would have the potential to result in a local roadway lane closure during construction. A cumulative impact would have the potential to occur if simultaneous lane closures would obstruct emergency response or evacuation routes. However, the project is not anticipating temporary lane closures on any roads within the vicinity of the project site. Therefore, the project would not result in a cumulatively considerable contribution to a potentially significant cumulative impact associated with emergency response and evacuation.

Hydrology and Water Quality. The geographic context for the cumulative analysis of hydrology and water quality encompasses the San Dieguito Watershed, within which the proposed project is located.

Water Quality. Pollutants generated by urban land uses have the potential to degrade the surface water quality of receiving waters. Similar to the project, the cumulative projects listed in Table 6: Cumulative Projects would be subject to the standards of the Escondido Standard Urban Stormwater Mitigation Plan (SUSMP). Additionally, a few of the cumulative projects would disturb more than one acre for construction and would be required to comply with NPDES permit regulations. The City's regulations and NPDES permit requirements mandate that source control and nonpoint source BMPs be employed to control potential effects on water quality, and that stormwater quality control devices be incorporated into project design to collect sediment and other pollutants. In order to obtain project approval, all cumulative projects under the jurisdiction of the City of Escondido would be required to comply with the applicable mandated measures to control pollution. Therefore, cumulative project compliance with



applicable regulations would maintain water quality in accordance with RWQCB standards, and a significant cumulative impact to water quality would not occur. Therefore, an analysis of the proposed project's incremental contribution to a significant cumulative impact is not required.

Hydrology. The cumulative projects listed in Table 6: Cumulative Projects would have the potential to develop existing undeveloped land and would result in an increase in impervious surfaces in the City. Similar to the proposed project, all cumulative projects would be required to comply with the Escondido SUSMP, Grading and Erosion Control Ordinance requirements, and other regulations, as appropriate. These regulations require that projects maintain pre-project hydrology (i.e., maintain original runoff volume and velocity). Therefore, with required mitigation, surface water hydrology would not be altered from its existing condition, and a cumulatively significant impact to surface water hydrology would not occur. Therefore, an analysis of the proposed project's incremental contribution to a significant cumulative impact is not required.

Land Use. A cumulative impact related to land use would occur if cumulative development would not be consistent with the development proposed in the Escondido General Plan. The cumulative projects are residential and commercial development that are consistent with the General Plan. The proposed project is the expansion of an existing conditionally permitted religious facility land use. The expansion of the religious facility is generally consistent with the residential uses in the neighborhood as indicated in Section 4.10, Land Use. The project would result in the expansion of an existing conditionally allowed land use, and the cumulative projects would be consistent with the City of Escondido's General Plan and Zoning Ordinance. Therefore although the project would be inconsistent with the City's General Plan, it would not contribute to a cumulative land use impact. Therefore, a significant cumulative impact would not occur.

Noise. The noise cumulative discussion addresses increases in ambient noise from construction and operation. Noise, by definition, is a localized phenomenon and is progressively reduced as the distance from the source increases. Generally, noise levels decrease by approximately 6 dB for every doubling of distance from the source. Therefore, the area of projects that would be considered for the cumulative analysis of noise is defined as the immediate vicinity of the project. The closest cumulative projects to the project site are the five projects located 1.25 miles, 0.3 miles and 0.1 miles away from the project site. The five cumulative projects located west and northwest of the project site are separated from the project site by residential uses, two fire stations, and a church. Both the distance and structures between the project site and these cumulative projects would attenuate construction noise such that it would not result in a cumulative impact. In addition, the noise associated with I-15, which is between the Talk of the Town cumulative project, located 0.6 miles northeast of the project site, is a major contributor to noise in the area and would mask any construction noise from this cumulative project site. However, the Oak Creek Project is located adjacent to the project site and could be constructed at the same time as the project. Due to the distance between the proposed project and the five cumulative projects, construction noise from simultaneous construction would not combine to generate excessive noise. However, if the adjacent Oak Creek Project was constructed at the same time as the project, it could result in a cumulative construction noise impact. The construction noise characteristics of the Oak Creek Project would be much greater and last longer than the project because a mass grading operation would be required for the Oak Creek Project, along with underground utility installation, road construction, and the construction of 65 homes. The Project's construction activity on the other hand, would be comparably much less because grading operations and construction activities would take considerably less time. In addition, both the Oak Creek Project and the project would mitigate construction noise through adherence to the City's noise ordinance. Therefore, although the project could contribute to a cumulative construction noise impact, its contribution would not be considerable.



Cumulative projects would generate operational noise associated with normal residential usage activities such as human conversation, opening and closing of doors and windows, and HVAC equipment. Since the project area is already highly developed with residential uses, operational noise associated with cumulative development projects would not cause a substantial increase in ambient noise levels. Thus, a significant cumulative impact associated with operational noise would not occur. Therefore, an analysis of the proposed project's incremental contribution to a significant cumulative operational noise impact is not required.

Buildout of the project, along with future cumulative growth in the City, would result in increases in traffic that would result in a cumulative increase in traffic noise. A significant cumulative impact would occur if cumulative projects would cause a roadway to exceed the incremental noise impact standard applicable to the existing noise level. Potential noise impacts that would result from cumulative projects and cumulative growth are addressed in the Oak Creek Project EIR, Section 5.11 Noise. This analysis, covers three time frame scenarios – Existing + Project, Future (2018), and Long-term (Year 2035). None of these scenarios would result in a significant increase in traffic noise to the surrounding community (see Tables 5.11-7, 5.11-8, and 5.11-9 in the Oak Creek Project EIR). This analysis included the Long-term (Year 2035) scenario, which would account for the land use on the project site, which the project closely approximates.

Long-term traffic noise levels are therefore not anticipated to substantially increase due to the developed, rural residential character of the area. Therefore, the proposed project would not contribute to an increase in noise levels on any roadway segment that would exceed the incremental noise impact standard. Thus, the proposed project would not result in a cumulatively considerable contribution to a cumulative traffic noise impact.

Paleontological Resources. The proposed project would not result in any impact to paleontological resources; therefore, it would not contribute to any cumulative impact related to paleontological resources.

Population and Housing. The population/housing cumulative impact discussion includes displacing housing and people. The area of projects that are considered for the population/housing cumulative effects analysis is defined as the City of Escondido. Cumulative projects would have the potential to result in a cumulative impact if they would, in combination, displace a substantial amount of housing or people that would necessitate replacement housing elsewhere. The project would increase the capacity of an existing religious facility, which would not displace any housing or people. Therefore, a significant cumulative impact associated with population/housing would not occur.

Public Services. The public services cumulative impact discussion includes fire and police protection services, schools, and parks. The area of projects that are considered for the public services cumulative effects analysis is defined as the City of Escondido. The cumulative projects would increase the number of buildings that would require service by the fire and police departments. In addition, five of the six cumulative projects would increase the population of the City of Escondido and the residential non-retirement cumulative projects would increase the demand for schools and other public services such as parks. However, the General Plan Update policies identify the need for new and expanded public services facilities to serve the land use types and densities allowed under the General Plan. Although the proposed project is not consistent with the General Plan land use designation for the site, it would only create a demand for fire and police protection services because it is a religious facility. In addition, the project is only an expansion of an existing facility that already receives these services. Therefore the very modest increase in size of the project would not contribute to a significant cumulative impact to public services.

Transportation/Traffic. The geographic context for the analysis of cumulative traffic impacts is the City and surrounding unincorporated County of San Diego. A short-term construction traffic impact would occur if cumulative construction projects would occur concurrently near each other. If these projects are constructed concurrently, they would have the potential to result in a temporary cumulative traffic circulation impact during construction. The closest cumulative projects to the project site are the five projects located at 0.3 miles away, Amanda Estates, located 1.25 mile away, and the Oak Creek Project located 0.1 miles away from the project site. The five cumulative projects located west of the project site are relatively small and their construction traffic may overlap with the project, however both the project and these cumulative projects would have a limited number of truck and vehicle trips associated with construction.

The Oak Creek Project construction, which is located adjacent to the project, could occur at the same time. The traffic analysis for the Oak Creek Project is provided in Section 5.14 Transportation and Traffic of the Oak Creek Project EIR. The Oak Creek Project construction traffic analysis concluded that it would generate less traffic than the traffic generated by the Oak Creek Project once it is full developed. Furthermore, the traffic associated with full development of the Oak Creek Project did not result in a significant traffic impact. Therefore, the contribution of the project's construction traffic, if it were to occur at the same time of the Oak Creek Project, would not result in a cumulative significant construction traffic impact. Finally, the Talk of the Town cumulative project is located 0.6 mile east of I-15 and its construction traffic is unlikely to use the same roadways as the project. Therefore, because of this construction traffic characteristic and the relatively small amount of construction traffic associated with the project, a cumulative construction traffic would not occur.

Cumulative projects would generate new vehicle trips that would have the potential to exceed the current capacity of the City's circulation system. However, the Oak Creek Project, which is adjacent to the project, analyzed three time frame scenarios in the Oak Creek Project EIR – Existing + Project, Future (2018), and Long-term (Year 2035). None of these scenarios would result in a significant traffic impact to the surrounding community (see Tables 5.14-7 through 5.14-11 in the Oak Creek Project EIR). This analysis included the Long-term (Year 2035) scenario, which would account for the land use on the project site, which the project closely approximates. Therefore, a significant traffic impact would not occur.

Tribal Cultural Resources. The tribal cultural resources cumulative impact discussion includes tribal cultural resources. The area of projects that are considered for the cultural resources cumulative effects analysis is defined as the City of Escondido. Future development, including cumulative projects on undeveloped sites such as Monticello Assisted Living and the Oak Creek Project, would be subject to the General Plan Update policies and legal protocols and procedures pertaining to cultural resources and human remains. However, cumulative projects would require ground-disturbing activities, which has the potential to uncover unknown tribal cultural resources. A potentially significant cumulative impact associated with tribal cultural resource would occur.

As discussed in Section 4.18(a.ii) above, the proposed project would have the potential to impact unknown tribal cultural resources during construction. With implementation of mitigation measures Cul-1 and Cul-10, the proposed project's impact would be reduced to a less than significant level. Therefore, the proposed project's contribution would not be cumulatively considerable.

Utilities and Service Systems. The geographic context for the cumulative analysis of utilities and service systems encompasses the service area of each specific utility district. The increased use of public utilities associated with cumulative projects would add to the incremental demand for these utilities. If the cumulative projects exceed the growth projections that were utilized by the public utility districts to plan



for the capacity of their systems, the public utilities providers may not have adequate infrastructure or funding in place to serve the cumulative projects. Thus, there would be a potentially significant impact to public utilities and service systems.

The proposed project is generally consistent with the land uses identified in the General Plan Update for the project site. Therefore, the EWWD, RDDMWD, and Allied Waste Industries have accounted for the development of the proposed project. Thus, the proposed project would not exceed the capacity of the public utility districts that serve the City. Therefore, the proposed project would not result in a cumulatively considerable contribution to the significant cumulative impact to public utilities and service systems.

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

Less Than Significant Impact with Mitigation Incorporated. The proposed project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, because all potential impacts would either be less than significant or reduced to a less than significant level with implementation of mitigation measures, as discussed in Sections 4.1 through 4.19 above.

5.0 Mitigation, Monitoring, and Reporting Program

The following Mitigation, Monitoring, and Reporting Program has been prepared in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the CEQA guidelines to ensure that the Chalice Unitarian Universalist Congregation CUP Project (proposed project) complies with all environmental mitigation requirements identified in this IS/MND. The City of Escondido is the lead agency pursuant to CEQA and is responsible for adopting this MMRP.

The IS/MND determined that the proposed project has the potential to have a significant environmental effect on air quality, biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, and noise and identifies mitigation measures to minimize impacts to a less than significant level. Table 7: Mitigation, Monitoring, and Reporting Program identifies the mitigation measures in the IS/MND and how each will be implemented on the proposed project.

Table 7: Mitigation, Monitoring, and Reporting Program

Adopted Mitigation Measures	Responsibility for Implementation	Schedule	Method of Verification	Verification Date
AIR QUALITY				
<p>Air-1. The on-site construction superintendent shall ensure implementation of standard BMPs to reduce the emissions of fugitive dust to a level of less than significant during all grading and site preparation activities including, but not limited to, the following actions:</p> <ol style="list-style-type: none"> 1. Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent. 2. Operate all vehicles on the construction site at speeds less than 15 mph. 3. Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer. 4. If a street sweeper is used to remove any track-out/carry-out, only PM₁₀-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances. 	Project Applicant, City of Escondido	Prior to and during construction	Field monitoring	
BIOLOGICAL RESOURCES				
<p>Bio-1. In order to comply with the Migratory Bird Treaty Act of 1918, no impacts should occur to nesting birds as a result of the construction activities. If vegetation removal should occur during the nesting season (February 15-August 31), a general pre-construction nesting bird survey shall be conducted no more than seven days prior to the commencement of vegetation removal. If active nests are discovered, and if construction may affect an active nest, the biologist shall establish a no-disturbance buffer. No-disturbance buffers for passerines will be a minimum of 25 feet and raptors a minimum of 300 feet. Active nests shall be monitored and exclusion buffer sizes increased if the monitoring biologist determines this is necessary based on disturbance behavior exhibited by nesting birds in proximity to project construction.</p>	Project Applicant, City of Escondido	Prior to start of construction within the nesting season	Pre-construction survey, documentation and monitoring report (as necessary)	

Adopted Mitigation Measures	Responsibility for Implementation	Schedule	Method of Verification	Verification Date
Bio-2. During construction activities, the construction contractor shall ensure that dirt storage piles are stabilized by chemical binders, tarps, fencing, or other erosion control measures.	Project Applicant, City of Escondido	During construction	Field monitoring	
Bio-3. During construction activities, the construction contractor shall terminate grading activities if winds exceed 25 mph.	Project Applicant, City of Escondido	During construction	Field monitoring	
Bio-4. Prior to issuance of a grading permit, the project applicant shall show on project plans that all landscape areas, including plant material within the plantable retaining wall, include native vegetation and drought tolerant plant materials.	Project Applicant, City of Escondido	Prior to start of construction	Submittal of project plans	
Bio-5. During construction activities, the construction contractor shall ensure that the limits of grading are flagged or marked with silt fencing prior to grading to prevent indirect impacts to off-site sensitive coastal sage scrub habitat to the northeast of the project site. Prior to grading, a qualified biologist shall review the flagging and silt fencing and during grading the qualified biologist shall monitor the limits of clear and grub and grading activities. Monitoring shall be conducted on an as-needed basis as determined by the qualified biologist with reports submitted to the City of Escondido Planning Department on a weekly basis.	Project Applicant, City of Escondido	During construction	Field monitoring	
Bio-6. To offset impacts associated with the loss of mature trees, the following shall be undertaken prior to the issuance of a building permit. Conduct a survey of trees that would be removed as part of the project to determine which of those trees would qualify as mature trees in accordance with the Escondido Municipal Code §33-1052. For those mature trees that would be removed, the applicant shall be required to replace those with trees at a 1 to 1 ratio of similar size and caliper, or alternately to replace those trees at half the size of the removed tree at a ratio of 2 to 1.	Project Applicant, City of Escondido	Prior to construction and post construction	Field survey	
CULTURAL RESOURCES				
Cul-1. The City of Escondido Planning Division (“City”) recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the project location (“TCA Tribe”) prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize	Project Applicant, City of Escondido	Prior to construction	Signed agreement	



Adopted Mitigation Measures	Responsibility for Implementation	Schedule	Method of Verification	Verification Date
<p>protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.</p>				
<p>Cul-2. Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.</p>	Project Applicant, City of Escondido	Prior to construction	Written verification letter to the City	
<p>Cul-3. The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.</p>	Project Applicant, City of Escondido	Prior to construction	Meeting attendance	
<p>Cul-4. During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.</p>	Project Applicant, City of Escondido	During construction	Field monitoring	
<p>Cul-5. In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be</p>	Project Applicant, City of Escondido	During construction	Field monitoring and documentation	

Adopted Mitigation Measures	Responsibility for Implementation	Schedule	Method of Verification	Verification Date
minimally documented in the field and collected so the monitored grading can proceed.				
<p>Cul-6. If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource’s treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.</p>	Project Applicant, City of Escondido	During construction	Field monitoring and consultation.	
<p>Cul-7. The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.</p>	Project Applicant, City of Escondido	During construction	Consultation, and preparation of research design and data recovery program	
<p>Cul-8. As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner’s office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction</p>	Project Applicant, City of Escondido	During construction	Notification and consultation	

Adopted Mitigation Measures	Responsibility for Implementation	Schedule	Method of Verification	Verification Date
<p>exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the MLD, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The MLD shall complete the inspection of the site within 48 hours of notification. The Native American remains shall be kept in situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.</p>				
<p>Cul-9. If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe’s cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.</p>	Project Applicant, City of Escondido	During construction	Field monitoring, and consultation	
<p>Cul-10. Prior to the release of the grading bond, a monitoring report, and/or evaluation report, if appropriate, which describes the results, analysis, and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.</p>	Project Applicant, City of Escondido	During and post construction	Documentation	



Adopted Mitigation Measures	Responsibility for Implementation	Schedule	Method of Verification	Verification Date
GEOLOGY AND SOILS				
<p>Geo-1. Prior to the issuance of a grading permit, the applicant shall prepare a geology and soils report by a registered geologist for the project which provides information regarding soil conditions and provides grading and soils preparation recommendations for the proposed uses on the site in conformance with the UBC, including the parking lot expansion, retaining walls and structure. Furthermore, the recommendations shall be incorporated into the proposed project during construction. All required recommendations from the Geotechnical Evaluation shall be documented on the project's grading plans and included in the grading permit application submitted and approved by the City's Engineering Division prior to the start of construction.</p>	Project Applicant, City of Escondido	Prior to construction	Documentation and permit application	
HAZARDS AND HAZARDOUS MATERIALS				
<p>Haz-1. Prior to the issuance of a grading permit, a soil study shall be conducted for those areas where soil would be excavated and exported off site. The soil sample study shall be developed by a California-registered PG or Civil PE. The first phase of the study would entail advancing up to four soil borings and the collection of both a shallow and deeper soil sample from each boring (total of eight samples). The shallow soil samples shall be collected from approximately 0.5 to 1 fbg. The deeper soil sample shall be collected from the approximate middle of the soil column starting at 1 fbg to the estimated depth of the planned excavation in the area of each boring. The samples shall be tested for potential agricultural pesticides of concern and for lead. If the results from these samples indicate that there are no agricultural pesticides detected (non-detect), then no further sampling for agricultural pesticides would be required. If the sample results indicate that lead levels would be less than regulatory standard levels or risk screening levels, no further soil sampling for lead shall be required and the soil can be exported subject to a receiving location requirements. Should any of the samples where pesticides are detected or lead levels in excess of regulatory standards (background levels) are found, an SMP shall be developed by a California PG or Civil PE, and the plan shall be implemented at the time of site grading. The SMP and field activities shall be conducted in conformance with RWQCB Order No. R9-2014-0041, Conditional Waivers of Waste Discharges in the San Diego Region, Waiver 10. Where appropriate, soil samples collected during site grading shall take into account the results of soil testing during the first</p>	Project Applicant, City of Escondido	Prior to construction	Field survey and documentation	

Adopted Mitigation Measures	Responsibility for Implementation	Schedule	Method of Verification	Verification Date
phase of sample collection and analysis. The results of this soil analysis shall be provided to the City and will determine the appropriate disposal location for the exported soil.				
NOISE				
<p>Noi-1. Construction activities associated with the project that occur within 75 feet of an existing residence shall only take place during the day as required by the Noise Ordinance. Sections 17-234, 17-238, and 17-240 of the City of Escondido Noise Ordinance limit operation of construction equipment to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Grading activities on Saturday may not begin until 10:00 a.m. and must end by 5:00 p.m. Construction is prohibited on Sundays. Therefore, construction activities would not occur during nighttime hours.</p>	Project Applicant, City of Escondido	During construction	Nighttime construction field check	
<p>Noi-2. Prior to grading activities, the construction contractor shall implement and monitor the noise reduction measures described below to ensure that construction noise levels would not exceed an hourly average noise level of 75 dBA at any residential property line. Noise reduction measures are required for all off-site construction and on-site construction within 150 feet of an off-site residential lot. Any one or a combination of measures can be used as necessary. Typical measures that may be implemented include the following, as necessary, to achieve compliance with the Escondido Noise Ordinance:</p> <ol style="list-style-type: none"> 1. Use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) for construction equipment and trucks; 2. Use “quiet” gasoline-powered compressors or other electric-powered compressors, and use electric rather than gasoline or diesel powered forklifts for small lifting; 3. Locate stationary noise sources, such as temporary generators, as far from nearby receptors as possible; 4. Muffle and enclose stationary noise sources within temporary sheds or incorporate insulation barriers; 5. Limit simultaneous operation of construction equipment or limit construction time within an hour to reduce hourly average noise level; and/or 	Project Applicant, City of Escondido	Prior to and during construction	Field check and documentation	

Adopted Mitigation Measures	Responsibility for Implementation	Schedule	Method of Verification	Verification Date
6. For on-site construction, install temporary noise barriers of a sufficient height and thickness around the perimeter of the project site to minimize construction noise to 75 dBA as measured at the applicable property lines of the adjacent uses. It is anticipated that a plywood barrier, eight feet in height and one inch thick would be sufficient (FWHA 2006, City of New York 2013).				

6.0 References

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7.0 Report Preparers

TRC

Kim Howlett	Office Environmental Practice Lead
Chris Moore, AICP	Senior Project Manager
Whitney Broeking	Project Manager
Alicia Hill	Project Biologist
Susan Underbrink, RPA	Senior Archaeologist

Bussett Architecture

Peter Bussett, AIA	Project Architect
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OMEGA Engineering Consultants

Andrew J. Kann, RCE	Civil Engineer
Sean Savage, RCE	Civil Engineer

