

APPENDIX 1-1

Initial Study/NOP and Comment Letters



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

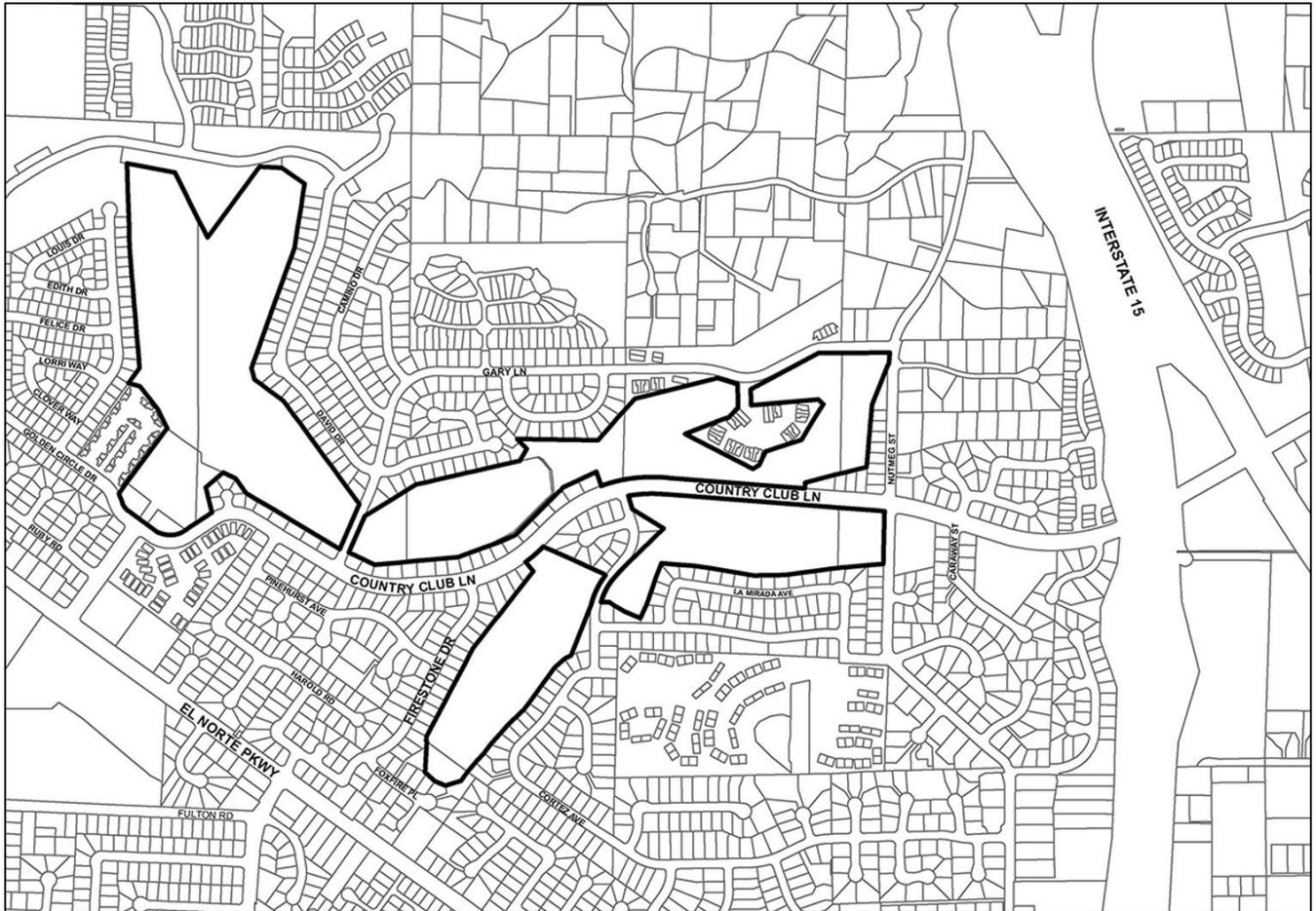
NOP Comment Period: January 25, 2017 to February 24, 2017

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

References Cited

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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.

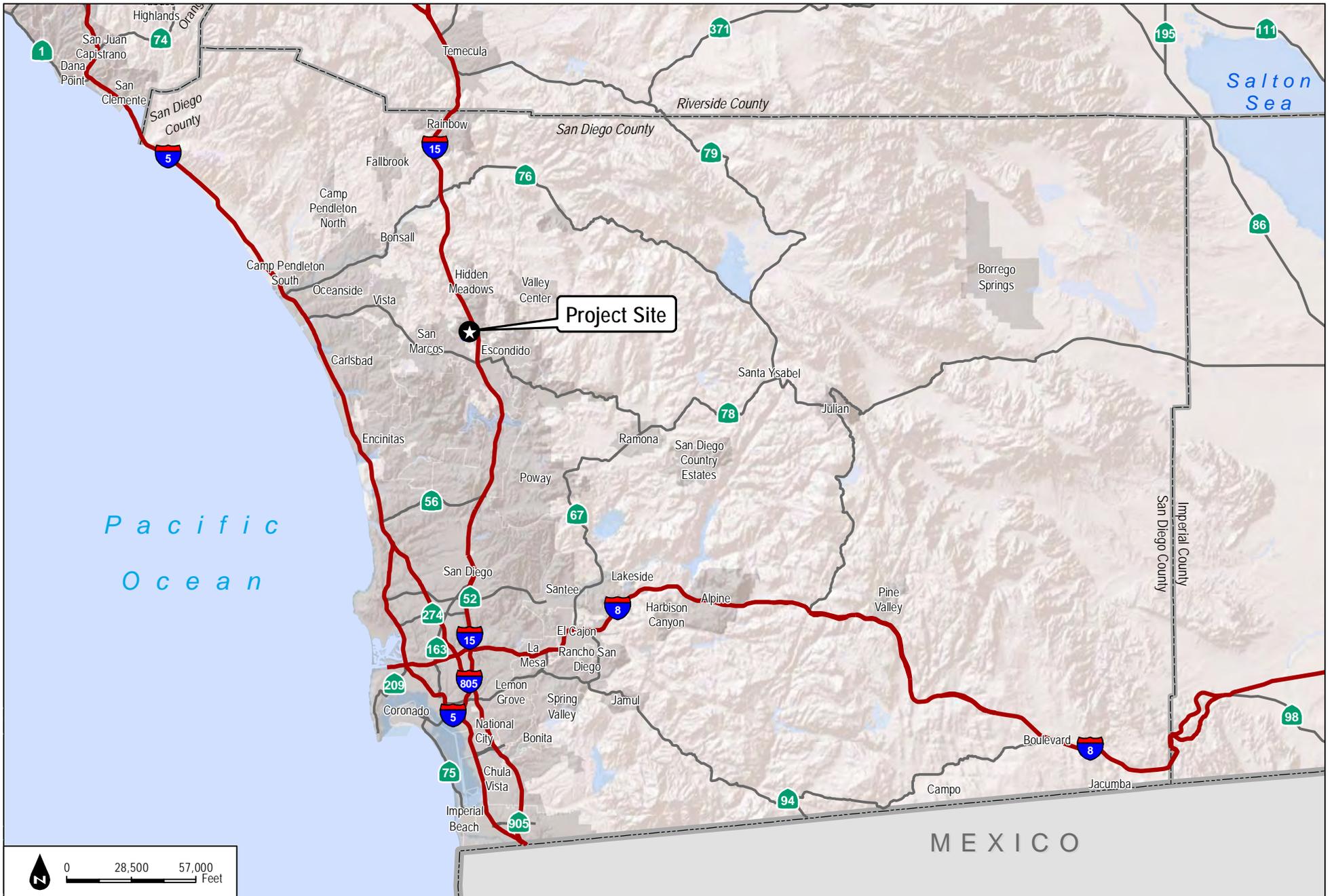
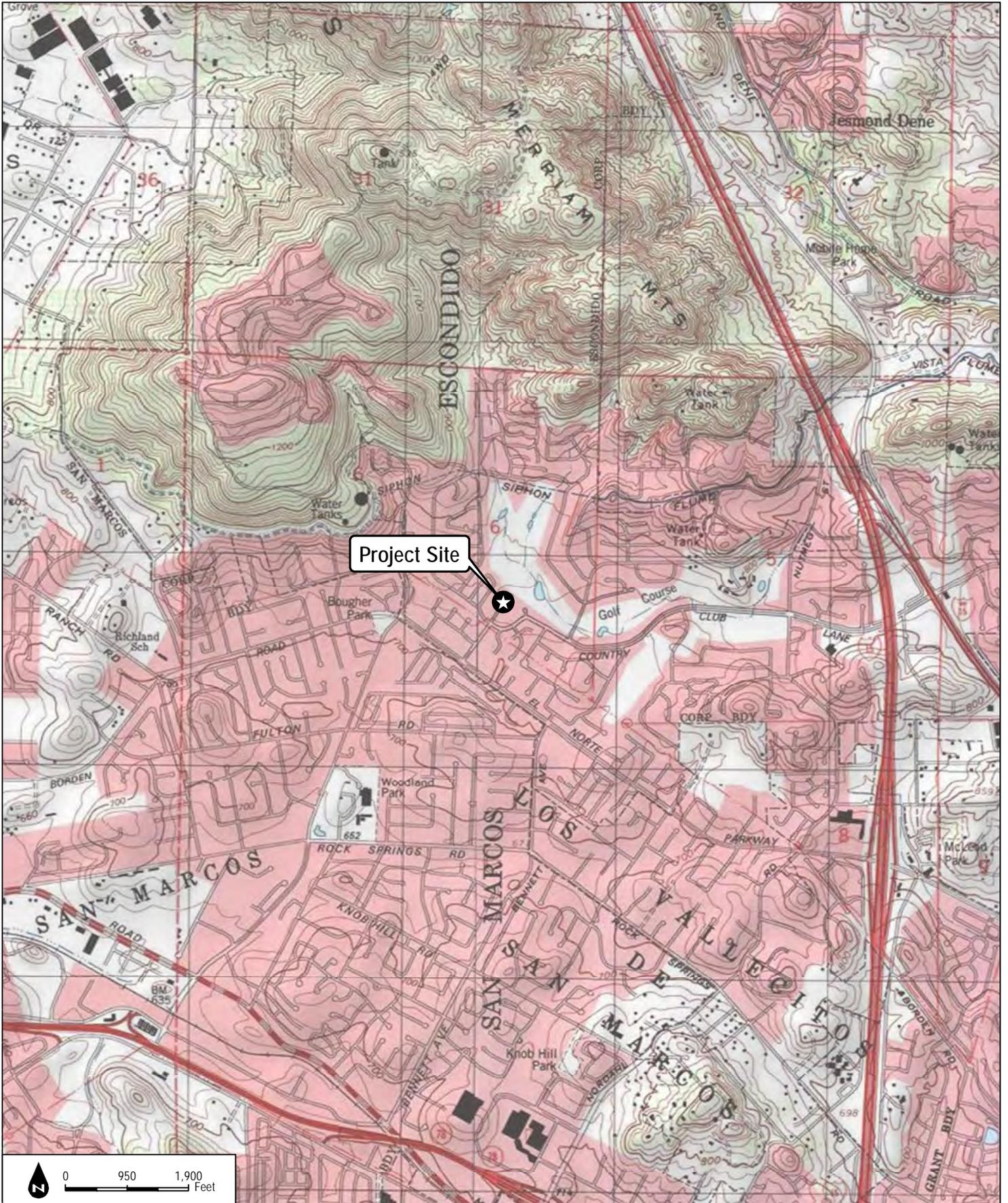


FIGURE 1
Regional Map



SOURCE: USGS 7.5' Valley Center Quadrangle

DUDEK

The Villages Specific Plan

FIGURE 2
Vicinity Map



DEPARTMENT OF TRANSPORTATION

DISTRICT 11
PLANNING DIVISION
4050 TAYLOR STREET, M.S. 240
SAN DIEGO, CA 92110
PHONE (619) 688-6960
FAX (619) 688-4299
TTY 711



*Serious drought.
Help save water!*

February 23, 2017

11-SD-15
PM 32.9

The Villages - Escondido Country Club Project
NOP / SCH#2017011060

Mr. Bill Martin
City of Escondido
201 North Broadway
Escondido, CA 92025-2798

Dear Mr. Martin:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans would like to submit the following comments for the Notice of Preparation (NOP) for The Villages – Escondido Country Club Project draft Environmental Impact Report (EIR) located near Interstate 15 (I-15):

- As previously indicated in the Caltrans comment letter dated November 23, 2016, a traffic impact study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures.
 - The geographic area examined in the TIS should include, at a minimum, all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
 - A focused analysis may be required for project trips assigned to a State highway facility that is experiencing significant delay, such as where traffic queues exceed ramp storage capacities. A focused analysis may also be necessary if there is an increased risk of a potential traffic accident.
 - All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to

Mr. Bill Martin
February 23, 2017
Page 2

accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

- The data used in the TIS should not be more than 2 years old.
 - The TIS could also include an analysis of the multimodal travel demand expected from the proposed project including the provision of park and ride facilities, ramp improvements, improved bicycle and pedestrian access and safety improvements.
- Caltrans endeavors that any direct and cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

If you have any questions, please contact Keri Robinson of the Caltrans Development Review Branch at (619) 688-3193 or by e-mail at keri.robinson@dot.ca.gov.

Sincerely,



JACOB M. ARMSTRONG, Branch Chief
Development Review Branch

DEPARTMENT OF TRANSPORTATION
DISTRICT 11
PLANNING DIVISION
4050 TAYLOR STREET, M.S. 240
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PHONE (619) 688-6960
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 - All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to

Mr. Bill Martin
February 23, 2017
Page 2

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 - The TIS could also include an analysis of the multimodal travel demand expected from the proposed project including the provision of park and ride facilities, ramp improvements, improved bicycle and pedestrian access and safety improvements.
- Caltrans endeavors that any direct and cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

If you have any questions, please contact Keri Robinson of the Caltrans Development Review Branch at (619) 688-3193 or by e-mail at keri.robinson@dot.ca.gov.

Sincerely,



JACOB M. ARMSTRONG, Branch Chief
Development Review Branch



JCP-LGS Residential Property Disclosure Report
The EnviroCheck Report™
For SAN DIEGO COUNTY

RECEIVED
FEB 16 2017

PLANNING DIVISION

Property Address: 1855 BURLINGTON PL.,
ESCONDIDO, SAN DIEGO County, CA 92026
("Residential Property")

APN: [REDACTED]
Report Date: 01/27/2012
Report Number: 1081346

INTRODUCTION AND SUMMARY

The parties to the Transaction to which this Report applies ("Parties") are the owner of the Residential Property on the Report Date ("Seller"), the buyer of the Residential Property under contract of sale as of the Report Date ("Buyer") and their respective licensed real estate agents ("Agents"). JCP-LGS and the Parties are the parties to the contract that is entered into by the purchase of this Report.

SUMMARY OF DETERMINATIONS

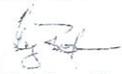
The Residential Property:

- IS IS NOT within ¼ mile of 2 known leaking underground storage tank Site(s).
- IS IS NOT within one (1.0) mile of a "Superfund" or RCRA Corrective Action site(s).
- IS IS NOT within ½ mile of Site(s) other than those above that are listed in the databases specified in the Explanation of Databases Used in this Report.
- IS IS NOT within ¼ mile of a mapped oil or gas well(s).
- IS IS NOT within 2,000 feet of a Gas Transmission or Hazardous Liquid Pipeline(s) depicted in the National Pipeline Mapping System.

For more detailed information as to the foregoing determinations, please read this entire report.

JCP-LGS prepared this Report. The Parties are protected by JCP-LGS's Professional Liability Insurance Policy for damages to the extent they are caused by JCP-LGS's negligent acts, errors or omissions in the performance of our services and subject to the limitations of this report.

Determined by JCP-LGS Disclosure Reports.


Greg Rufe, Chief Operating Officer
JCP-LGS Disclosure Reports

IMPORTANT: ACKNOWLEDGING RECEIPT OF THIS REPORT INDICATES THAT THE RECIPIENT HAS READ AND UNDERSTANDS THE "ABOUT THIS REPORT" PROVISIONS ON PAGE 2.

BUYER'S ACKNOWLEDGEMENT

Buyer(s) acknowledge(s) receipt of this EnviroCheck Report™ by his/her/their signature(s) on the Acknowledgement of Receipt form that is a part of this report package.

ABOUT THIS REPORT

THIS IS A DATABASE REPORT ONLY: This Report only provides information from the Databases identified in this Report. While JCP-LGS has made good faith efforts to report from the Databases as accurately as possible, the quality, accuracy, and currency of the information contained in these Databases can vary greatly. For more information regarding a specific Database, please read the section below entitled "Explanation of Databases Used."

NOT AN INSPECTION REPORT: This Report is not the same thing as a physical inspection report or a full environmental assessment report. JCP-LGS has not physically inspected the Residential Property nor the Sites. This Report only summarizes the information from governmental Databases using the Point Source methodology described below to determine the proximity of Sites to the Residential Property.

LIABILITY PROTECTIONS: Upon purchase of this report and consummation of the sale of the Residential Property to Buyer ("Sale Date"), the Parties involved in that sale are protected against loss caused by any error in this Report as specified in the section below entitled "Methods and Limitations."

NOT AN INSURANCE POLICY: This Report is a binding contract but is not an insurance policy. The price charged for the Report does not cover the costs that would be necessary to provide all of the protections of an insurance policy.

UNDERSTANDING THIS REPORT: To understand the information in this Report, it is important to read the entire Report.

POINT AND LINE SOURCE METHODOLOGY: This Report does not identify the precise areas actually contaminated by an environmental hazard; rather, as a reasonable approximation, it identifies as "point sources" for contamination those Sites identified in a specific Database, such as a leaking underground tank on a specific property. The point sources identified in this Report may not precisely reflect the location of the source of contamination on the Site, nor will they describe the spread of any contamination from the source. In addition, any point source that lies beyond the standard 1/4, 1/2 or 1.0 mile radius distances considered here will not be reflected in this Report—even if it is known to be the origin of a larger contaminated area. Point sources are included in this Report as of the time they are identified in the government lists consulted by JCP-LGS. If a box is checked "IS" on the above Summary of Determinations, JCP-LGS recommends further investigation of that Site. Please note that the Gas Transmission and Hazardous Liquid Pipeline disclosure is based on the Property's location with respect to "line sources" represented in that Database.

The perchlorate contamination plume that is known to have affected groundwater in parts of Morgan Hill, San Martin, and possibly Gilroy is an example of a hazard Study Area. The point source responsible for it, reported to be in Morgan Hill, has not yet been officially listed on a publicly-available government site list. For current information about that Study Area, please contact the Santa Clara Valley Water District Perchlorate Hotline at 1-888-Hey-Noah (1-888-439-6624).

Some official lists may include Sites that have been closed or otherwise cleaned up, or are simply being monitored or regulated with no known contamination.



**JCP-LGS Residential Property Disclosure Report
The EnviroCheck Report™
For SAN DIEGO COUNTY**

Property Address: 1855 BURLINGTON PL ,
ESCONDIDO, SAN DIEGO County, CA 92026
("Residential Property")

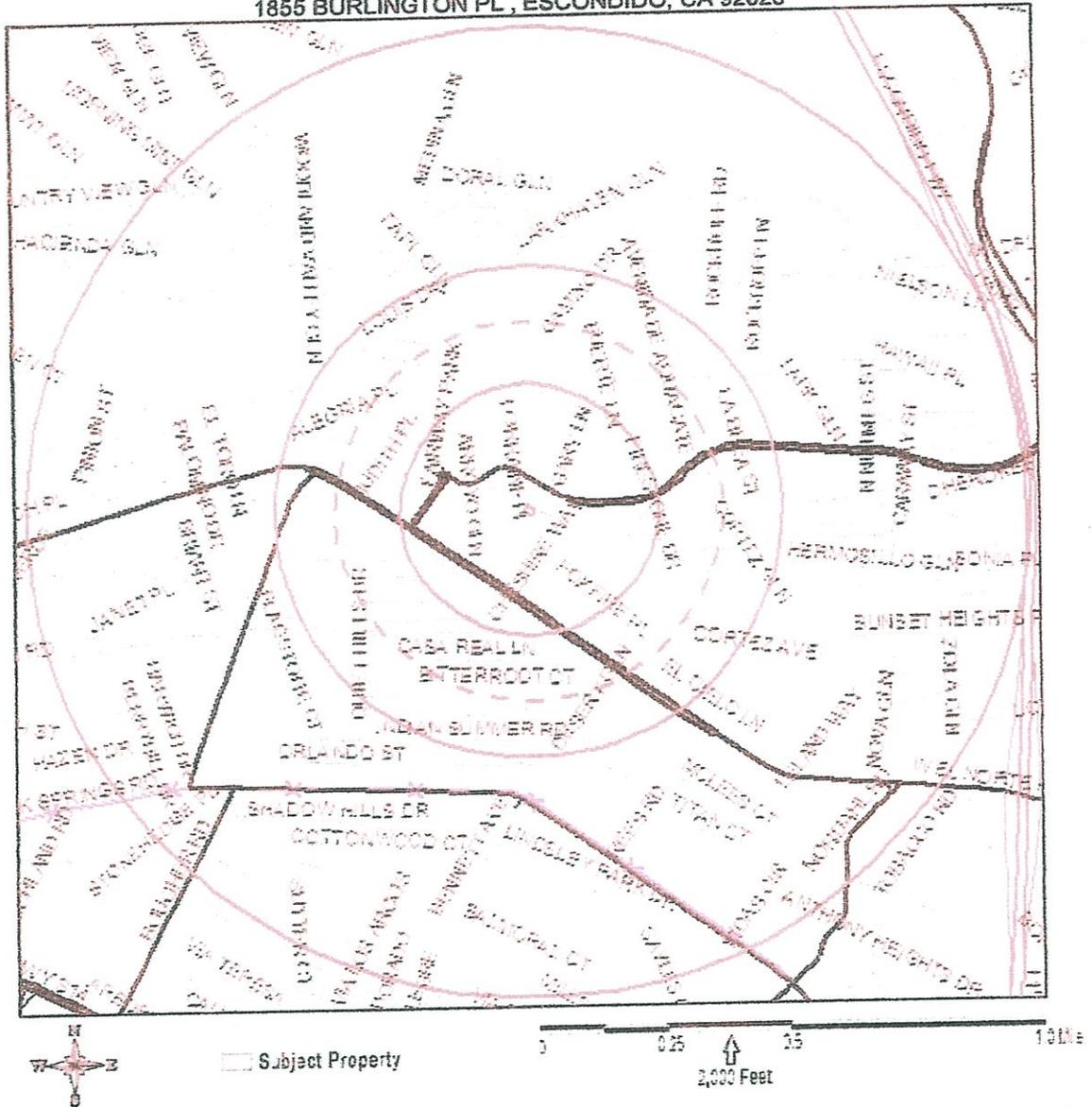
APN: [REDACTED]
Report Date: 01/27/2012
Report Number: 1081346

**THE ENVIROCHECK REPORT™
TABLE OF CONTENTS**

This Report includes the sections identified in this Table of Contents and is not complete if any one of these parts is missing.

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**MAP OF SITES FOUND AROUND PROPERTY AT:
1855 BURLINGTON PL, ESCONDIDO, CA 92026**



NOTE: The foregoing map may show more sites than are reported in the listing below. The map shows all sites found within the square coverage area. The listing below reports only those sites found within the standard radius search distance for the database listed, which covers a smaller area. Sites outside of that standard radius search distance are not listed below. The standard radius search distances for point sources are defined by the U.S. Environmental Protection Agency's "All Appropriate Inquiries" (AAI) guidelines. The AAI standard search distance differs between database categories, depending upon degree of potential hazard. Pipeline search distance (2,000 feet, red dashed circle on map) complies with U.S. bill H.R. 22 (Speier). See section called "Explanation of Databases Used" for the actual standard search distance used for each database category.

	(NPL) Federal National Priorities List or "Superfund" sites		(SWIS) Solid Waste Landfill Facilities
	(RCRA COR) Corrective Action Sites		(SLIC) Spills, Leaks, Investig. & Cleanup
	(LUST) Leaking Underground Storage Tanks		California EnviroStor State Response Sites
	Oil or Gas Well		Gas Transmission Pipelines (Approximate)
	Hazardous Liquid Pipelines (Approximate)		



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APN: [REDACTED]
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**LIST OF SITES IDENTIFIED IN
ENVIRONMENTAL DATABASE RECORDS SEARCH**

The list below indicates the results of an electronic search of certain federal and state level environmental-hazard record systems, or databases, that are known to include contaminated sites. The databases are searched for hazard sites at standard distances from the subject property. The standard search distance is not the same for all databases, but depends upon the nature of the environmental hazard which the database represents. First American uses search distances that comply with the U.S. Environmental Protection Agency (EPA) "All Appropriate Inquiry" (AAI) standard for government records search (40 CFR Part 312.26) under the U.S. Small Business Liability Relief and Revitalization Act ("the Brownfields Law"). "Distance" is the straight line distance in miles between the Property geocode (latitude/longitude) and the Site geocode.

Open = Site listed as undergoing clean-up, investigation, or referral to another agency; or as non-active, abandoned or absorbed but not closed or completed.

Closed = Site listed as clean-up completed, release secured, no further remedial action planned, case closed, or delisted.

Active (or Inactive) = Site facility listed as actively (or not actively) engaged in a type of activity regulated under RCRA.

N/A = Not Applicable – site listed as uncontaminated, or as using or storing hazardous substances.

N/P = Not Provided – site status not supplied on agency list used.

- | Found | None Found | Database Searched (with standard search distance) |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | National Priorities List (Federal "Superfund" list) - 1 mile |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Federal Resource Conservation and Recovery Act (RCRA) - Corrective Actions List - 1 mile |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | California State Response List (includes Active Annual Workplan, AWP, sites) - 1/2 mile |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | California Spills, Leaks, Investigation and Cleanup (SLIC) List - 1/2 mile |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | California Solid Waste Landfill Sites (SWIS) List - 1/2 mile |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | California Leaking Underground Storage Tank (LUST) List (see Status explanation below) - 1/4 mile |

Listed Site Name	Address	Case No.	Status	Distance (miles)
ESCONDIDO COUNTRY CLUB MAINT.	1800 COUNTRY CLUB LN ESCONDIDO, CA 920261003	T0607300534	Closed	0.179523
ESCONDIDO COUNTRY CLUB MAINT.	1800 COUNTRY CLUB LN ESCONDIDO, CA 920261003	T0607300665	Closed	0.179523



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WHAT THIS MEANS: LUST STATUS: LUST sites are also known as LUFT, or Leaking Underground Fuel Tank, sites; we use the term LUST to be consistent with the State's current terminology. All of the Sites listed on the State's Leaking Underground Storage Tank Information System (LUSTIS) have been identified to have had a leaking storage tank. Many of LUST Sites have been cleaned up and the cases "Closed", and this is noted above if it is the case. Parties should be aware that LUST sites remain in the LUSTIS database even after they have been closed, and are included in this report if found by our search. Leaking underground storage tanks are the most common type of contamination. Storage tank leaks are often less extensive than other types of contamination releases and usually do not extend beyond the real property on which the tank is located.

For more information about such sites, please contact the State Water Resources Control Board, Leaking Underground Storage Information System, (916) 341-5740 or (916) 341-5700.



JCP-LGS Residential Property Disclosure Reports

The Natural Hazard Disclosure Report For SAN DIEGO COUNTY

Property Address: 1855 BURLINGTON PL ,
 ESCONDIDO, SAN DIEGO COUNTY, CA 92026
 ("Property")

APN: [REDACTED]
 Report Date: 01/27/2012
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SUMMARY OF NATURAL HAZARD DISCLOSURES

*Map N/A: Map not available, and/or not officially adopted by the jurisdiction, and/or not of sufficient scale from which to make parcel specific determinations.

STATE LEVEL DETERMINATIONS

IN	NOT IN	MAP N/A*	Hazards	The Property is:	Refer to page:
	✓		Flood	NOT IN a Special Flood Hazard Area. The Property is IN a FEMA-designated Flood Zone X.	8
	✓		Dam	NOT IN an area of potential dam inundation.	8
	✓		Very High Fire Hazard Severity	NOT IN a very high fire hazard severity zone.	9
	✓		Wildland Fire Area	NOT IN a state responsibility area.	9
	✓		Fault	NOT IN an earthquake fault zone designated pursuant to the Alquist-Priolo Act.	10
		✓	Landslide	Map Not Available	10
		✓	Liquefaction	Map Not Available	10

COUNTY LEVEL DETERMINATIONS

IN	NOT IN	MAP N/A*	Hazards	The Property is:	Refer to page:
	✓		Fault	NOT WITHIN 600 feet of a mapped Fault.	12
	✓		Seismic Shaking	NOT IN a mapped Fault & Near Source Shaking Zone.	12
✓			Expansive Soils	IN a mapped area of Expansive Clays.	12
✓			Fire	IN a mapped area of Moderate Fire Threat.	12

CITY LEVEL DETERMINATIONS

IN	NOT IN	MAP N/A*	Hazards	The Property is:	Refer to page:
	✓		Soils	NOT IN a mapped area of Granitic Soils presenting Development, Grading, and Landscaping Constraints.	14
	✓		Fire	NOT IN a mapped Fire Hazard Area.	14
	✓		Slope	NOT IN a mapped area of Steep Slopes.	14



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SAN DIEGO COUNTY GEOLOGIC ZONES DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Record(s), contained in the Safety Element of the San Diego County General Plan as adopted by the County Board of Supervisors in 2011, are utilized for the following County-level disclosures: "Figure S-1: Fire Threat," "Figure S-2: Faults and Near Source Shaking Zones," and "Figure S-4: Expansive Clays."

FAULT

According to the Public Record, active faults in San Diego County include segments of the Elsinore, Rose Canyon, and San Jacinto fault zones. These fault zones are also identified as active by the State Geologist. The Public Record includes other faults which are not depicted as active; however, some of those other faults, such as the La Nacion (near National City and Chula Vista), are considered active according to the County's Multi-Jurisdiction Hazard Mitigation Plan.

Reporting Standards: California's Alquist-Priolo Fault Zone Act (1972) established a standard for the width of a regulatory fault zone — one-eighth of one mile on both sides of an active fault trace. For reporting purposes, "WITHIN" shall be reported if any portion of the Property is within one-eighth of one mile (660 feet) of a "Fault" as delineated in the Public Record. "NOT WITHIN" shall be reported if no portion of the Property is situated within one-eighth of one mile (660 feet) of a mapped Fault delineated in the Public Record. For information about faults deemed to be active by the State Geologist, please see the state-level discussion and disclosure of "Earthquake Fault Zone" in the preceding section of this Report. For information about other faults disclosed here, please contact the Planning Department of your local jurisdiction.

SEISMIC SHAKING

Of the geological hazards, seismic hazards pose the highest potential for causing widespread damage in San Diego County. The entire County is located within Seismic Zone 4 (Sec. 1629.4.1 of the *California Building Code [CBC]*), which is the highest Seismic Zone and, like most of Southern California, is subject to ground shaking. Areas closest to active faults face the greatest potential to experience near source seismic shaking. The Public Record includes a map of "Seismic Shaking Buffers" of 2, 5, 10, and 15 kilometers around the Elsinore, Rose Canyon, and San Jacinto fault systems.

Reporting Standards: "IN" shall be reported as well as the more/most severe Seismic Shaking Buffer category (2, 5, 10, or 15 Kilometer) if any portion of the Property is within a Fault & Near Source Shaking Zone. "NOT IN" shall be reported if no portion of the Property is located within a mapped Fault & Near Source Shaking Zone.

EXPANSIVE CLAYS

Certain types of clay soils expand when they are saturated and shrink when dried. These are called expansive soils. According to the County's General Plan Environmental Impact Report (EIR), expansive soils can pose a threat to the integrity of structures built on them without proper engineering. Expansive soils are derived primarily from weathering of feldspar minerals and volcanic ash. Areas of highly expansive soils within San Diego County occur predominately in the coastal plains, an area of dissected marine terraces and uplands. They can also be found in valleys and on slopes in the foothills and mountains of the Peninsular Ranges Region and, to a lesser extent, in the desert. In the foothills, soils having a high expansion potential occur near Ramona, Escondido, Rainbow, and areas northeast of Vista. Other areas having high shrink-swell soils are Guatay and Pine Valley. The expansion and contraction of the soil varies with the soil moisture content (wet or dry), and can be aggravated by the way a property is maintained or irrigated. Human activities can increase the moisture content of the soils, and the threat of expansive soil damage. For example, a subdivision of homes that continually irrigates the landscaping or removes significant amounts of native vegetation could create this condition.

Reporting Standards: If any portion of the Property is located within an area of "Expansive Clays" as delineated in the Public Record, "IN" shall be reported. If no portion of the Property is located within an area of "Expansive Clays", "NOT IN" shall be reported. The Public Record for this hazard relies on the following data source: Soil Survey Geographic (SSURGO) database for San Diego County, California, published by the U.S. Department of Agriculture, Natural Resources Conservation Service on December 17, 2007. That original data source was used in making this disclosure.

FIRE

Fire hazards represent a high level threat to personal injury and property damage throughout San Diego County. Because most of the unincorporated County is located within very high or extreme fire threat areas, avoiding high threat areas is not possible. Comparing structural loss data from California Department of Forestry and Fire Protection (CAL FIRE) of the 20 largest California wildland fires by structural loss between 1923-2008, San Diego County accounted for over 34 percent of the total destroyed structures statewide. Between 1967 and 2007 San Diego County experienced more than 9,000 destroyed dwellings from wildland fires. The topography, geographic, and climatic conditions within our region lead to the overall regional fire problem. Over half of the land acreage of the unincorporated county is public land owned by the federal government, state government, or local government. Therefore, policies focus on minimizing the impact of wildfires through land use planning techniques and other mitigation measures. These include defensible development, minimizing flammable

NATIVE AMERICAN HERITAGE COMMISSION

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West Sacramento, CA 95691
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Website: <http://www.nahc.ca.gov>
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January 27, 2016

Bill Martin
City of Escondido
210 North Broadway
Escondido, CA 92025-2798

sent via e-mail:
kblackson@escondido.org

RE: SCH# 2017011060; The Villages – Escondido Country Club Project Proposal; ENV 16-0010; SUB 16-009 Project, Notice of Preparation for Draft Environmental Impact Report, San Diego County, California

Dear Mr. Martin:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. **Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).

- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1 (b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
 3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
 4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
 7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
 9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - I. Planning and construction to avoid the resources and protect the cultural and natural context.
 - II. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - I. Protecting the cultural character and integrity of the resource.
 - II. Protecting the traditional use of the resource.
 - III. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)). *This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason,

we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

cc: State Clearinghouse



810 Mission Avenue
Oceanside, CA 92054

(760) 966-6500
(760) 967-2001 (fax)
www.GoNCTD.com

November 28, 2016

Mr. Mike Strong
City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Re: The Villages

Dear Mr. Strong:

Thank you for the opportunity to review and comment on The Villages Development Project located on Country Club Lane in Escondido.

The North County Transit District's (NCTD) staff has reviewed the vesting tentative map dated October 27, 2016, and identified four (4) bus stops located within the project area. NCTD has the following recommendations for bus stop improvements:

1. Construction of a 10' x 24', ADA compliant concrete pad located westbound on West Country Club Lane, between Arroyo Glen and Capistrano Glen
2. Construction of a 10' x 24', ADA compliant concrete pad located westbound on West Country Club Lane, approximately 150' east of La Brea Street
3. Construction of a 10' x 24', ADA compliant concrete pad located eastbound on West Country Club Lane, approximately 100' east of La Brea Street
4. Construction of a 10' x 24', ADA compliant concrete pad located westbound on West Country Club Lane, approximately 20' west of Nutmeg Street

These recommended improvements allow for safe, convenient, and ADA-compliant access to transit service. Thank you again for allowing NCTD to review and comment on this project. Should you have any questions related to this review, please feel free to contact me at (760) 966-6655, or via email at jdunning@nctd.org.

Sincerely,



Johnny Dunning, Jr.
Manager of Service Planning

cc: Damon Blythe, Deputy Chief of Transit Operations Planning, NCTD

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San Diego County Archaeological Society, Inc.

Environmental Review Committee

2 February 2017



To: Ms. Kristin Blackson, Contract Planner
Planning Division
City of Escondido
201 North Broadway
Escondido, California 92025

Subject: Notice of Preparation of a Draft Environmental Impact Report
The Villages
ENV 16-0010, SUB 16-0009

Dear Ms. Blackson:

Thank you for the Notice of Preparation for the subject project, which was received by this Society last month.

We are pleased that cultural resources have been included in the list of subject areas to be addressed in the DEIR. In order to permit us to review the cultural resources aspects of the project, please include us in the distribution of the DEIR when it becomes available for public review. Also, in order to facilitate our review, we would appreciate being provided with one copy of the cultural resources technical report(s) along with the DEIR.

SDCAS appreciates being included in the environmental review process for this project.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File