



NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

Date of Issuance: January 25, 2017

**TO: State Agencies
Responsible Agencies
Local and Public Agencies
Trustee Agencies
Interested Parties**

**FROM: Bill Martin
City of Escondido
201 N. Broadway
Escondido, CA 92025**

Subject: Notice of Preparation/Notice of Public Scoping Meeting, The Villages (Case No: ENV 16-0010; SUB 16-0009)

The City of Escondido will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the Escondido Country Club project (proposed project). We need to know the views of your agency (and the views of other interested parties) as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project.

The proposed project description, location and the scope of the EIR are contained in the Initial Study. To review the Initial Study, please visit the Project's website at the link below:

<https://www.escondido.org/ecc.aspx>

The City will also conduct a Public Scoping Meeting on **Monday, February 13, 2017 from 4:30 p.m. to 7:00 p.m.** in the Mitchell Room, Escondido City Hall, 201 North Broadway, Escondido. Your agency and the public are invited to attend. The purpose of this scoping meeting is to further define the issues, feasible alternatives and potential mitigation measures that may warrant in-depth analysis in the EIR.

Please send your response *no later than 5:00 p.m. PST on Friday, February 24, 2017*, to Kristin Blackson, Contract Planner, City of Escondido Planning Division, at the address shown above. We will need the name and contact information for the representative in your agency. Written comments may also be submitted via e-mail to kblackson@escondido.org. In the event that no response or request for additional time is received by the City by the end of the review period, the City may presume that you have no response.

Project Title: The Villages
Project Applicant: New Urban West, Inc.
Project Location: 1800 W. Country Club Lane, Escondido, San Diego County, California

Signature: _____

Bill Martin, Community Development Director
City of Escondido



NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

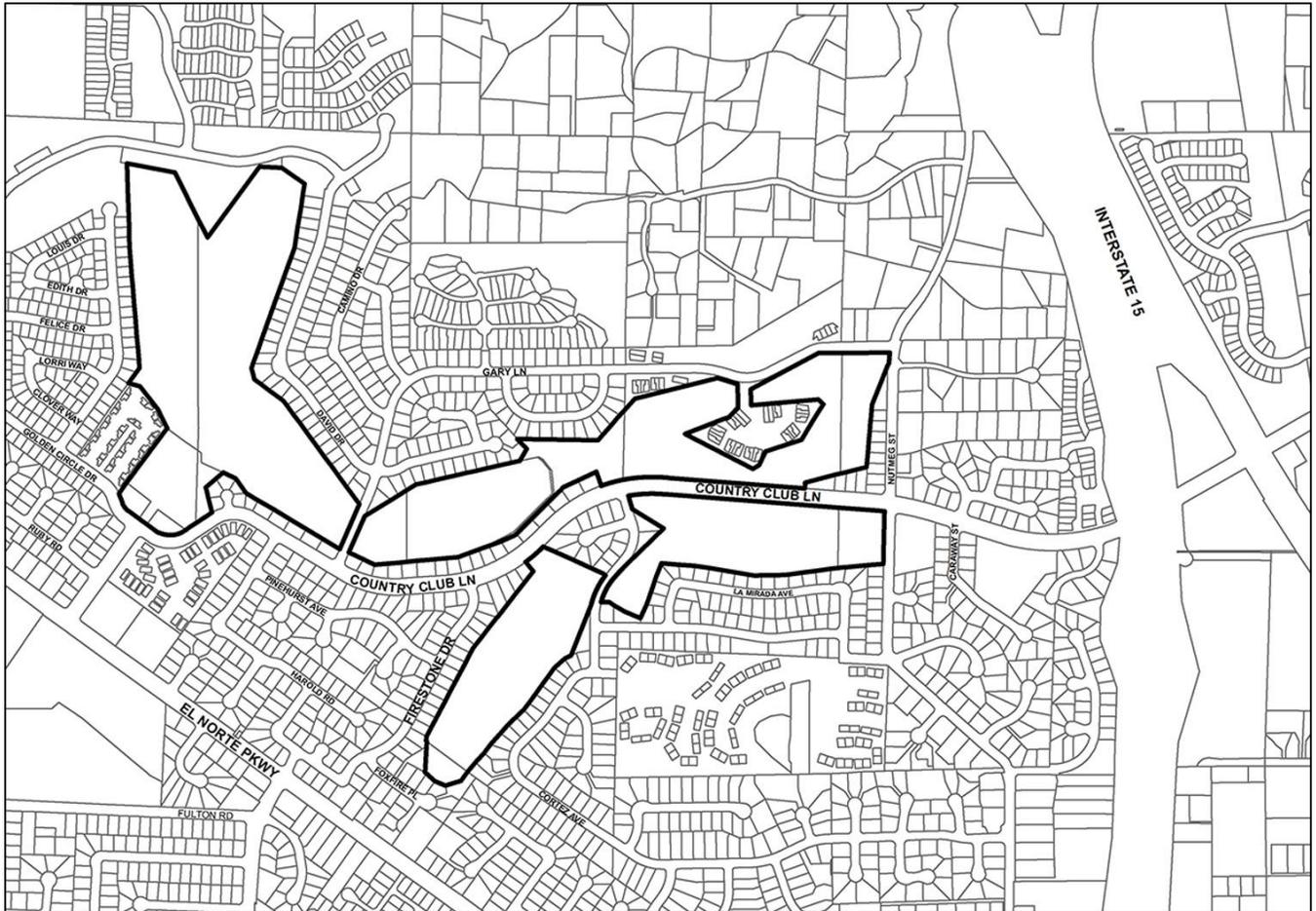
NOP Comment Period: January 25, 2017 to February 24, 2017

The Villages (City Case No: ENV 16-0010; SUB 16-0009)

The City of Escondido will be the Lead Agency for the preparation of an Environmental Impact Report (EIR), as defined in Section 15161 of the CEQA Guidelines for the proposed Escondido Country Club project (proposed project). The proposed project is located in the northwest portion of the City of Escondido, along both sides of W. Country Club Lane west of Nutmeg Street at 1800 W. Country Club Lane. The following figure depicts the location of the project within the region.



Project Location/Vicinity Map



The project proposes to build 392 single-family dwelling units. A complete project description is included below. The following figure is an illustrative site plan of the proposed project.



The EIR will consider all potential environmental effects of the proposed project to determine the level of significance of the environmental effect, and will analyze the potential effects to the detail necessary to make appropriate determinations on significance. In addition, the EIR may consider those environmental issues which are raised by responsible agencies, trustee agencies, and members of the public or related agencies during the NOP process. An electronic version of this notice, including the Initial Study and project related documents can be found on the City's website: <https://www.escondido.org/ecc.aspx>

We need to know the views of your agency or organization as to the scope and content of the environmental information germane to your agency's statutory responsibilities or of interest to you in connection with the proposed project. This includes the following for responsible and trustee agencies:

1. Whether your agency will be a responsible or trustee agency.
2. List of permits or approvals required by your agency for the proposed project.
3. If your agency would like to meet with the City regarding the proposed project.
4. Significant environmental issues and reasonable alternatives and/or mitigation measure(s).

Due to the time limits mandated by state law, responses from responsible agencies, other agencies, and organizations must be sent and received by the City of Escondido not later than 30 days following the publication of this Notice of Preparation (5:00 p.m. on Friday, February 24, 2017).

Project-related comments may be sent to:

Kristin Blackson, Contract Planner
City of Escondido Planning Division
201 N. Broadway
Escondido, CA 92025
kblackson@escondido.org

If response from your agency or organization is not received, we will presume that your agency or organization has no response. A responsible agency, trustee agency, or other public agency may request a meeting with City representatives in accordance with Section 15082(c) of the CEQA Guidelines.

Public Scoping Meeting

The City will also conduct a Public Scoping Meeting on **Monday, February 13, 2017 from 4:30 p.m. to 7:00 p.m.** in the Mitchell Room, Escondido City Hall, 201 North Broadway, Escondido. Your agency representative(s) and the public are invited to attend to provide comment. The purpose of this scoping meeting is to further define the issues, feasible alternatives and potential mitigation measures that may warrant in-depth analysis in the EIR.

Project Description

The proposed project consists of a General Plan Amendment to the Land Use Element, Zone Change, a Specific Plan, and Tentative Map for development of a 392 single-family dwelling unit project. The existing land use map and zoning designation for the 109-acre site allows for single-family development, with a minimum lot size of 7,000 square feet. A General Plan amendment and Zone change request supports the creation of a specific plan for this area and brings together detailed policies and tailored regulations for focused development proposal. The new land uses proposed for the Villages Specific Plan Area include three single-family residential villages; an open space system; and a clubhouse area with recreational, social and farm amenities, and described as follows:

Single-Family Residential Villages:

Village 1; located north of W. Country Club Lane, is generally bounded by Golden Circle Drive, Pamela Lane, David Drive, Gary Lane and W. Country Club Lane, will contain approximately 157 homes. Primary access will be from W. Country Club Lane at the location of the current clubhouse and from Gary Lane.

Village 2; located north of W. Country Club Lane, is generally bounded by Gary Lane, David Drive, Calle Redonda Lane, Wren Glen, Nutmeg Street and W. Country Club Lane, will contain approximately 90 homes. One of the two neighborhoods of Village 2 will have primary access from Gary Lane and from an extension of La Brea Street north of W. Country Club Lane; with the second neighborhood gaining access from another point along W. Country Club Lane.

Village 3; located south of W. Country Club Lane, is generally bounded by Firestone Drive, Cortez Avenue, La Brea Street, La Mirada Avenue and Nutmeg Avenue, will contain approximately 133 homes. The two neighborhoods of Village 3 will have access from W. Country Club Lane, Nutmeg Street and La Brea Street.

Open Space:

The 46-acre Open Space System will consist of 32 acres of landscaped Greenbelt and 14 acres of environmental channels and retention basins to convey stormwater from San Marcos Creek through the project site and clean stormwater from the project site. The Greenbelt will have a series of pocket parks along an approximately 4-mile long trail system.

Clubhouse Area and Amenities:

A new clubhouse will replace the former clubhouse. The Clubhouse area's recreational amenities will include a swimming pool, gym facility, and tennis court/pickle ball courts. Social amenities include restaurant and bar, banquet facilities and event courtyard, meeting room, administration office, and Village Green with a small concert/performance facility. Farm amenities include a professionally managed community Farm, which will supply produce to the restaurant and to the neighborhood market for sale to nearby residents. Access to the Clubhouse is from the W. Country Club Lane intersection with Golden Circle Drive.

Infrastructure:

The proposed new land uses are either replacing existing facilities with existing infrastructure or are surrounded by existing development with existing infrastructure. No extensions or expansion of infrastructure systems will need to be made, only connections to existing infrastructure systems.

Existing infrastructure consists of vehicular access and circulation, water, sewer, drainage and dry utilities that include gas, electricity and telecommunications. Vehicular access to the entrances to each Village is from existing public streets. A majority of the interior streets within each Village will be public streets, with the exception of private driveways sharing access to one of the housing types and within the common ownership lots. New residences will be connected to the adjacent existing water distribution system and sewage collection systems owned and maintained by the City of Escondido or Rincon Del Diablo Municipal Water District. Existing drainage infrastructure will be redesigned and maintained to conform to current Regional Water Quality Control Board and City of Escondido stormwater retention and treatment standards.

Off-site Improvements:

The following minor off-site improvements are likely to be included:

- Street improvements consisting of traffic calming on W. Country Club Lane and installation of Adaptive Signalization along El Norte Parkway as well as improvements to the Southbound I-15 On-Ramp is proposed to encourage and/or increase multi-modal activity and public safety.
- Improvements to public streets to create street intersections will be made at the primary entrances to each Village.
- Connections to existing public utilities and drainage courses may need to be constructed within public street rights-of-way or easements.

Project Entitlements/Approvals

The proposed project consists of the following entitlements and agency approvals, which would be processed concurrently unless noted:

1. Tentative Subdivision Map
2. Specific Plan
3. General Plan Amendment
4. Zone Change
5. Standard Urban Storm Water Mitigation Plan
6. Certification of a Final Environmental Impact Report
7. The project also seeks associated permits and agreements from agencies including:
 - Water quality permits from the Army Corps of Engineers and the Regional Water Quality Control Board.
 - Other responsible or trustee permits/approvals as identified through the NOP process.

Issues to be Addressed in the EIR

An Initial Study was prepared for the project in accordance with Section 15063 of the CEQA Guidelines (attached). Based on the results of the Initial Study, an EIR will be prepared to address potential direct and cumulative impacts associated with air quality, aesthetics, biological resources, cultural resources/tribal resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, public services, transportation/traffic and utilities and services.

To review the Initial Study, please visit the City's Project website at the link below:

<https://www.escondido.org/ecc.aspx>



Environmental Checklist Form (Initial Study Part II)

- 1. Project title and case file number: The Villages - Escondido Country Club Project Proposal
2. Lead agency name and address: City of Escondido
3. Lead agency contact person name, title, phone number and email: Kristin Blackson, Contract Planner City of Escondido, kblackson@escondido.org
4. Project location: 1800 W. Country Club Lane
5. Project applicant's name, address, phone number and email: Jason Hon, 16935 West Bernardo Dr. Suite 260, jasonh@nuwi.com
6. General Plan designation: Residential Urban I
7. Zoning: R-1-7
8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.) Specific Plan as described in Attachment A
9. Surrounding land uses and setting (briefly describe the project's surroundings): The site is surrounded predominately by a mix of single-family residential units and multi-family condominium duplexes.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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



 Signature


 Printed Name and Title

 Date 1/23/17

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

ISSUES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I Aesthetics

a) *Would the project have a substantial adverse effect on a scenic vista?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

b) *Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. No officially designated state scenic highways exist within City limits. Additionally, the City's General Plan Resource Conservation Element does not identify any local scenic roadways (City of Escondido 2012). Therefore, the project would not substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. No impact would occur.

c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. 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"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

II Agriculture and Forestry Resources

- a) *Would the project 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. The entire project site and project vicinity are designated as urban and built-up land, pursuant to the Farmland Mapping and Monitoring Program of the California Natural Resources Agency (DOC 2016a). The closest tract of land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is approximately 0.95 miles northeast of the project site, and is designated as Unique Farmland. Therefore, the proposed project would not convert farmland to nonagricultural use and no impact would occur.

- b) ***Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

No Impact. The Williamson Act, also known as the California Land Conversion Act of 1969 (California Government Code, Section 51200 et seq.), preserves agricultural and open space lands from the conversion to urban land uses by establishing a contract between local governments and private landowners to voluntarily restrict their land holdings to agricultural or open space use. The project site and surrounding area are not located on any lands with Williamson Act contracts (DOC 2013). Additionally, the project site is currently designated as Residential Urban I in the City of Escondido General Plan, and thus would not conflict with existing zoning for agricultural use (City of Escondido 2012). Therefore, the proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract and no impact would occur.

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

No Impact. According to the City of Escondido General Plan, the project area is currently designated as Residential Urban I in the Land Use Element (City of Escondido 2012). The surrounding land consists of residential uses (City of Escondido 2012). The proposed project would not conflict with existing zoning or cause rezoning of any forest or timberland since none of those land types are located within the vicinity of the project site. Therefore, no impact would occur.

- d) ***Would the project result in the loss of forest land or conversion of forest land to non-forest use?***

No Impact. The proposed project is located in an urban, developed area and is not located within or in the vicinity of forest land. The closest forest is the Cleveland National Forest, located approximately 12.5 miles west of the project site. Due to the project's location in an urban, developed area, and that no forest is located within the project's vicinity, the project would not result in the loss of forest land or conversion of forest land to non-forest use and no impact would occur.

- e) ***Would the project 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. No farmland or forest land exists within the vicinity of the project site, as described in Sections 3.2(a)–(d). Therefore, no farmland or forests would be converted for

nonagricultural or non-forest use due to the proposed project, and no impact on farmland or forest land would occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

III Air Quality

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) *Would the project 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)?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

d) **Would the project expose sensitive receptors to substantial pollutant concentrations?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

e) **Would the project create objectionable odors affecting a substantial number of people?**

Less Than Significant Impact. Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the proposed project. Odors produced during construction would be attributable to emissions from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with odors during construction would be less than significant.

Land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project includes a professionally managed community farm, which may include limited composting for educational programming purposes. Best management practices would be employed for odor management. Therefore, impacts resulting from project operations would be less than significant. However, this topic will be further discussed and analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV Biological Resources

- a) *Would the project 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 Impact. The project site is highly disturbed and largely consists of ornamental vegetation. However, a biological resources reconnaissance survey will be prepared in order to map the vegetation communities and special-status species, if any. While it is unlikely that special status species may be present, a habitat assessment for potentially-occurring sensitive resources that are not apparent at the time of the survey will also be identified (e.g., rare annual plants; special-status wildlife species). Therefore, this issue topic will be analyzed in the EIR. Impacts are expected to be less than significant.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) *Would the project 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- d) **Would the project 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?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- e) **Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Less Than Significant Impact. There is no tree preservation policy or ordinance, or other local policy or ordinance protecting biological resources, that is applicable to the project site. Impacts are expected to be less than significant. This topic will be further discussed and analyzed in the EIR.

- f) **Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

Less Than Significant Impact. There is no adopted habitat conservation plan for the project area. The project site is located within the Draft Escondido Multiple Habitat Conservation Program Subarea Plan, but not in the Draft North County Multiple Species Conservation Plan. In the Draft Escondido Multiple Habitat Conservation Program Subarea Plan, the project site is not located within identified vegetation areas or biological core area (City of Escondido 2001). Therefore, the project would not conflict with a habitat conservation plan and impacts would be less than significant. This topic will be further discussed and analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

V Cultural Resources

- a) **Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) **Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) **Would the project disturb any human remains, including those interred outside of formal cemeteries?**

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

VI Geology and Soils

a) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

Less Than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act identifies no active faults within the City of Escondido, consequently, the risk of surface rupture is low (City of Escondido 2012). Several earthquake faults exist in the City of Escondido's vicinity, and the nearest is the Rose Canyon Fault, located approximately 20 miles west of Escondido under the Pacific Ocean. However, this fault is not considered a serious threat due to the distance and magnitude of past seismic activity. Therefore, impacts associated with the rupture of a known earthquake fault are expected to be less than significant. This topic will be further discussed and analyzed in the EIR.

ii) *Strong seismic ground shaking?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

iii) *Seismic-related ground failure, including liquefaction?*

Less Than Significant Impact. According to the City of Escondido General Plan, the proposed project site is not located on a site subject to liquefaction (City of Escondido 2012, Figure VI-9). Therefore, impacts associated with liquefaction are expected to be less than significant. This topic will be further discussed and analyzed in the EIR.

iv) Landslides?

Less Than Significant Impact. Escondido's topography includes a level valley at 650 Mean Sea Level (MSL) surrounded by hills and mountains ranging up to 2,200 MSL and has the potential for slope instability and landslides (City of Escondido 2012). However, according to the City of Escondido General Plan the proposed project site is not located within an area subject to a potential landslide (City of Escondido 2012, Figure VI-9). Therefore, impacts associated with landslides are expected to be less than significant. This topic will be further discussed and analyzed in the EIR.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Less Than Significant Impact. According to the City of Escondido General Plan, the project site is not located in an area subject to landslide, lateral spreading, subsidence, liquefaction or collapse (City of Escondido 2012). The site has previously been developed and disturbed, and there are no known cases of landslide, lateral spreading, subsidence, liquefaction or collapse occurring on-site. Additionally, the proposed project would not be approved or built without adequately demonstrating compliance with the CBC, and applicable geologic hazards regulations. Geotechnical recommendations would be included as part of project design and construction plans to protect the project from landslides, lateral spreading, subsidence, liquefaction, and collapse. Additionally, prior to construction, a geotechnical report would be prepared to assess the project's susceptibility to landslides, lateral spreading, subsidence, liquefaction, or collapse. Therefore, by preparing a geotechnical report and complying with the CBC and other applicable geologic regulations, impacts are expected to be less than significant. This topic will be further discussed and analyzed in the EIR.

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

Less Than Significant Impact. Approximately 98% of the project site is underlain by Huerhuero loam, with the remainder of the site underlain by a combination of Escondido very fine sandy loam, Las Posas fine sandy loam, and Vista coarse sandy loam (USDA 2016). Expansive soils contain high levels of clay that expand when wet and contract when

dry, which can damage building foundations and other structures. The soils within the project area are categorized as well drained and moderately well drained, which is not indicative of clay soils. Therefore, impacts associated with expansive soils are expected to be less than significant. This topic will be further discussed and analyzed in the EIR.

- e) ***Would the project 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?***

No Impact. The proposed project does not include septic tanks or alternative wastewater disposal systems; therefore, no impact would occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII Greenhouse Gas Emissions

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 that 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 checked="" type="checkbox"/>	<input 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 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"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

VIII Hazards and Hazardous Materials

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) *Would the project 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) ***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

No Impact. The closest school to the project site is Richland Elementary School, located approximately 0.9 miles east. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- d) ***Would the project be located on a site that 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?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- 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?***

No Impact. The project is located within the Palomar-McClellan airport land use plan, however no overflight notification areas from the McClellan-Palomar Airport ALUCP apply to land within Escondido, nor does any terrain in the community penetrate the airport's airspace. Additionally, the closest airport is Palomar-McClellan Airport, located approximately 8.5 miles to the west of the project. Due to the project's distance from an airport, development of the project would not result in the airport related hazards and no impact would occur.

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

No Impact. The proposed project is not located within the vicinity of a private airstrip. No private airstrips exist within 2 miles of the project site; therefore, there is no impact.

- g) ***Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- h) Would the project 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. It is unlikely that the project would expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The proposed project is in an urbanized area that contains no adjacent wildlands (City of Escondido 2012). Additionally, the area surrounding the project site is generally urbanized and developed. Therefore, impacts are considered less than significant. This topic will be further discussed and analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
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"/>

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

IX Hydrology and Water Quality

a) *Would the project violate any water quality standards or waste discharge requirements?*

Less Than Significant Impact. Construction activities associated with the proposed project could result in wind and water erosion of the disturbed area leading to sediment discharges. Additionally, fuels, oils, lubricants, and other hazardous substances used during construction could be released and impact water quality. The proposed project is required to comply with the NPDES State Water Resources Control Board Construction General Permit Order No. 2009-0009-DWQ for stormwater discharges and general construction activities, and incorporate standard BMPs such as regular cleaning or sweeping of construction areas and impervious areas, and various stormwater BMPs such as filtration media screens. In compliance with the Construction General Permit, a SWPPP would be prepared that specifies BMPs that would be implemented during construction to minimize impacts to water quality. Therefore, impacts are expected to be less than significant. This topic will be further discussed and analyzed in the EIR.

b) *Would the project 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 (i.e., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?*

Less Than Significant Impact. The project does not propose the use of groundwater resources. Therefore, impacts to groundwater are considered less than significant. This topic will be further discussed and analyzed in the EIR.

c) *Would the project 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- d) *Would the project 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- e) *Would the project 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- f) *Would the project otherwise substantially degrade water quality?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- g) *Would the project 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. According to Flood Insurance Rate Map Number FM06073C0811G, the project site is not located within a 100-year flood hazard area (FEMA 2016). Additionally, according to the Department of Water Resources and the City of Escondido General Plan, the project site is not located within a 100-year flood hazard area (DWR 2016) (City of Escondido 2012, Figure VI-7). Therefore, the proposed project would not place housing within a 100-year flood hazard area and no impact would occur.

- h) *Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

No Impact. Refer to response 3.9(g), the proposed project is not located within a 100-year flood hazard area, thus no impact would occur.

- i) *Would the project 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 City of Escondido General Plan, the proposed project site is not located in either the Lake Walford Dam Inundation Area or the Dixon Lake Dam Inundation Area (City of Escondido 2012, Figure VI-8). As those are the only two lakes

within proximity to the project, the project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, and no impacts would occur.

j) *Inundation by seiche, tsunami, or mudflow?*

Less Than Significant Impact. The project site is approximately 13.2 miles inland from the Pacific Ocean and would not be subject to inundation by tsunami. Given that the project site is not located near a large standing body of water (the nearest is Lake Hodges, approximately 5.76 miles away), inundation by seiche (or standing wave) is considered negligible. As discussed in Section 3.6, Geology and Soils, the project site is generally flat with no steep slopes and does not contain slopes subject to potential landslide or mudflows. Therefore, impacts would be less than significant. This topic will be further discussed and analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

X Land Use and Planning

a) *Would the project physically divide an established community?*

Less than significant impact. The proposed project would be located on a site that has previously been developed as a golf course, which had controlled access during its operation. Although informal north-south access may have occurred from time-to-time during operation and/or subsequent to operation, the use of the property was intended to prevent public access and trespassing on the property.

According to the City of Escondido General Plan, the project area is designated as Residential Urban I in the Land Use Element (City of Escondido 2012). This residential land use designation provides broad guidance for land use decisions related to allowed residential uses. The project achieves the purpose of the residential land use designation on the property, and looks to establish new north-south connections, to the extent

feasible. Other adjacent land use designations include Suburban, Estate I, Estate II and Rural I. Due to the project site and surrounding areas being designated for residential and suburban uses, and that the project proposes single-family residential units, the project would not divide the community. Therefore, impacts would be less than significant. This topic will be further discussed and analyzed in the EIR.

- b) ***Would the project 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?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) ***Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?***

Less Than Significant Impact. There is no adopted habitat conservation plan for the project area. The project site is located within the Draft Escondido Multiple Habitat Conservation Program Subarea Plan, but not in the Draft North County Multiple Species Conservation Plan. In the Draft Escondido Multiple Habitat Conservation Program Subarea Plan, the project site is not located within identified vegetation areas or biological core area (City of Escondido 2001). Therefore, the project would not conflict with a habitat conservation plan and impacts are expected to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<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"/>

XI Mineral Resources

- a) *Would the project 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. The City is located in the Western San Diego County Production-Consumption (P-C) Zone according to the California Mineral Land Classification System. However, the Project Site is not located within a Mineral Resource Zone as defined and classified by the Surface Mining and Reclamation Act. There are no known mineral resources within the project site, and no evidence exists indicating that there could be mineral resources in the project vicinity (City of Escondido 2012). Additionally, according to the State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, there are no gas, geothermal, or other known wells located on or within 2 miles of the project site (DOC 2016b). Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the state and no impact would occur.

- b) *Would the project 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. Refer to response 3.11(a), the Escondido General Plan does not identify any zones of locally important mineral resources. Additionally, the project site is located within a highly urbanized area of the City of Escondido. Mineral extraction land uses would be incompatible with the existing and planned land uses within and around the project site. Therefore, no impact to locally important mineral resources would occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

XII Noise

- a) *Would the project result in 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- e) *Would the project be 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?*

Less Than Significant Impact. The project site is located within the airport land use plan for Palomar Mclellan Airport, however, no overflight notification areas from the McClellan-Palomar Airport ALUCP apply to land within Escondido, nor does any terrain in the community penetrate the airport’s airspace. Palomar-Mclellan Airport is the closest airport to the project, and is approximately 8.5 miles west. Therefore, there is little potential to expose people residing or working in the project area to excessive noise levels. Impacts are expected to be less than significant. This topic will be further discussed and analyzed in the EIR.

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

No Impact. The proposed project is not located within the vicinity of a private airstrip. No private airstrips exist within 2 miles of the project site. People residing or working in the proposed project area would not be exposed to excessive noise levels from a private airstrip. No impacts would occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. PALEONTOLOGICAL RESOURCES – Would the project:				
a) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIII Paleontological Resources

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV Population and Housing

- a) *Would the project 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)?*

Potentially Significant Impact. The project proposes infill residential development consistent with regional population forecasts, and is not anticipated to induce substantial population growth in the area. The project would not remove an impediment to growth to the surrounding area by removing infrastructure limitations. If the project creates substantial new permanent employment opportunities, it could indirectly induce growth by stimulating the need for additional housing and services to support the new employment demand. Given the small size of proposed commercial use and activity, impacts are anticipated to be less than significant. However, this topic will be discussed and analyzed in the EIR.

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

No Impact. The project site is currently a decommissioned golf course. There are no existing residential uses on the project site. Therefore, the project would not displace any existing housing, and no impact would occur.

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

No Impact. The project site is currently a decommissioned golf course with no existing residential uses on site. Therefore, the project would not displace any number of people and no impact would occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XV 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?

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

Police protection?

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

Schools?

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

Parks?

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

Other public facilities?

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

XVI 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVII Transportation and Traffic

- a) *Would the project 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. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) ***Would the project 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?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) ***Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?***

No Impact. The project site is located within the airport land use plan for Palomar McClellan Airport, however, no overflight notification areas from the McClellan-Palomar Airport ALUCP apply to land within Escondido, nor does any terrain in the community penetrate the airport's airspace. As such, the project would not change air traffic patterns or result in substantial safety risks regarding air traffic. Palomar-McClellan Airport is located approximately 8.5 miles west of the project site, and due to this distance, no impacts would occur.

- d) ***Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

Less Than Significant Impact. The project proposes off-site roadway improvements including an additional eastbound turn lane at Country Club Land and El Norte, an additional I-15 southbound on ramp lane, and restriping of El Norte Parkway between nutmeg and I-15 freeway. The project is not expected to result in hazards due to a design feature or incompatible use. This topic will be addressed in the context of the traffic impact assessment and within the EIR

- e) ***Would the project result in inadequate emergency access?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- f) ***Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in §21074?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVIII Tribal Cultural Resources

- a) *Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in §21074?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIX Utilities and Service Systems

- a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- b) *Would the project 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- c) *Would the project 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- e) *Would the project 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?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- g) *Would the project comply with federal, state, and local statutes and regulations related to solid waste?***

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Where deficiencies exist relative to the City’s General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations (City of Escondido Zoning Code Article 47 Section 33-924(a))?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XX Mandatory Findings of Significance

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- 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)?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

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

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

- d) *Where deficiencies exist relative to the City’s General Plan Quality of Life Standards, does the project result in deficiencies that exceed the levels identified in the Environmental Quality Regulations (City of Escondido Zoning Code Article 47 Section 33-924(a))?*

Potentially Significant Impact. Impacts are considered potentially significant. This topic will be discussed and analyzed in the EIR.

REFERENCES AND PREPARERS

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ATTACHMENT A
The Villages Specific Plan
Project Description

LOCATION

The project site is located in the northwest portion of the City of Escondido, along both sides of W. Country Club Lane west of Nutmeg Street. The project site itself currently has an address of 1800 W. Country Club Lane and consists of approximately 109 acres. Figure 1 shows the project location within the County of San Diego and the City of Escondido. The project is located in the northwest part of Escondido. Regionally, the City of Escondido is situated in northern San Diego County, about 30 miles north of Downtown San Diego via Interstate 15 (I-15). The project is approximately one half mile to the east of I-15, and about 2 miles north of Highway 78. The City of San Marcos boundary is approximately 0.2 miles to the southwest.

PROPOSED SPECIFIC PLAN

Summary

The proposed project consists of a General Plan Amendment to the Land Use Element, Zone Change to S-P Zone, a Vesting Tentative Map and Specific Plan to allow for development of the 392 single-family dwelling unit project. The total project area is approximately 109.3 acres. The new land uses proposed for the Villages Specific Plan Area include Open Space System, Clubhouse with recreational, social and farm amenities, and three single-family residential Villages described as follows:

- Village 1; located north of W. Country Club Lane, is generally bounded by Golden Circle Drive, Pamela Lane, David Drive, Gary Lane and W. Country Club Lane, will contain approximately 157 homes. Primary access will be from W. Country Club Lane at the location of the current clubhouse and from Gary Lane.
- Village 2; located north of W. Country Club Lane, is generally bounded by Gary Lane, David Drive, Calle Redonda Lane, Wren Glen, Nutmeg Street and W. Country Club Lane, will contain approximately 90 homes. One of the two neighborhoods of Village 2 will have primary access from Gary Lane and from an extension of La Brea Street north of W. Country Club Lane; with the second neighborhood gaining access from another point along W. Country Club Lane.
- Village 3; located south of W. Country Club Lane, is generally bounded by Firestone Drive, Cortez Avenue, La Brea Street, La Mirada Avenue and Nutmeg Avenue, will contain approximately 133 homes. The two neighborhoods of Village 3 will have access from W. Country Club Lane, Nutmeg Street and La Brea Street.

The 46-acre Open Space System will consist of 32 acres of landscaped Greenbelt and 14 acres of environmental channels and retention basins to convey stormwater from San Marcos Creek through the project site and clean stormwater from the project site. The Greenbelt will have a series of pocket parks along an approximately 4-mile long walking trail system.

A new, completely rebuilt Clubhouse will replace the former clubhouse. Recreational amenities will include a swimming pool, gym facility, and tennis court/pickle ball courts. Social amenities include restaurant and bar, banquet facilities and event courtyard, meeting room, administration

office, and Village Green with a small concert/performance facility. Farm amenities include a professionally managed community Farm, which will supply produce to the restaurant and to the Farm Stand for sale to nearby residents. Access to the Clubhouse is from the W. Country Club Lane intersection with Golden Circle Drive.

Infrastructure

The proposed new land uses are either replacing existing facilities with existing infrastructure or are surrounded by existing development with existing infrastructure. No extensions or expansion of infrastructure systems will need to be made, only connections to existing infrastructure systems.

Existing infrastructure consists of vehicular access and circulation, water, sewer, drainage and dry utilities that include gas, electricity and telecommunications. Vehicular access to the entrances to each Village is from existing public streets. A majority of the interior streets within each Village will be public streets, with the exception of private driveways sharing access to one of the housing types and within the common ownership lots. New residences will be connected to the adjacent existing water distribution system and sewage collection systems owned and maintained by the City of Escondido or Rincon Del Diablo Municipal Water District. Existing drainage infrastructure will be redesigned and maintained to conform to current Regional Water Quality Control Board and City of Escondido stormwater retention and treatment standards.

Off-site Improvements

With minor exceptions, off-site improvements to provide services to the new land uses currently exist and will be unchanged. The following minor off-site improvements proposed include;

- Street improvements consisting of traffic calming on W. Country Club Lane and installation of Adaptive Signalization along El Norte Parkway as well as improvements to the Southbound I-15 On-Ramp is proposed to encourage pedestrian activity and increase public safety.
- Improvements to public streets to create street intersections will be made at the primary entrances to each Village.
- Connections to existing public utilities and drainage courses may need to be constructed within public street rights-of-way or easements.

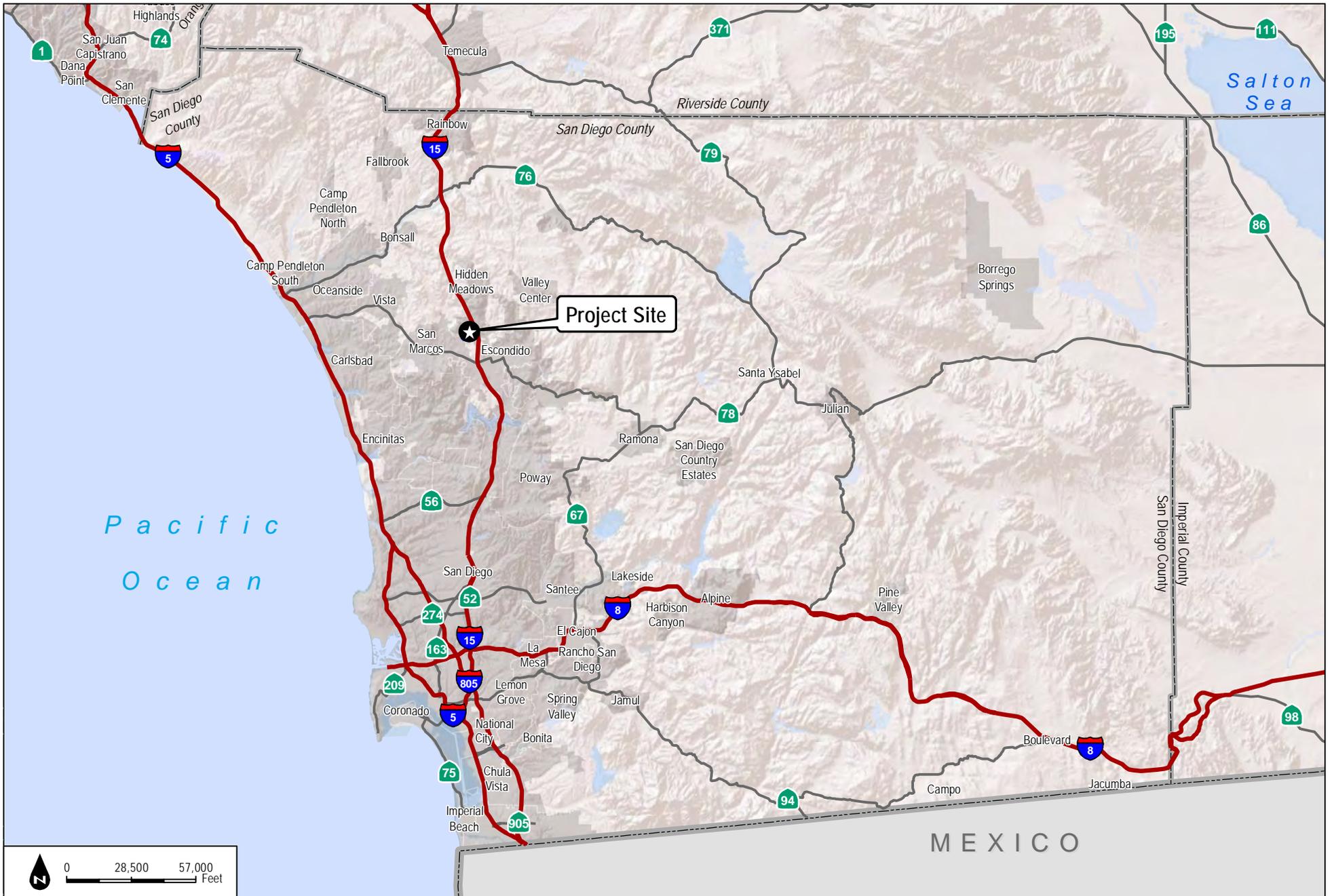
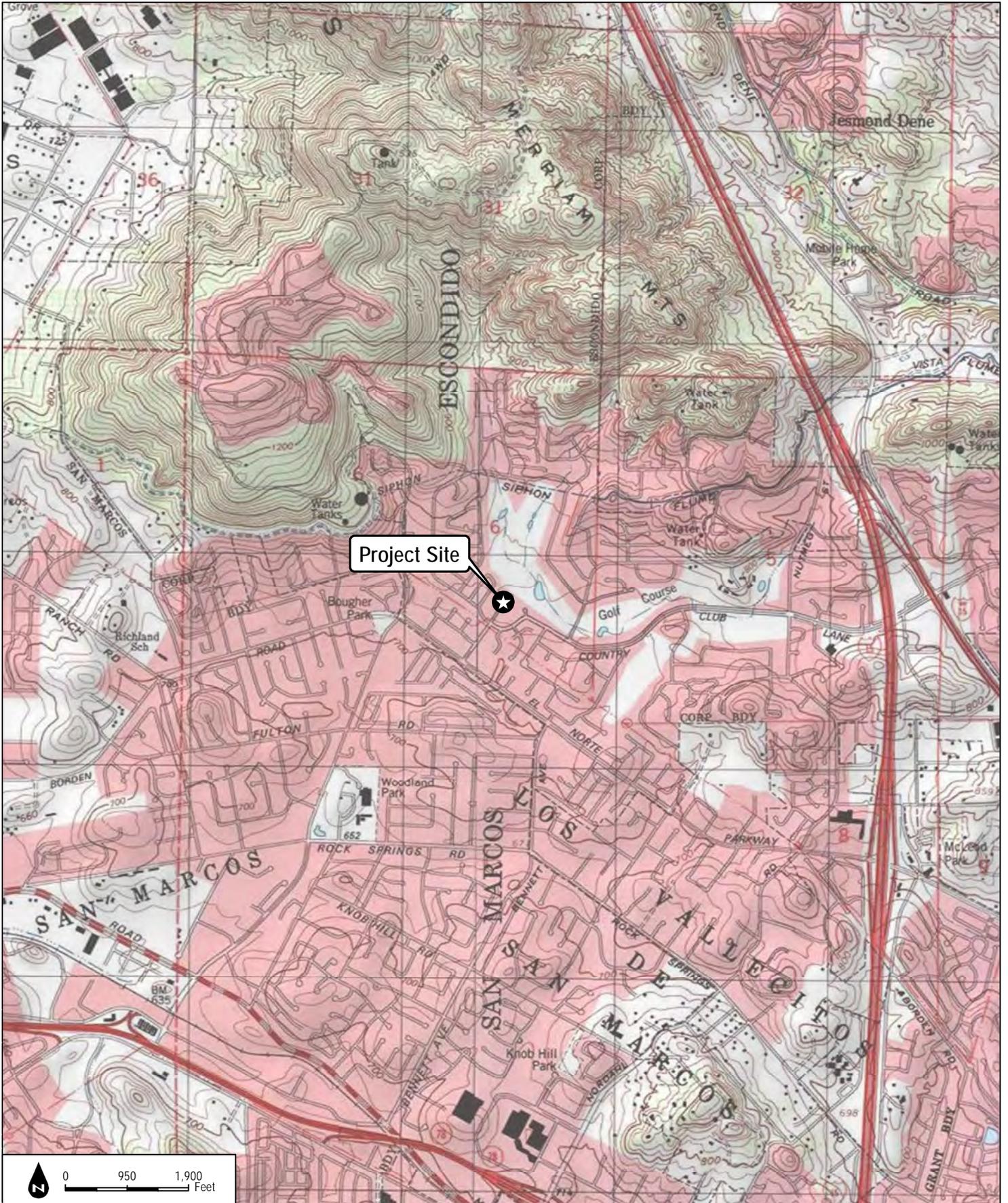


FIGURE 1
Regional Map



SOURCE: USGS 7.5' Valley Center Quadrangle

DUDEK

The Villages Specific Plan

FIGURE 2
Vicinity Map

