

CITY OF ESCONDIDO

Planning Commission and Staff Seating



A. CALL TO ORDER: 7:00 p.m.

B. FLAG SALUTE

C. ROLL CALL:

D. MINUTES: [11/14/17](#)

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

The Planning Division is the coordinating division for the Planning Commission.
For information, call (760) 839-4671.

E. WRITTEN COMMUNICATIONS:

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. TENTATIVE SUBDIVISION MAP EXTENSION AND REVISION, MASTER DEVELOPMENT PLAN, DEVELOPMENT AGREEMENT, PREZONE, AND ANNEXATION – SUB 17-0007:

REQUEST: The project request includes the following components:

- 1) Extension of a Tentative Subdivision Map for a residential development containing 34 single-family lots, originally approved as Tract 916 on April 5, 2006, and revised as Tract 916-R on April 9, 2008;
- 2) Revision of the Tentative Subdivision Map to add a 12.5'-wide open space easement along the rear property line of certain residential lots, and to modify conditions of approval regarding fencing materials and residence heights;
- 3) A Master Development Plan to allow lot clustering and reduction of lot sizes below the 20,000 SF required for the Estate II designation of the General Plan, to replace the Master Development Plan that was approved with Tract 916 but has since expired;
- 4) A Development Agreement for contributions toward improvements to address infrastructure deficiencies in the North Broadway Region of Influence, to replace the Development Agreement that was approved with Tract 916 but has since expired;
- 5) Annexation of the residential development site into the City of Escondido;
- 6) Prezone of 632 and 644 North Avenue to RE-20, and annexation of these two properties, as well as 714 North Avenue (previously prezoned to RE-20), into the City of Escondido; and
- 7) The adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The residential development site is located on the north side of North Avenue, between Laurashawn Lane and Kaywood Drive, and is comprised of two lots totaling 17.2 acres (224-153-19 and 224-153-20). The three properties to be annexed along with the development site are also located on the north side of North Avenue, and are addressed as 632 North Avenue (0.23 acre), 644 North Avenue (0.29 acre), and 714 North Avenue (0.23 acre).

ENVIRONMENTAL STATUS: An Amended Mitigated Negative Declaration (MND) was adopted for Tract 916 on April 5, 2006. The Amended MND identified potentially significant impacts to biological and cultural resources and hazards or hazardous materials. Mitigation measures were included to reduce those impacts to a less than significant level. The applicant has obtained updated traffic, aesthetics, greenhouse gas, hydrology, and soils analyses which show that Tentative Map revisions would not create new significant environmental impacts or increase the severity of impacts identified in the Amended MND. Therefore, an Addendum to the Amended MND has been prepared. None of the conditions that would trigger a subsequent Mitigated Negative Declaration or Environmental Impact Report are present.

APPLICANT: Casey Johnson, North Avenue Estates

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

2. MODIFICATION TO A MASTER AND PRECISE DEVELOPMENT PLAN – PHG 17-0020:

REQUEST: A modification to two previously approved Master and Precise Development Plans (City File Nos. PHG16-0012 “Escondido Innovative Center, and PHG15-0042 “Victory Industrial Park) to consolidate both planned industrial projects into one comprehensive project. The proposed modification includes the development of a single, 212,088 SF industrial/warehouse building on approximately 11.04 acres of industrial-zoned land. The project includes 220 surface parking spaces, up to 26 truck loading docks, 14 trailer truck stalls, landscaping, on- and off-site infrastructure improvements and grading, and storm water-drainage improvements. Grading permits previously were issued for each separate project site in conformance with the approved grading plan for each project, and rough grading for each site has begun. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The project site encompasses two parcels totaling approximately 11.04 acres generally located at the southeastern corner of Harmony Grove Road and Enterprise Street, addressed as 1995 and 2002 Harmony Grove Road (APNs 235-050-15 and -58).

ENVIRONMENTAL STATUS: Mitigated Negative Declarations were issued and adopted for both industrial projects (City File Nos. ENV15-0017 and ENV16-0008) in conformance with the California Environmental Quality Act (CEQA). Mitigation Measures were adopted to reduce potential impacts related to biological resources, cultural, tribal cultural resources, and traffic/transportation, to less than a significant level. An Addendum to the adopted Escondido Innovative Center MND has been prepared to address the proposed modifications to the project and comparison of potential environmental impacts. None of the conditions that would trigger a subsequent Mitigated Negative Declaration is present.

APPLICANT: Badiie Development, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

3. ZONING CODE ADMENDMENT AND CONDITIONAL USE PERMIT – AZ 17-0003 AND PHG 17-0009:

REQUEST: An amendment to Articles 1 and 26 of the Escondido Zoning Code to establish a five (5) year pilot program allowing non-industrial incubator uses as conditional uses within the M-1 (Light Industrial) and M-2 (General Industrial) zones, and a Conditional Use Permit to allow a cryotherapy business as an incubator use within an existing 5,642 SF multi-tenant industrial building located in the M-1 (Light Industrial) zone. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: The proposed Zoning Code Amendment (ZCA) would affect M-1 and M-2 zoned properties citywide. The proposed cryotherapy business would be located within an approximately 2.24-acre industrial complex on the south side of Simpson Way, between Venture Street and State Place, addressed as 1553 Simpson Way (APN 232-440-39).

ENVIRONMENTAL STATUS: The proposed Amendment to the Zoning Code is exempt from environmental review in conformance with CEQA Section (15061 (b)(3) "General Rule." The proposed Conditional Use Permit is categorically exempt from environmental review in conformance with CEQA Section 15301, "Existing Facilities."

APPLICANT: Joshua & Rebecca Taylor (The Cryo-Therapy Warehouse)

STAFF RECOMMENDATION: Approval

COMMISSION ACTION:

PROJECTED COUNCIL HEARING DATE:

H. CURRENT BUSINESS:

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT

CITY OF ESCONDIDO
MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION

November 14, 2017

INTERIM CHAIRMAN ELECTION:

In the absence of a Chair and Vice-chair, the Commission was asked to select a provisional Acting Chair to preside over the November 14, 2017 meeting.

ACTION:

Moved by Commissioner Cohen, seconded by Commissioner Spann, to elect Commissioner Weiler to interim Chair. Motion carried unanimously. (4-0)

The meeting of the Escondido Planning Commission Meeting was called to order at 7:03 p.m. by Interim Chairman Weiler, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Michael Cohen, Commissioner; Joe Garcia, Commissioner; James Spann; Commissioner; and Stan Weiler, Commissioner.

Commissioners absent: Jeffery Weber, Chairman; Don Romo, Vice-chairman; and James McNair, Commissioner.

Staff present: Mike Strong, Assistant Planning Director; Adam Finestone, Principal Planner; Owen Tunnell, Principal Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Cohen, to approve the minutes of the October 24, 2017, meeting. Motion carried unanimously. (4-0)

WRITTEN COMMUNICATIONS – None.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS: – None.

PUBLIC HEARINGS:

1. ZONING CODE AMENDMENT – AZ 17-0004:

REQUEST: Amendment to Article 40 of the Escondido Zoning Code (Historical Resources) to reduce the required number of Historic Preservation Commissioners from nine (9) to seven (7). The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY SIZE AND LOCATION: Citywide

Adam Finestone, Principal Planner, referenced the staff report and recommended that the Commission approve staff's recommendation to reduce the required number of Historic Preservation Commissioners from nine (9) to seven (7).

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Cohen, to approve staff's recommendation. Motion carried unanimously. (4-0)

ORAL COMMUNATIONS: None.

PLANNING COMMISSIONERS: No discussion.

ADJOURNMENT:

Interim Chair Weiler adjourned the meeting at 7:07 p.m. The next meeting was scheduled for November 28, 2017, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

Mike Strong, Secretary to the Planning
Commission

Ty Paulson, Minutes Clerk

PLANNING COMMISSION

Agenda Item No.: 6.1
Date: November 28, 2017

CASE NUMBER: SUB17-0007

APPLICANT: Casey Johnson, North Avenue Estates

LOCATION: North Avenue, between North Broadway and Kaywood Drive (APNs 224-153-19, 224-153-20, 224-331-14, 224-331-16, and 22-153-15)

TYPE OF PROJECT: Tentative Subdivision Map Extension and Revision, Master Development Plan, Development Agreement, Prezone, and Annexation

PROJECT DESCRIPTION: Extension and Revision of a previously-approved Tentative Subdivision Map, a Master Development Plan, and a Development Agreement for a new residential development containing 34 residential lots and five open space lots, currently known as North Avenue Estates and formerly known as Tract 916. The project also includes an annexation of the residential development site, as well as annexation of three adjacent lots that have previously connected to public sewer services (632, 644, and 714 North Avenue). The development site has already been prezoned PD-R-1.97 and 714 North Avenue has been prezoned RE-20. The remaining properties (632 and 644 North Avenue) would be prezoned RE-20 under this request.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: All lots affected by this project are currently within County jurisdiction, under the Semi-Rural Residential (SR-1) designation of the County of San Diego General Plan. Upon annexation, they will be located within the E2 (Estate II; up to 2 dwelling units/acre) designation of the City of Escondido General Plan.

ZONING: The two lots to be occupied by the proposed residential development (224-153-19 and -20) are located within the County jurisdiction with RR (Rural Residential) zoning, but have been prezoned PD-R 1.97 (Planned Development- Residential; 1.97 dwelling units/acre) by the City of Escondido, in anticipation of annexation. The property at 714 North Avenue is also located within the County jurisdiction with RR (Rural Residential) zoning, but has been prezoned RE-20 (Residential Estates; minimum 20,000 SF lot size) by the City. The properties at 632 and 644 North Avenue are located within the County jurisdiction with RS (Single Family Residential) zoning, but have not yet been prezoned by the City. This project would prezone those properties to RE-20.

BACKGROUND/SUMMARY OF ISSUES:

On April 5, 2006, City Council approved a residential subdivision project known as Tract 916 (Tentative Subdivision Map), 2005-17-PZ/PD/DA (Prezone, Master and Precise Development Plan, and Development Agreement), and 2005-03-AN (Annexation). The Tentative Subdivision Map included 34 single-family lots and five open space lots on a 17.2-acre property just north of Escondido. The Planned Development would have allowed for lot clustering and lot sizes below the 20,000-SF minimum usually required for properties in the Estate II (E2) designation of the General Plan, and details about floorplans and architecture were also provided for the proposed residences. Because the property was still located within the jurisdiction of the County of San Diego, the project also included a Prezone of the development site from County zoning to PD-R-1.97 (Planned Development; maximum 1.97 residential units/acre), a Prezone of four adjoining properties (702, 708, and 714 North Avenue, plus 3057 Kaywood Drive) from County Zoning to RE-20 (Residential Estates; minimum 20,000 SF lot size), and an Annexation request for the development site and the four adjoining properties. Finally, a Development Agreement was also proposed to address deficiencies in the North Broadway Region of Influence area. The Development Agreement would have required a community benefit payment of \$12,000 per lot as well

as drainage improvements, and would have locked the City's development fees for the five-year term of the agreement and reimbursed the developer for up to \$100,000 in project fees and community benefit payments to pay for the share of drainage improvements that exceeded the project's requirements.

On April 9, 2008, City Council approved a revision to the Tentative Map (Tract 916-R) and a new Precise Development Plan to consolidate primary access at the south side of the development (on North Avenue, across from Conway Drive), and to designate the entry at the west side of the development (on Tamara Lane, a connector to Laurashawn Lane) for emergencies only. The previous approval had allowed primary access from both the south and west sides, and designating the west entrance for emergencies only addressed concerns of Laurashawn Lane residents regarding traffic on their street. The revision did not affect any other discretionary approvals related to the project and did not modify the number of lots to be created.

Following City Council approval, the project was taken to the San Diego Local Agency Formation Committee (LAFCO) on August 4, 2008, for final approval of the annexation request. LAFCO approved the annexation, contingent on the revision of one of the project conditions that City Council had approved. The condition in question addressed protocols for handling septic failures on properties adjacent to the development site. The condition approved by City Council stated that in the event of septic failure on any Laurashawn Lane properties along the project's western boundary as a result of project-related grading operations (as determined by the majority opinion of the City Engineer, a County Environmental Health Department, and a forensic engineer), the developer would repair (and bear the full cost of repairing) the system, or connect the property to public sewer to the satisfaction of the City Engineering. LAFCO required that this condition be changed so that the Department of Environmental Health alone would make an initial determination at the end of grading activities as to whether any adjacent septic systems were at risk for failure. If the County determined that a septic system was failing or about to fail, the City of Escondido and the developer would provide for the execution of a binding commitment between the City and the affected property owner to connect to public sewer at no expense to the affected property owner.

The project was then taken back to City Council for a determination on whether this condition should be modified per LAFCO's instruction. The approval of the project would not be effective until all necessary follow-up actions were completed, including the acceptance of LAFCO's suggested modifications. City Council voted not to accept LAFCO's proposed changes on the grounds that they would diminish the City's role in determining the cause of septic failures on adjacent properties, and would expand the window of time during which the developer could be held responsible for failures. Since the City would not accept LAFCO's changes and LAFCO would not finalize the annexation without them, the project was unable to move forward.

Tract 916 and 916-R were tied to the five-year term of the project's development agreement, so the initial expiration date of the Tentative Subdivision Map was May 12, 2011. A series of state-mandated automatic extensions moved that map expiration date to May 12, 2017. However, these extensions were only associated with the tentative subdivision map and did not affect the other discretionary approvals for the project. As a result, the Development Agreement and Planned Development expired on May 12, 2011. On July 10, 2009, LAFCO granted a one-year extension for completing the annexation process, but since a solution to the disagreement over project conditions was not reached, the annexation expired as well.

In February of 2017, with several approvals already expired and a map that was set to expire in three months, the applicant submitted a request to the City for the following:

- Extension of the Tentative Subdivision Map approved on February 26, 2008, under Tract 916-R.
- Revision of the Tentative Subdivision Map. The map would continue to include 34 residential lots on two APNs (224-153-19 and 224-153-20) comprising 17.2 acres, as well as five open space areas and a multipurpose trail running from Kaywood Drive to the south end of the development. However, lot sizes would be adjusted slightly (lot sizes previously ranged from 10,025 SF to 28,764 SF, and now would range from 11,684 SF to 22,777 SF). The map would now include a 12.5'-wide open space easement along the rear property line of several residential lots within the development (this is one of the five open space areas noted in the previous sentence).
- A new Master Development Plan to replace the one that previously expired. The Master Development Plan would allow lot clustering and reduction of lot sizes below the 20,000 SF required for the Estate II designation of the General Plan (proposed development standards are described later in the staff report).

Unlike the previous approval, the applicant has elected not to provide details about residential design or floorplans under this project, and will instead apply for Precise Development Plan approval at a later date to cover these issues.

- An Annexation of the residential development site into the City of Escondido, to replace the one that previously expired. Three additional nearby properties (632, 644, and 714 North Avenue) would also be annexed into the City, since the owners of these properties have previously connected to City sewer services and were required to sign Irrevocable Offers of Annexation as a condition of connection. The property at 714 North Avenue has already been rezoned to RE-20. The properties at 632 and 644 North Avenue have not yet been rezoned, so the current request proposes to rezone them to RE-20 as well.
- A Development Agreement to replace the one that previously expired, for contributions toward improvements to address infrastructure deficiencies in the North Broadway Region of Influence. Terms would be included for payment of deficiency fees, construction of drainage improvements, granting of fee credits, and replacement of trees removed by grading activities. The proposed terms are included as an attachment to this staff report, and the agreement itself will be included in the package that goes to City Council for final approval. (Please note that final landscape design details and tree planting requirements are typically handled at the landscape permit stage of a project, and per regular procedure, the applicant will be required to submit a landscape permit package to the City prior to issuance of grading permits. However, since the Amended Mitigated Negative Declaration prepared for Tract 916 included a mitigation measure that explicitly stated that tree replacement should be a term of the Development Agreement, a term has now been included to satisfy that mitigation measure.)

The applicant is requesting modifications for some of the conditions of approval that were part of Tract 916 and 916-R. A condition outlining procedures for handling septic failures on properties adjoining the development site would be amended since the applicant is proposing a 12.5'-wide open space buffer along the rear property line of Lots 1-6 and 19-30, and the east and north sides of Lot 34, as an extra precaution to separate new development from adjacent properties and protect septic systems. A condition concerning wrought-iron fencing for any fence over six feet in height, between the residential subdivision and adjacent properties, would also be eliminated since the applicant is now proposing to provide vinyl fencing along the interior side of the 12.5'-wide buffer. Finally, a condition prohibiting two-story homes adjacent to Laurashawn Lane properties would be changed to allow up to eight two-story homes (and no fewer than six one-story homes) on Lots 20-33, with a maximum 27' building height and minimum 40' rear setback for any two-story structure in this range.

The applicant is also requesting modifications to some previously-approved development standards. Tract 916 and 916-R called for a minimum front setback of 20', but the current proposal would reduce that to 15'. Previous approvals required a rear setback of 20', and this would stay the same for most properties, but two-story homes on Lots 20-33 would be required to maintain a 40' rear setback. Finally, no floor area ratio (FAR) or lot coverage standards were specified in the original project, so the current proposal would set those at .50 and 40%, respectively, to be consistent with the standards of the R-1 (Single Family Residential) zone.

Staff believes that the issues are as follow:

1. Whether the 12.5'-wide open space easement, as shown on the Revised Tentative Map, is an acceptable measure to prevent project-related impacts to the septic systems on Laurashawn Lane properties.
2. Whether the project's proposed development standards, including allowing a mixture of one-story and two-story homes on the west side of the development, are appropriate.
3. Whether the project's CEQA obligation can be satisfied with an Addendum to the Mitigated Negative Declaration previously certified for Tract 916.

REASONS FOR STAFF RECOMMENDATION:

1. The potential impact of the project on nearby septic systems has been a long-standing concern of residents on Laurashawn Lane. The original project attempted to address this concern by imposing a condition that required the developer to repair any systems damaged by the project at the developer's cost or, if repairs were infeasible, to connect affected properties to public sewer at the developer's cost. The condition stated that a majority opinion of the City Engineer, County Environmental Health Department, and a forensic engineer would determine whether

project activities were responsible for the failure of these septic systems. As discussed above, LAFCO required revision of this condition of approval prior to finalizing the annexation, and City Council declined to revise the condition, leaving the applicant unable to complete the annexation or the remainder of the project. The applicant is now proposing to amend the condition of approval about septic repair from the project, and has proposed to provide a 12.5'-wide open space buffer along the rear property line of Lots 1-6, Lots 19-30, and the east and north sides of Lot 34, to prohibit development in this area. This buffer is intended as an extra measure of protection for the neighbors, since the applicant has also provided a letter from Geocon, a geotechnical engineer, that states their professional opinion that grading in the North Avenue Estates development site will not cause or contribute to failure of septic systems on adjoining properties. A copy of this letter and the documentation that supports it is attached to this staff report.

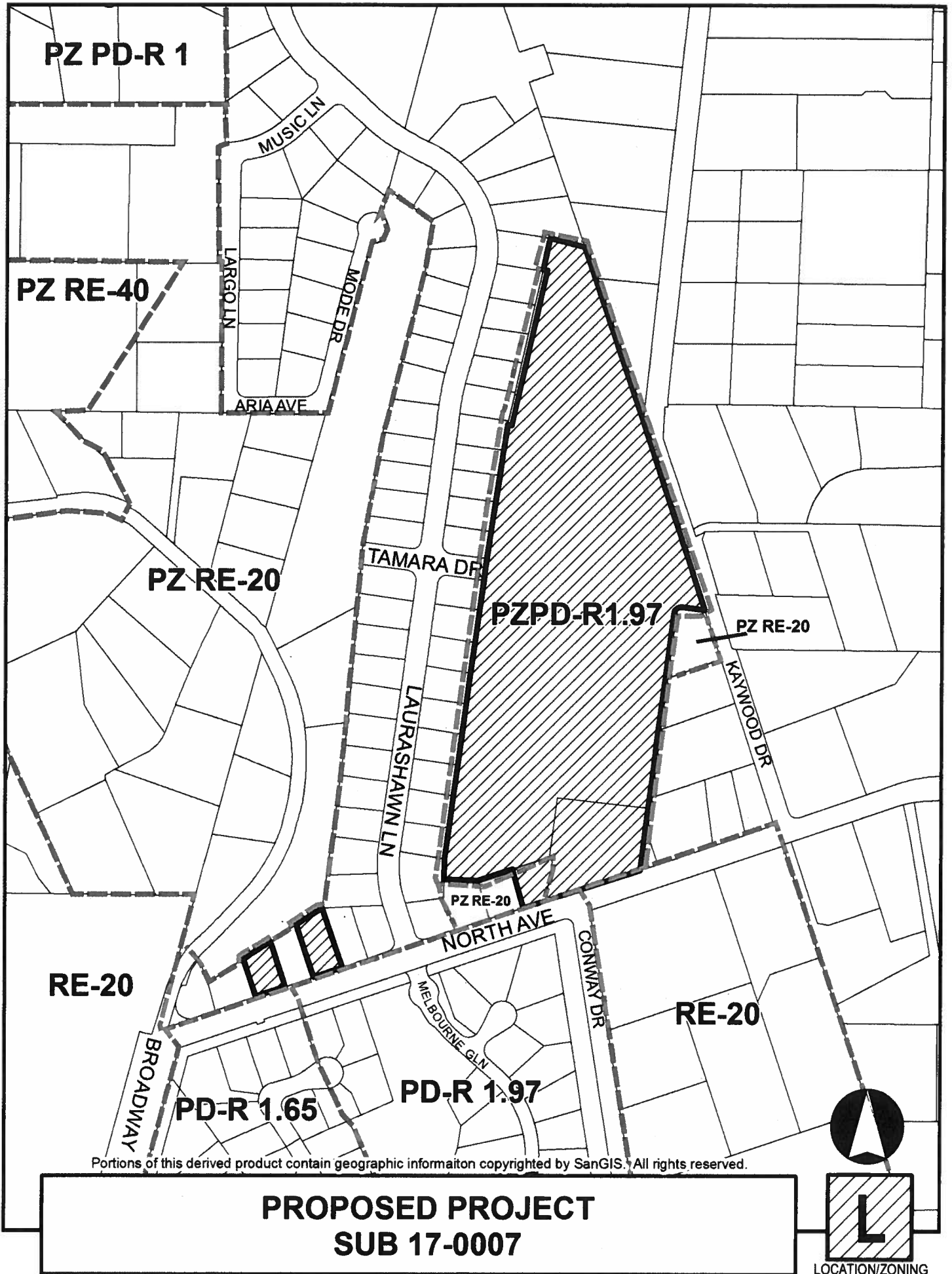
2. The original project proposed a minimum front setback of 20 feet, a minimum side setback of 15 feet combined for both sides, and a minimum rear setback of 20 feet for all residential lots. It also included a condition requiring all new homes adjacent to existing residences on Laurashawn Lane (excluding Lot 34, at the far north end of the development) to be limited to one story and 17 feet in height, to address concerns by Laurashawn neighbors that taller homes would block views from their properties and disrupt privacy. Under the current proposal, the applicant has requested to allow two-story homes up to 27 feet in height on up to eight of the properties between Lots 20 and 33. The remaining six lots between 20 and 33 would still be limited to a height of one story and 17 feet. As a concession for allowing two-story homes on lots that had previously prohibited them, the applicant has proposed to require any two-story elements to be located at least 40 feet from a rear property line. This 40' rear setback exceeds requirements for any residential zone in the City of Escondido (minimums range from 5' to 20' depending on the zone, and no residential zones prohibit two-story structures). The applicant has also proposed a minimum front setback of 15' for all residential lots (a 5' reduction from what was originally approved), with the reasoning that a smaller front setback will give the developer more flexibility in constructing homes farther from rear property lines. The applicant is not proposing to change the side setback that was previously approved. The Supplemental Details of Request section later in this staff report compares previously-approved development standards to standards proposed under the current project request.

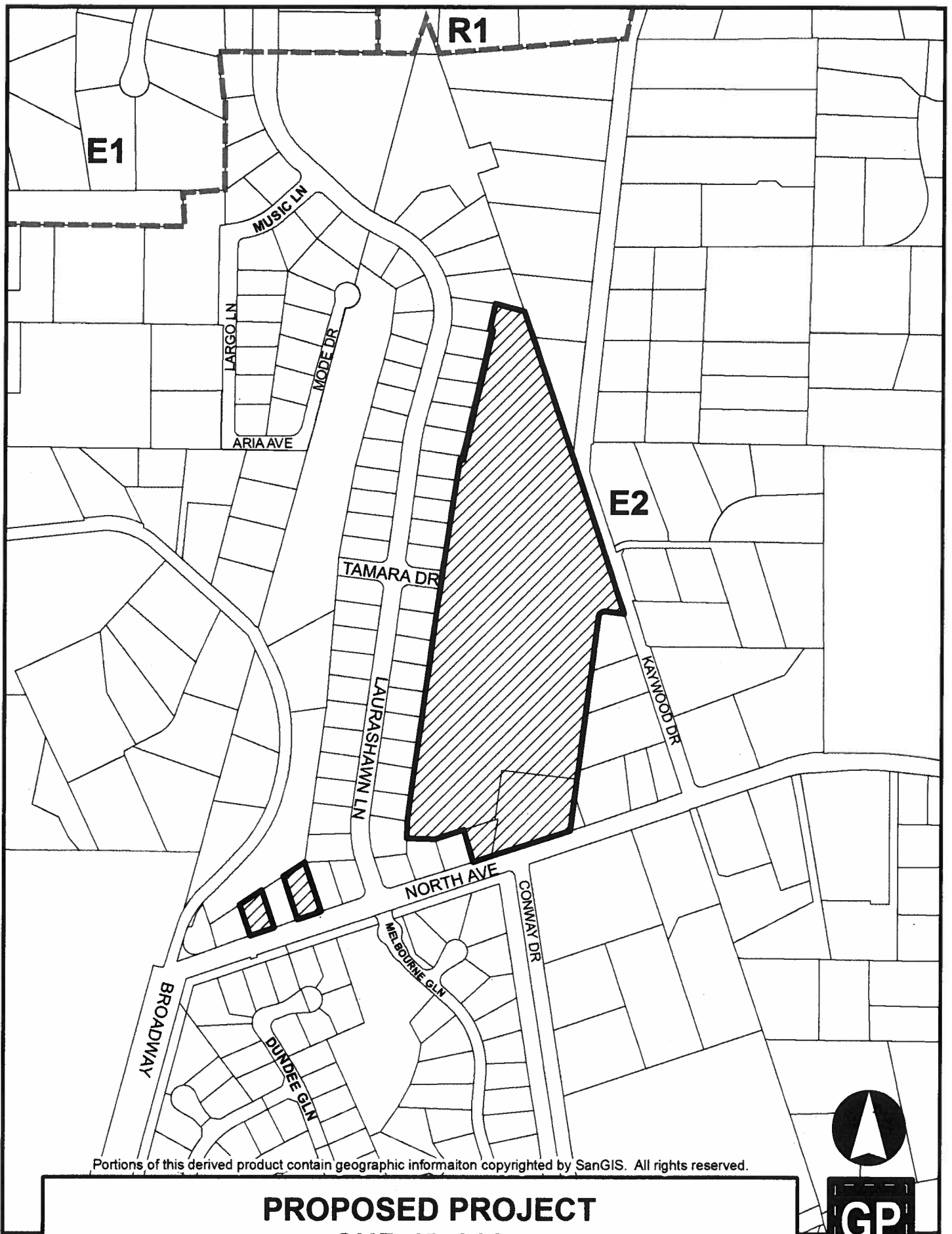
3. A Mitigated Negative Declaration (MND) was prepared for the original subdivision project and identified potential impacts to biological resources, cultural resources, and hazards and hazardous materials. Mitigation measures were proposed to reduce those impacts to a less than significant level. Before the project went to public hearing in March of 2006, the MND was amended to add language to the noise, air quality, and traffic sections of the document, in response to comments from the County of San Diego. Because the amended document did not identify any new or increased impacts requiring mitigation, and the original mitigation measures did not need to be revised, the document was not recirculated for public review. The applicant is now proposing to revise the Tentative Subdivision Map to include the 12.5'-wide open space buffer, and is proposing to change some conditions of approval and development standards that were included as part of the original Planned Development. The applicant has obtained updated aesthetics, greenhouse gas, traffic, hydrology, and soils information for the project, and determined that project revisions will not create any new impacts that were not identified in the original Amended MND, nor will they worsen any impacts that were identified. Therefore, an Addendum to the Amended Mitigated Negative Declaration has been submitted and is proposed for adoption as part of the project.

Respectfully submitted,



Ann Dolmage
Associate Planner





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PROPOSED PROJECT SUB 17-0007



NOTES

1. ZONING - PRE-ANNEXATION ZONING; PROPOSED PD-R-1.97.
2. GENERAL PLAN LAND USE DESIGNATION ESTATE-2.
3. MINIMUM LOT SIZE : CLUSTER, PROPOSED DENSITY 1.97 DU/AC.
4. TOTAL LOTS: 34 RESIDENTIAL, 5 OPEN SPACE (O.S.), 1 PRIVATE STREETS - TOTAL UNITS: 34
5. SITE AREA: 17.2 ACRES
6. SITE ADDRESS: NORTH AVENUE
7. SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAPHY 7-23-04
8. ASSESSOR'S PARCEL NO: 224-153-19 & 20
9. WATER: RINCON MUNICIPAL WATER DISTRICT
10. SEWER: CITY OF ESCONDIDO
11. GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.
12. FIRE PROTECTION: CITY OF ESCONDIDO
13. SCHOOL DISTRICTS: ESCONDIDO UNION SCHOOL DISTRICT ESCONDIDO UNION HIGH SCHOOL DISTRICT
14. LEGAL ACCESS: NORTH AVENUE AND TAMARA DRIVE
15. BOUNDARY INFORMATION HAS BEEN COMPILED FROM RECORD
16. GRADING STATEMENT 24,000 CY FILL, 24,000 CY CUT.
17. ALL IMPROVEMENTS TO CITY OF ESCONDIDO STANDARDS UNLESS SHOWN OTHERWISE.
18. ALL SLOPES ARE 2:1 UNLESS SHOWN OTHERWISE.

LEGAL DESCRIPTION

A PORTION OF BLOCK 410 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO GRAHAM MAP NO. 723 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1882, AND THAT PORTION OF THE UNNAMED STREET, 20.00 FEET WIDE, LYING EASTERLY OF AND ADJOINING SAID BLOCK 410 AS VACATED AND CLOSED TO PUBLIC USE ON JULY 1, 1927, BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY OF SAN DIEGO, A CERTIFIED COPY OF SAID ORDER HAVING BEEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON JULY 12, 1927 IN BOOK 1336, PAGE 7 OF DEEDS, LYING EASTERLY OF LAS LOMAS RANCHOS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 5151, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 5, 1963.

SEE SHEET 3 FOR LOT AREA TABLE

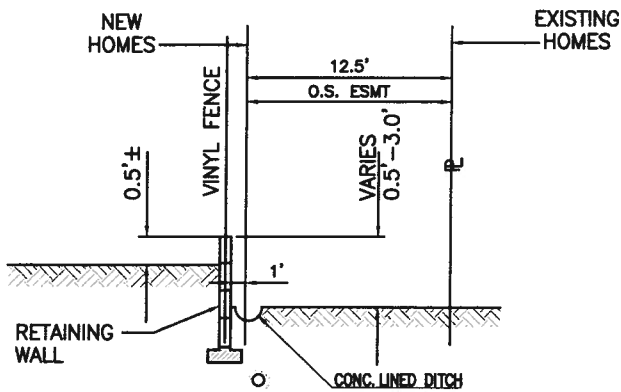
LEGEND

INDICATES LOT NUMBER	34
INDICATES SUBDIVISION BOUNDARY	---
INDICATES 2:1 FILL SLOPES	▲
INDICATES 2:1 CUT SLOPE	▽
INDICATES PROPOSED PAD ELEVATION	PAD 780.0
INDICATES PROPOSED FINISH GRADE ELEVATION	793.2
INDICATES DIRECTION OF DRAINAGE OR SWALE	→
INDICATES EXISTING TREES	●
INDICATES RIP-RAP FOR DRAINAGE CONTROL	■
INDICATES CONCRETE CROSS-GUTTER	—
INDICATES CONCRETE LINED DITCH	—
INDICATES 8" PVC SEWER LINE EXISTING	S
INDICATES 8" PVC SEWER LINE PROPOSED	S
INDICATES SEWER MANHOLE PROPOSED	⊙
INDICATES ABANDONED WATER LINE	—
INDICATES WATER VALVES PROPOSED	⊕
INDICATES FIRE HYDRANT PROPOSED	⊕
INDICATES 12" WATER LINE EXISTING	W
INDICATES 12" DIP WATER LINE PROPOSED	W
INDICATES STORM DRAIN PROPOSED	—
INDICATES STORM DRAIN EXISTING	—
INDICATES PROPOSED RETAINING WALL	—
INDICATES PROPOSED CURB INLET W/FILTER	⊙
INDICATES PROPOSED FENCE	X
INDICATES MULTI-PURPOSE TRAIL	—
INDICATES EASEMENT	---
INDICATES 2:1 SLOPE	▲

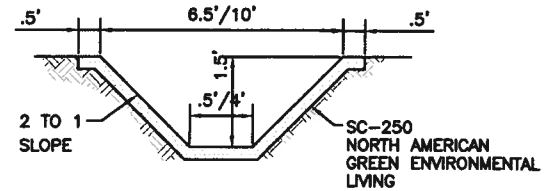
PROPOSED PROJECT
SUB 17-0007

TM
TENTATIVE MAP

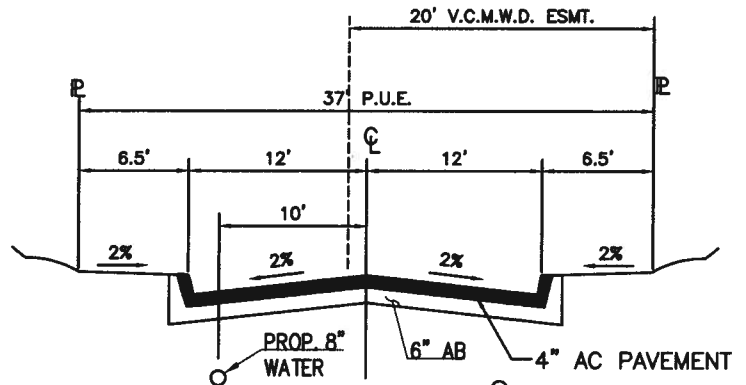




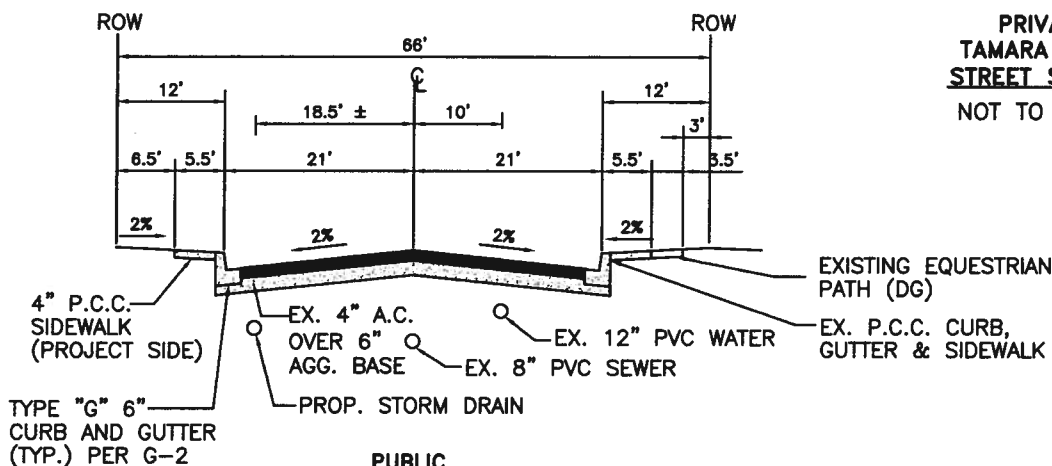
SECTION C-C
NOT TO SCALE



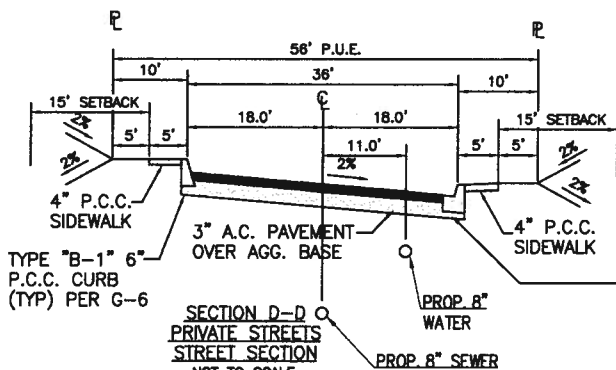
SECTION A-A
DRAINAGE CHANNEL
OPEN SPACE LOT B & D
NOT TO SCALE



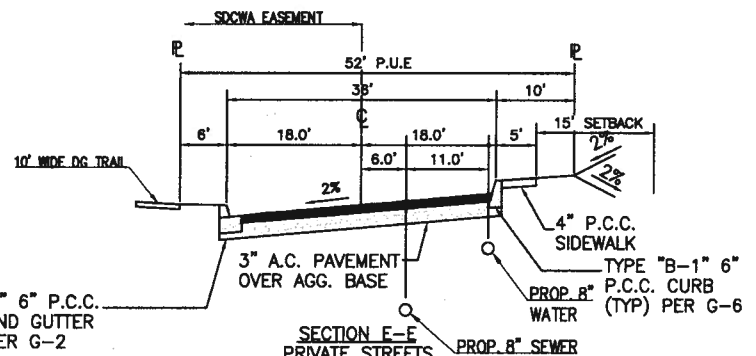
PRIVATE
TAMARA DRIVE
STREET SECTION
NOT TO SCALE



PUBLIC
NORTH AVENUE
STREET SECTION
NOT TO SCALE



SECTION D-D
PRIVATE STREETS
STREET SECTION
NOT TO SCALE

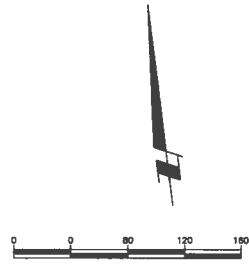


SECTION E-E
PRIVATE STREETS
STREET SECTION
NOT TO SCALE

PROPOSED PROJECT
SUB 17-0007

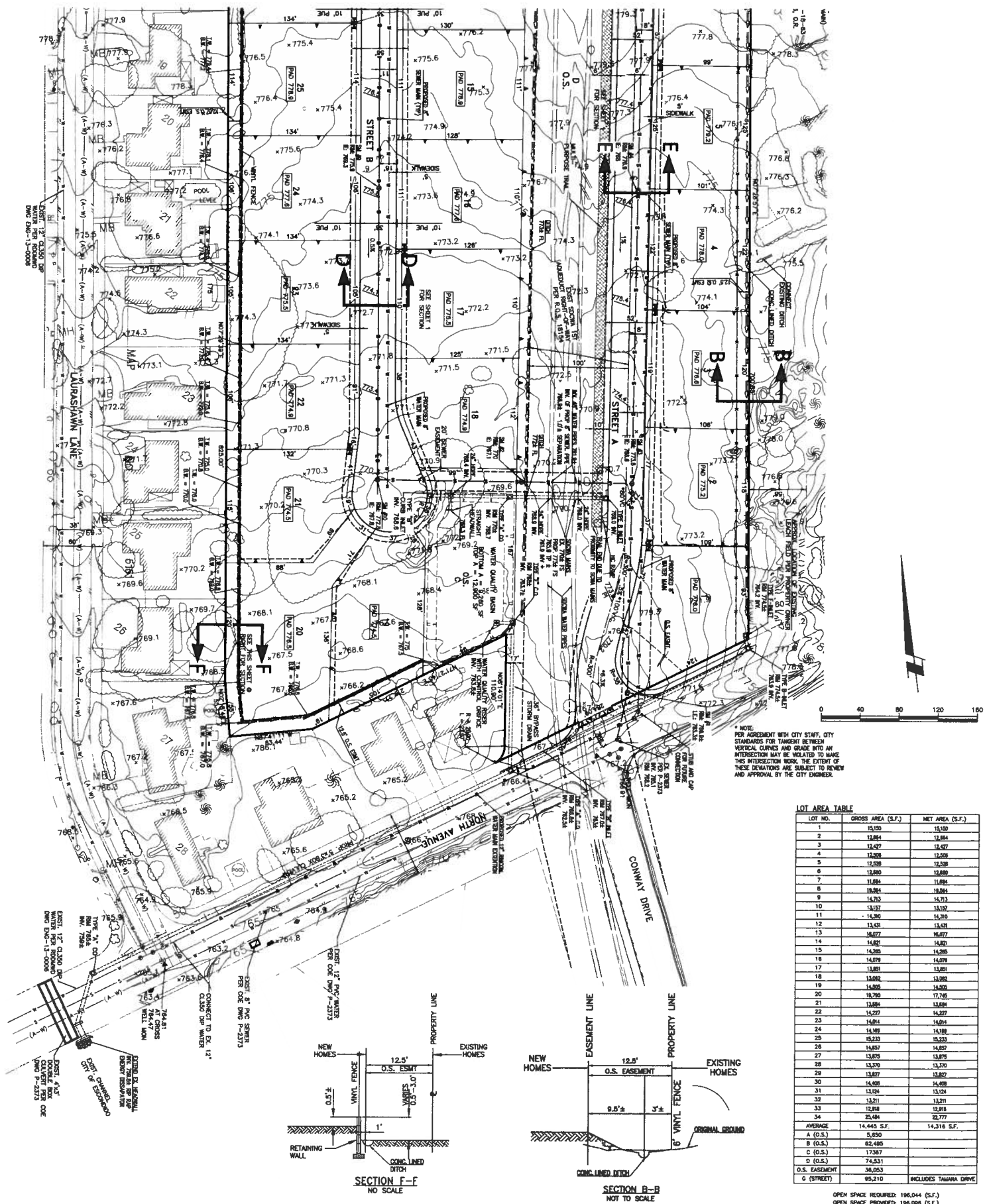
S

STREET SECTION



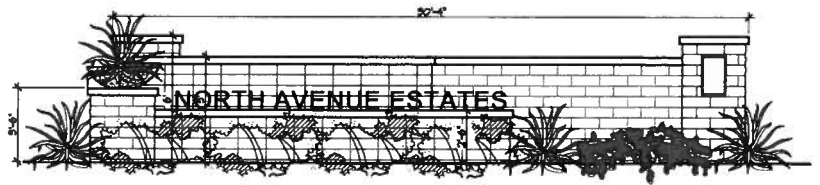
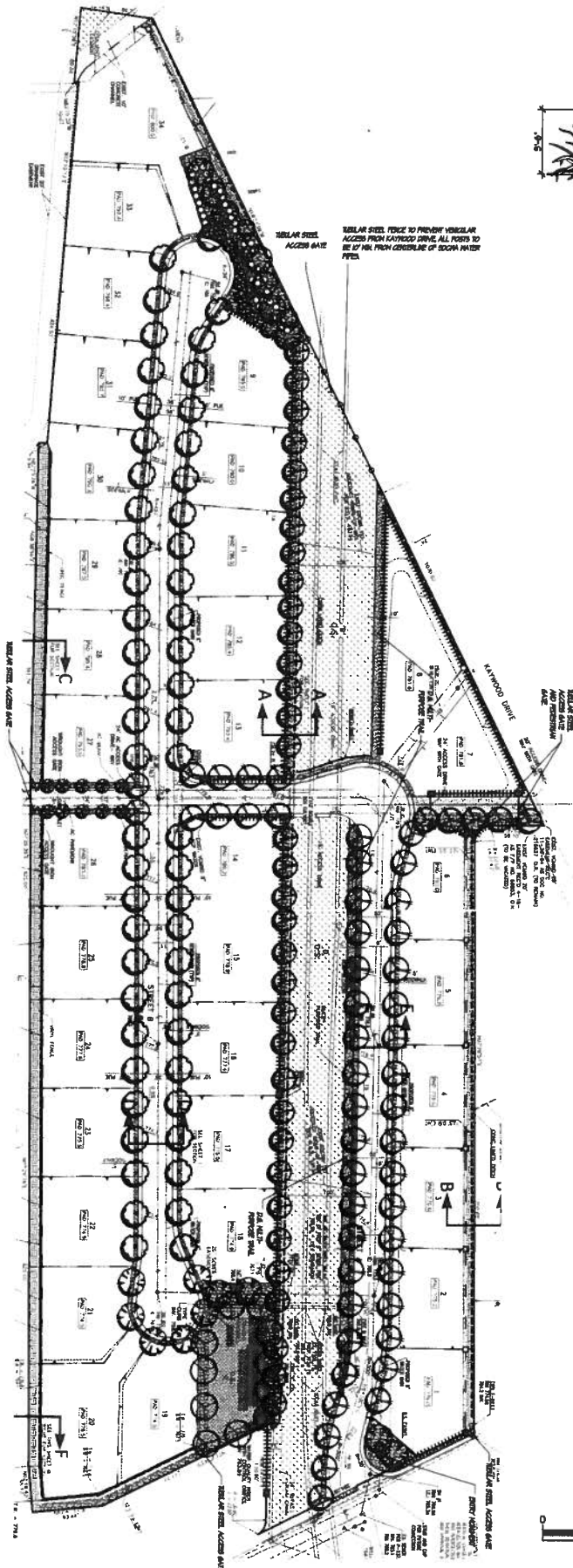
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TENTATIVE MAP

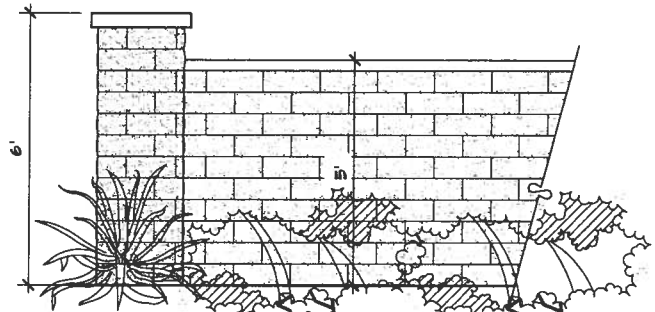


PROPOSED PROJECT SUB 17-0007

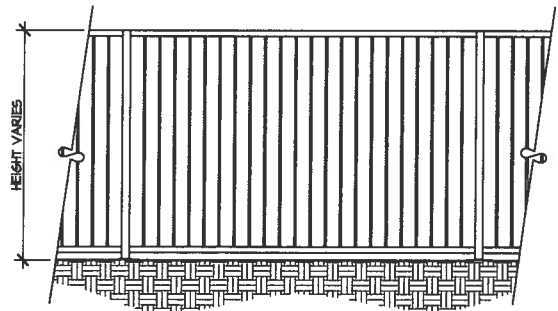
TM
TENTATIVE MAP



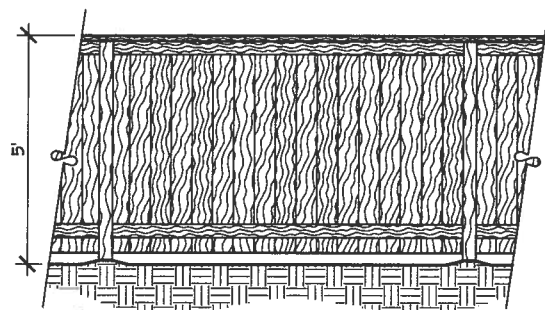
ENTRY MONUMENT



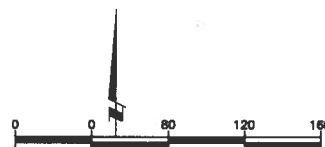
6' SLUMP BLOCK PILASTER AND 5' SLUMP BLOCK WALL



TUBULAR STEEL FENCE



5'-0" VINYL FENCE



PROPOSED PROJECT
SUB 17-0007



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL	COMMON NAME	SIZE	CONCEPTUAL QTY.
	ARBUS UNEDO	STRAWBERRY TREE	24" BOX	10
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	9
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	34
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	11
	PARKINSONIA FLORIDA	BLUE PALO VERDE	24" BOX	56
	QUERCUS AGRIFFOLIA	CALIFORNIA LIVE OAK	24" BOX	15
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	51
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	3

NOTE:

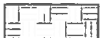
ALL TREES WITH 5' OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10' OF 24" DEEP ROOT BARRIER UNLESS OTHERWISE INDICATED ON THE PLANS.

SHRUBS

SYMBOL	BOTANICAL	COMMON NAME	SIZE
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.
	ALOE ARBORESCENS	TORCH ALOE	5 GAL.
	ANIGOZANTHOS SPP.	KANGAROO PAW	1 GAL.
	BOUGAINVILLEA 'SAN DIEGO RED'	RED BOUGAINVILLEA	1 GAL.
	CAESALPINIA MEXICANA	MEXICAN POINCIANA	5 GAL.
	CISTUS SPP.	ROCK ROSE	5 GAL.
	DIANELLA CAERULEA 'CASSA BLUE'	BLUE FLAX LILY	1 GAL.
	FESTUCA MAIREI	ATLAS FESCUE	5 GAL.
	HETEROMELES ARBUTIFOLIA	TOYON	1 GAL.
	LEUCOPHYLLUM CANDIDUM	VIOLET SILVERLEAF	5 GAL.
	MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST GRASS	1 GAL.
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.

GROUND COVER

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	FLATS	18" O.C.
	MYOPORUM P. PROSTRATUM	DWARF MYOPORUM	FLATS	18" O.C.
	ROSMARINUS O. PROSTRATUS	DWARF ROSEMARY	FLATS	18" O.C.
	SENACIO MANDALISCAR	BLUE CHALKSTICKS	FLATS	18" O.C.



BARK MULCH

HYDROSEED MIX (BIO-SWALE/NON-IRRIGATED)

SYMBOL	BOTANICAL	COMMON NAME	PURITY	GERMINATION	LBS/ACRE
	FESTUCA RUBRA 'MOLATE'	RED FESCUE	95	80	15
	MUHLENBERGIA MICROSPERMA	LITTLESEED MUHLY	80	30	5
	VULPIA MICROSTACHYS	SMALL FESCUE	90	80	5
	HORDEUM INTERCEDENS	BOTAIL BARLEY	N/A	N/A	5

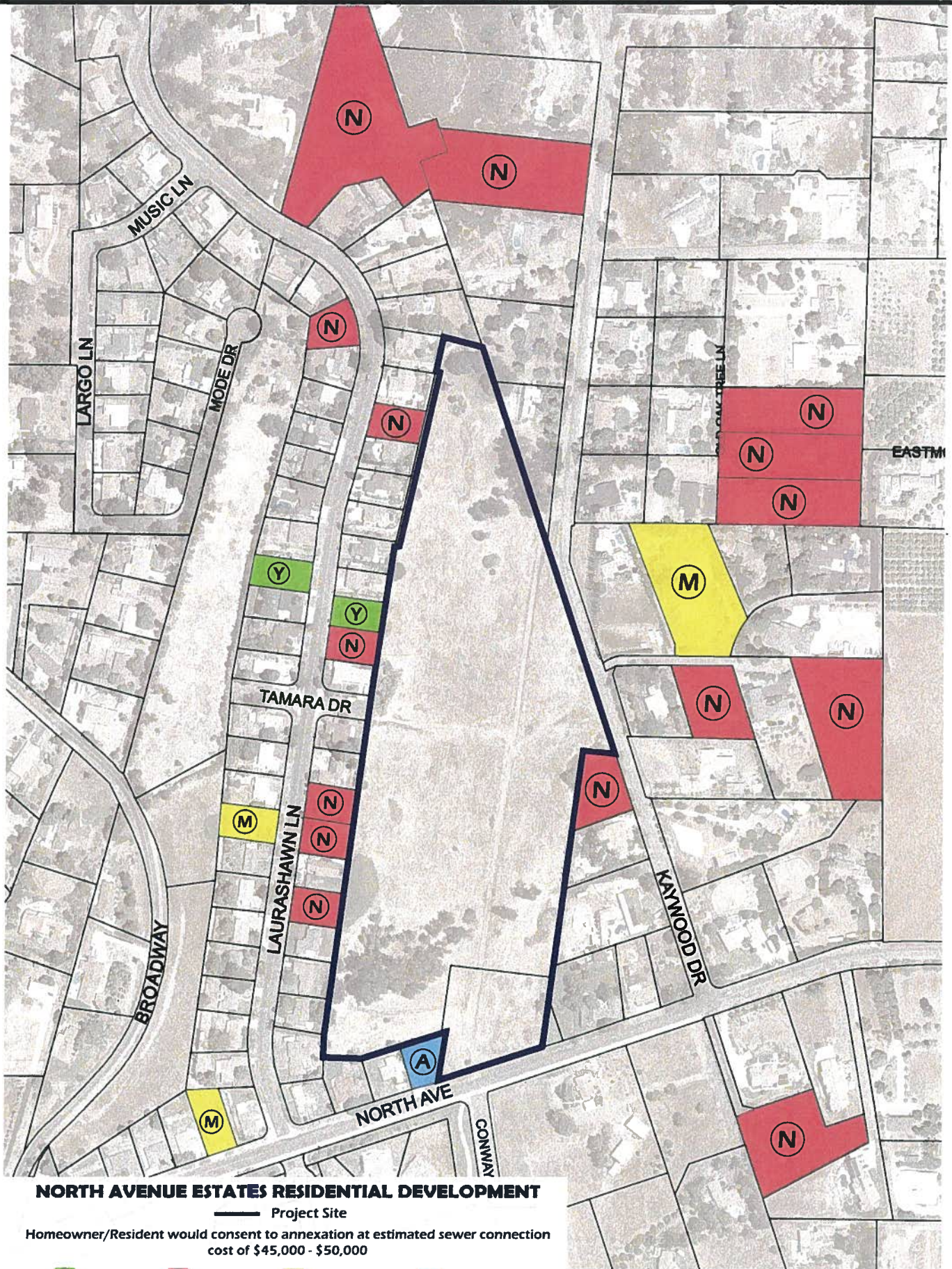
HYDROSEED MIX (NON-IRRIGATED)

SYMBOL	BOTANICAL	COMMON NAME	PURITY	GERMINATION	LBS/ACRE
	ARTEMISIA PALMERII	SAN DIEGO SAGEBRUSH	15	50	3
	ARTEMISIA DOUGLASIANA	DOUGLAS' SAGEMORT	15	50	4
	AMEROSIA PSILOSTACHYA	CUMAN RAGWEED	10	20	2
	GNAPHALUM CALIFORNICUM	CALIFORNIA EVERLASTING	10	25	2
	IVA HAYESIANA	SAN DIEGO MARSH-ELDER	35	20	5
	OENOTHERA ELATA SPP. HOOKERI	HOOKER'S EVENING PRIMROSE	95	75	2
	PLUCHEA ODORATA	SALT-MARSH FLEABANE	35	60	2
	MUHLENBERGIA RIGENS	DEER GRASS	90	60	2
	VULPIA MICROSTACHYS	SMALL FESCUE	90	80	5

FENCE / WALL LEGEND

SYMBOL	FENCE TYPE
+++++	SLUMP BLOCK WALL
+++++	SLUMP BLOCK WALL WITH STUCCO FINISH ON HOA SIDE
— — — — —	WOOD/VINYL FENCE
— ○ — — —	TUBULAR STEEL FENCE
— ○ — — —	TUBULAR STEEL GATE
— — — — —	ENTRY SIGNAGE
☒	PILASTER W/ VENEER
☐	PILASTER W/ SLUMP BLOCK

PROPOSED PROJECT
SUB 17-0007



PROPOSED PROJECT
SUB 17-0007

S

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - County A-70 (Limited Agriculture), County RR (Rural Residential), and County RS (Single Family Residential) – The properties to the north of the project site are located within the County, with zoning of RS (properties on Laurashawn Lane, directly adjacent to the development site), RR (properties further north along Laurashawn Lane and east of Kaywood Drive), and A-70 (properties along both sides of Sky Drive).

SOUTH - RE-20 (Residential Estates; 20,000 SF minimum lot size), PD-R (Planned Development- Residential; various densities) – The area to the south of the project site is located within the City and is occupied by residential neighborhoods, including the Brookside I and II community (zoned PD-R-1.97 and 1.65, for 1.97 and 1.65 units/acre), and an area of larger lots with RE-20 zoning.

EAST - PZ RE-20 (Prezoned Residential Estates; 20,000 SF minimum lot size), County RR – A property at 3057 Kaywood Drive is located within the County's jurisdiction but has been prezoned RE-20 in anticipation of future annexation into the City. Other areas east of the project site are also within the County and have RR zoning, with lot sizes ranging from approximately a half-acre to 38 acres.

WEST - County A-70, County RR, and County RS – The properties along both sides of Laurashawn Lane (all roughly a quarter-acre in size) are located within the County and are zoned RS, as are the similarly-sized properties in the area bordered by Music Lane, Largo Lane, Aria Avenue, and Moda Drive. Most other properties in this area are also in the County, but have RR or A-70 zoning and a wider range of lot sizes.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** – Police service currently is provided by the County Sheriff but would transition to the City of Escondido's Police Department upon annexation. The Police Department has reviewed the project proposal and expressed no concern with their ability to serve the site.
2. **Effect on Fire Service** – Fire protection currently is provided by the Deer Springs Fire Protection District. Upon annexation, the City of Escondido Fire Department would provide fire protection services. Fire Station #3, located at 1808 North Nutmeg Street, has the shortest driving time to the project site and is located within the 7.5-minute response time called for in the General Plan. The Fire Department has reviewed the project application and provided input into the project design.
3. **Traffic/Circulation** – Primary access to the proposed residential development would be from the south, via an entrance on North Avenue, directly across from Conway Drive. Secondary, emergency-only access would be provided on the west side of the development, via Tamara Drive, and at the east side of the development, off Kaywood Drive. These secondary access points would be gated.

On April 15, 2005, a traffic impact study was conducted by Linscott, Law and Greenspan (LLG) to provide data for the Initial Study and Mitigated Negative Declaration that were prepared for the original 2006 subdivision project. The study analyzed operations for four street segments (Broadway north of North Avenue, Broadway south of North Avenue, North Avenue from Broadway to Conway, and Conway south of North Avenue), as well as three intersections (Broadway and North, North and Laurashawn, and North and Conway). The study determined that since the project would not degrade the level of service (LOS) at any of the above segments, and would not significantly degrade LOS for any of the intersections, no significant traffic impacts were anticipated and no mitigation measures were necessary.

LLG collected updated traffic counts during the week of August 21, 2017 to determine if any changes have occurred with respect to circumstances surrounding the proposed project or if new information has become a variable that would cause new or substantially more severe traffic-related impacts. This is important because Reidy Creek Elementary School opened at 2869 North Broadway (southwest of the development site) after the original MND was prepared, and school-related traffic impacts would not have been captured in the original study. Data was recorded for three street segments (Broadway north of North Avenue, Broadway south of

North Avenue, and North Avenue between Broadway and Conway) and one intersection (Broadway and North). The information collected shows that traffic volumes have decreased between August 2005 and August 2017 for both Broadway road segments, resulting in a corresponding decrease in the volume to capacity ratio (V/C). Traffic volume has increased slightly for the street segment on North Avenue, resulting in an increase in V/C for that segment, but an LOS of A has been maintained. The results also indicate that since August 2005, the intersection at Broadway and North has experienced a delay increase of 0.3 second during the AM peak hour, but a delay decrease of 0.1 second during the PM peak hour. An LOS of A has been maintained at this intersection during both peak hours.

4. **Utilities** – The City of Escondido would provide sewer service to the residential development upon annexation, and Rincon Water District would provide water service. Both utilities would connect to lines within North Avenue, at its intersection with Conway Drive (the entrance to the development). An existing 12" Rincon water main that currently stops at Laurashawn Lane would be extended eastward to the connection point, and an existing sewer line already extends to the connection point. All water and sewer lines within the development itself would be located within the private street network.

An aqueduct easement owned by the San Diego County Water Authority (SDCWA) runs through the development site from north to south. The SDCWA has reviewed the project application and has provided comments that have been incorporated into the subdivision design, such as having underground utilities cross the aqueduct right-of-way at a 90-degree angle to minimize impacts. As a condition of approval of the project, the applicant is required to submit grading, improvement, and landscape plans to the SDCWA for their final review, inspection, and approval, prior to recordation of the Final Map.

5. **Drainage** – The development site is not located within a 100-year flood zone as designated on current flood insurance rate maps. Drainage on the site generally flows in a north to south direction. A concrete-lined ditch would follow the 12.5'-wide open space easement at the rear of Lots 30 to 19, and would end at a stormwater detention basin in Open Space Area C, which would contain a curb inlet at its southeast corner. Another concrete-lined ditch would run down the middle of the development, through Open Space Areas B and D (along the west side of the SDCWA aqueduct right-of-way), and would drain to this same inlet. A third ditch would follow the east side of the development to an inlet at the southeast corner of Lot 1. All three ditches would connect to a new box culvert within North Avenue, which would drain into the Reidy Creek channel on the south side of North Avenue, just west of Laurashawn Lane. The applicant has provided Engineering and Environmental Programs staff with a Storm Water Quality Management Plan (SWQMP) that conforms to current state regulations for stormwater treatment.

C. ENVIRONMENTAL STATUS

An Initial Study and Mitigated Negative Declaration (IS/MND, City Log No. ER 2005-12) were prepared for the original subdivision and circulated for public review from October 28 to November 17, 2005. The IS/MND was adopted by City Council on April 5, 2006. The environmental document that was prepared for this revised project constitutes an Addendum to the IS/MND that was issued on October 28, 2005. The Addendum evaluates whether modifications/refinements to the proposed residential development would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the IS/MND from 2005.

Per the California Environmental Quality Act (CEQA), once an Environmental Impact Report (EIR), Negative Declaration (ND), or MND is adopted for a project, the document does not need to be revised unless one or more of the following situations occurs:

1. Substantial changes are proposed in the project that would require major revision of the document due to the creation of new significant environmental effects or a substantial increase in the severity of previously identified environmental effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that require major revision of the document due to the creation of new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; or
3. New information of substantial importance, not known at the time the previous document was adopted, shows at least one of the following: the project will have one or more significant effects not discussed in the previous document; significant effects identified in the previous document will be substantially more severe than described; mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents

decline to adopt the mitigation measure; or mitigation measures which are substantially different from those analyzed in the document would substantially reduce one or more significant effects, but the project proponents decline to adopt the mitigation measure.

Similar to the original project, the proposed project would consist of the development of a residential subdivision. The project has changed in that the revised Tentative Subdivision Map now proposes a 12.5'-wide open space easement along the rear property line of most lots that back up to existing residential properties. This includes Lots 1-6 (which back up to residential properties along Kaywood Drive and North Avenue), Lots 19-30 (which back up to properties on Laurashawn Lane and North Avenue), and the east and north sides of Lot 34 (which adjoins properties on Kaywood Drive). Lots 31 through 33 back up to homes on Laurashawn Lane, as does the west side of Lot 34, but no open space easement is proposed here since an existing 20'-wide drainage easement already runs along the rear of the adjoining Laurashawn Lane properties. The applicant has also proposed to remove/replace some of the original project's conditions of approval (concerning septic system failure protocols, fencing, and location of two-story homes) and modify some development standards.

As described in the Availability of Public Services section above, LLG has provided updated traffic information for one intersection and three street segments in the vicinity of the development site, since a school has been added to the neighborhood since the original MND was prepared. The applicant has also obtained updated soils/hydrology information from Geocon to investigate whether grading on the development site would have the potential to affect septic systems on adjoining properties; has obtained a visual analysis from Masson & Associates to determine the effects of allowing two-story homes on properties adjacent to Laurashawn Lane residences; and has analyzed the project for conformity with the greenhouse gas emissions thresholds in the Escondido Climate Action Plan, which was adopted in 2013.

As verified in this IS/MND Addendum, the analyses and the conclusions in the 2005 IS/MND remain current and valid. The proposed revisions to the original project would not cause new significant effects not identified in the MND nor increase the level of environmental effect to substantial or significant, and, hence, no new mitigation measures would be necessary to reduce significant effects. No change has occurred with respect to circumstances surrounding the proposed project and no new information has become available that would cause or show new or substantially more severe significant environmental effects than were identified in the 2005 IS/MND. Therefore, no further environmental review is required beyond this MND Addendum.

This MND Addendum, attached to this staff report, incorporates the mitigation measures detailed in the 2005 IS/MND and clarifies selected mitigation measures applicable to the revised project description. With this Addendum, the proposed project would still be within the framework of the evaluation for the original project as documented in the 2005 IS/MND.

D. CONFORMANCE WITH CITY POLICY/ANALYSIS

Project Conformity to General Plan

The General Plan designation for the subdivision site is Estate II (E2), which allows a maximum density of two units per acre on sites within the 0-25% slope category. The proposed project would have a density of 1.97 units per acre, and therefore would comply with the density limits of the designation.

The E2 designation typically requires a minimum lot size of 20,000 SF. However, per the General Plan's Residential Clustering Policy 5.1, single-family residential projects in the E2 designation may contain lots as small as 10,000 SF when lot clustering is utilized. Residential lots in the proposed project range from 12,427 SF to 22,484 SF, and therefore exceed the minimum required. Per Residential Clustering Policy 5.9, planned developments must compensate for any reduced residential lot sizes by providing open space in an amount equal to, or greater than, the reduction. For this project, the square footage of each of the proposed 34 lots was subtracted from 20,000, and the results were added together to calculate the total open space obligation for the project (Lot 34 would exceed 20,000 SF and was therefore omitted from the calculation). This method determined that the project would be responsible for open space in the amount of 196,044 SF. Since the project would provide 196,096 SF of open space, this General Plan requirement would be satisfied.

Revised Tentative Subdivision Map Analysis

As explained above in the Background and Summary of Issues section, the original project included a condition of approval outlining a process for handling the failure or impending failure of septic systems on neighboring properties, resulting from grading activities on the development site. LAFCO required that this condition be revised, but City Council declined to support the revision, effectively halting the project.

For the current proposal, the applicant has provided a letter from Geocon, a geotechnical engineering firm, that states that in the firm's professional opinion, the grading proposed in conjunction with the residential development will not cause or contribute to a failure of the adjacent septic systems. Geocon has conducted exploratory trenching showing that groundwater flow below the development site and Laurashawn Lane moves in such a direction that grading on the development site would not cut off groundwater flow from and beneath adjacent properties, thereby causing a rise in groundwater and affecting percolation from septic systems. A copy of this letter and supporting materials is attached to the staff report. In consideration of previous LAFCO concerns, it is believed by City staff that this would be deemed acceptable to LAFCO.

As an extra measure of security, the applicant has proposed to provide a 12.5'-wide open space buffer along the rear property line of Lots 1-6, Lots 19-30, and the east and north sides of Lot 34, to preclude any grading or development in this area. Vinyl fencing would be provided along the boundary of the buffer.

As another measure of security, the Engineering Services Department has proposed the following condition of approval, which is an amended version of the original City Council condition:

"Increased slope setbacks are required along the project boundary to avoid disrupting any existing septic systems in the adjoining residential areas and to avoid encountering ground water problems. Actual setbacks to be used will be based on recommendations of the soils engineer. The requirements of the San Diego County Health Department should be consulted in this regard. In lieu of these requirements, or if the County Health Department requirements cannot be met, the developer must arrange to connect adjoining existing dwelling units, now on private septic systems, to the public sewer system. In this regard, the developer will be required to make necessary arrangements for all main extensions, easements and payment of all connection and permit fees. Any dwellings in the unincorporated areas must have special approval of the City Council before being connected to the City sewer system. This requirement shall also apply to off-site road and utility improvements where existing septic systems are jeopardized as a result of these improvements."

Master Development Plan Analysis

The current proposal is very similar to the original project in that it proposes the same number of lots (34 residential and five open space lots) at similar sizes. The Estate II designation of the General Plan usually requires a minimum lot size of 20,000 SF, but lots as small as 10,000 SF can be accommodated when lot clustering is utilized. The proposed development would contain lots with net sizes of 12,427 SF to 22,484 SF.

The current Master Development Plan differs from the original project in its fencing provisions. The original project included a condition of approval requiring any fencing or walls located between the development and neighboring properties, and exceeding six feet in height, to be made of an open material (such as wrought iron fencing). The wording of the condition itself was vague, but information in the staff report indicates that the intent was to require masonry materials for any portion of these walls under six feet in height, and wrought iron or similar materials for any portion above six feet. The applicant is now proposing to simply provide vinyl fencing along the edge of the open space buffer that occupies several lots, with no other fencing/walls identified for the development site. This fencing would be limited to a height of six feet since it would be located within rear setbacks, but per current practice, retaining walls under the vinyl fencing would not count toward the height, and height would be measured from the side with the higher grade.

The current Master Development Plan also differs from the original project in where it allows two-story development. The original approval included a condition of approval prohibiting two story homes on all lots adjacent to Laurashawn Lane properties (with the exception of Lot 34) to preserve views and privacy for Laurashawn neighbors. The current project proposes to allow two-story homes on up to eight of the 14 lots in this area, with one-story homes on the remaining six or more lots in this range. The project also proposes a 40' rear

setback for any two-story home on Lots 20 through 33, and a maximum building height of 27' for two-story homes, to protect aesthetics and privacy for neighbors.

Finally, the original project was processed as both a Master and Precise Development Plan, since specific details regarding residential architecture and floorplans were provided in addition to the overall lot layout. For the current proposal, the applicant has elected not to provide any details on residential design or architecture. As a condition of approval, the applicant will be required to file a separate application for a Precise Development Plan that provides residential design details. This application will need to be reviewed by staff and approved by the Planning Commission.

Annexation and Prezone Analysis

The original project would have involved the annexation of not only the residential development site, but four adjacent properties already developed with single-family homes: 702, 708, and 714 North Avenue, and 3057 Kaywood Drive. This annexation request was initiated by City Council on October 27, 2004. Per the minutes from that meeting, the adjacent four properties were included in the request because they had expressed interest in annexation during a survey that the applicant had conducted on their own. No copies of this survey have been located in the files for the original project. At the request of the Planning Commission, staff supplemented the applicant-led survey with an additional one of residents on Laurashawn Lane, but the results of that survey were mixed. The decision was made not to include any Laurashawn properties in the original project, since doing so would have created an illogical City boundary, and connecting some properties to City utilities but not others would have been impractical.

Since roughly a decade has passed since the project was originally approved, City staff conducted a new survey in July and August of 2017 to gain updated information about which neighbors might be interested in annexing to the City along with the development site. The results of that survey are explained further in the next section.

With the 2017 survey, staff discovered that annexation interest was again mixed amongst residents of Laurashawn Lane, with only two properties stating that they were interested, several more stating that they were not interested, and the majority declining to respond. Staff also learned that the properties at 632, 644, and 714 North Avenue had all connected to City sewer within the last few years for emergency reasons (i.e., septic failure) and had signed Irrevocable Offers of Annexation as a condition of connection. After consultation with LAFCO, the decision was made that annexation of the proposed residential development would be a good opportunity to annex these three properties as well, so they have been included in the current request. The property at 714 North Avenue is already prezoned RE-20, and the properties at 632 and 644 North Avenue would be prezoned RE-20 as well. While the inclusion of 632 and 644 North Avenue in the annexation would create a somewhat irregular City boundary (the property between them, 638 North Avenue, would remain in the County jurisdiction, as would five lots between 644 and 714 North Avenue), the current City boundary already runs along the north side of North Avenue, so these lots are directly connected to the existing boundary. Additionally, no islands of unincorporated land would be created by annexing these additional properties along with the development site.

Public Input

On July 28, 2017, City staff sent a letter to property owners within 500 feet of the project site. The purpose of the letter was twofold: 1) to survey neighbors regarding their interest in annexing to the City of Escondido along with the development site, and 2) to invite the recipients to a neighborhood meeting to be held at City Hall on August 9, 2017.

The annexation survey mailed to neighbors of the development site stated that annexation costs (including sewer connection) could range from \$15,000 to over \$50,000 per property. The survey explained that a specific figure could not be provided since costs would vary depending on how many homes connected to sewer and the distance between those homes and existing sewer mains. The survey also explained that no definite annexation offer was being extended as of the mailing date, and that City Council and LAFCO would have final approval authority for any annexation requests. Property owners were asked to indicate on the survey whether they would or would not consent to annexation under these terms, and whether their septic systems were currently functioning normally.

Twenty-two (22) households returned their surveys to the City before the specified deadline, and a twenty-third survey was received after the deadline. The majority of respondents (16 of 23) indicated that they would not

consent to annexation under the proposed terms. Two respondents indicated that they would consent to annexation, and four respondents could not give definite “yes” or “no” answers (for example, one said he would “consider” annexation, and another was concerned about the cost but didn’t want to be forced into an emergency connection later due to septic failure). The remaining respondent (at 714 North Avenue) indicated that she had already annexed to the City, though further research indicated that she had connected to sewer in 2013 because her septic system was failing, but hadn’t yet annexed. Since this respondent signed an Irrevocable Offer of Annexation as a condition of connection, her property is one of the three lots proposed to be annexed now under this project.

For the survey question about septic system performance, the majority of respondents (19 of 23) reported that their systems were operating normally with no past or present issues. Two respondents indicated that they had needed to expand their leachfields within the last 15 years, and one respondent indicated that his system “fills up when it rains”. The final respondent (714 North Avenue) had already connected to sewer for emergency reasons, as noted above.

On August 9, 2017, City staff hosted a neighborhood meeting to give residents near the project site an opportunity to express concerns and ask questions about the project. Approximately 40 people attended this meeting, in addition to City staff and applicant representatives. Concerns raised during this meeting covered a wide range of topics, which have been categorized in summary form below:

- **Drainage:** Many residents were concerned that development of the project site would cause new drainage issues or exacerbate existing ones for adjoining properties. An attendee pointed out that the water table is high in this area and drainage flows down to the project site from the hills to the north. Residents wanted to know who would be held accountable if septic systems on their properties were to fail due to the project.
- **Traffic:** Concerns were raised about the quantity and speed of traffic in the area (especially on North Avenue) and the project’s potential effects on traffic. One attendee said that Reidy Creek School has insufficient on-site parking, forcing some school visitors/parents to use street parking along North Avenue instead. Another attendee recommended a four-way stop sign or traffic signal at North and Conway.
- **Aesthetics and privacy:** An attendee questioned why the applicant was now proposing to build two-story homes along the west side of the project site, when the original approval allowed only one-story homes in this area to preserve privacy and views for residents on Laurashawn Lane.
- **Biological resources:** Attendees were concerned that removal of on-site trees would eliminate bird habitat.
- **Public safety:** An attendee asked who would provide fire services to the site, and others expressed concern that wildfire evacuations could be made more difficult due to the increased number of residents in the area.
- **Annexation issues:** Attendees expressed confusion about the fees they would be charged if they were to annex to the City along with the development site. They also asked if Laurashawn Lane would need street improvements (sidewalks, etc.) if it were to be annexed.

On August 12, 2017, one resident on Laurashawn Lane, Connie Braun, sent staff a letter on behalf of herself and her neighbors, outlining several concerns with the project and requesting clarification on certain details. The concerns raised in the letter were similar to those brought up at the neighborhood meeting on August 9, 2017. Ms. Braun sent a follow-up letter on August 17, 2017, to request more clarification on annexation costs and an extension of time for responding to the annexation survey, and to question why the City wanted details about the functionality of neighbors’ septic systems. Staff prepared a formal response and mailed it to Ms. Braun on November 8, 2017. A copy of both Ms. Braun’s letter and the City’s response are attached to this staff report.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS:

The residential development site consists of two lots which combined comprise 17.2 acres. The site is on the north side of North Avenue, east of Laurashawn Lane and west of Kaywood Drive. The site slopes downward in a north to south direction, with a maximum elevation of approximately 801 feet (in the proposed Lot 34) and a minimum elevation of approximately 768 feet (at the proposed development entrance). The area to be annexed

includes the residential development site, plus three additional properties that are already developed with single-family homes: 632, 644, and 714 North Avenue. Each of the three additional properties is under a half-acre in size.

B. SUPPLEMENTAL DETAILS OF REQUEST:

	<u>Current Proposal</u>	<u>Previous Approval (Tract 916/916-R and 2005-17-PZ/PD/DA)</u>
1. Residential Development Size	17.2 acres	17.2 acres
2. Number of residential lots	34	34
3. Residential density	1.97 dwelling units/acre	1.97 dwelling units/acre
4. Residential lot size (gross)	Ranges from 12,427 SF to 25,484 SF; average is 14,445 SF	Ranged from 10,025 SF to 28,764 SF; average was 13,554 SF (per Tract 916-R)
5. Residential lot size (net)	Ranges from 12,427 SF to 22,484 SF; average is 14,316 SF	"Pad sizes" ranged from 8,543 SF to 16,614 SF; no average provided (per Tract 916-R)
6. Open space	Lot A – 5,650 SF Lot B – 62,495 SF Lot C – 17,367 SF Lot D – 74,531 SF Easement – 36,053 SF Total – 196,096 SF	Lot 35 – 11,467 SF Lot 36 – 80,169 SF Lot 37 – 10,646 SF Lot 38 – 78,998 SF Lot 39 – 8,040 SF Total – 189,320 SF (per Tract 916-R)
7. Setbacks	Front – 15' minimum (20' minimum for garage fronting on street) Side – 5' minimum for one side; 10' minimum for other side (corner lots shall have 10' minimum on the street side) Rear – 20' minimum (40' minimum for two-story homes constructed on Lots 20 through 33)	Front – 20' minimum Side – 15' minimum combined Rear – 20' minimum
8. Building height	Lots 20 through 33: 17' maximum for one-story; 27' for two-story. No more than eight of these lots may have two-story homes; remaining lots must have one-story homes. Lots 1-19 and 34: 27' maximum	All lots: 25' maximum
9. FAR and lot coverage	FAR (floor area ratio): maximum 0.5 Lot Coverage: maximum 40% (Comparable to standards for R-1 zone)	No FAR or lot coverage limits specified
10. Landscaping	Per Amended MND (2005) and Addendum to the Amended MND (2017), the project is responsible for providing 13 oaks and 178 ornamental	Per Amended MND (2005), the project was responsible for providing 13 oaks and 178 ornamental trees throughout

trees throughout the project to replace trees that will be removed. The applicant has provided a conceptual landscape plan that includes approximately 15 oaks and 180 ornamental trees, to be planted along streets and within open space areas.

the development site to replace trees that would be removed.

11. Fencing and Gates Vinyl:

- Along open the space buffer at the rear of Lots 1-6, Lots 19-30, and the east and north sides of Lot 34

- Between individual residential lots Slump block:

- Separating Lots 9 through 18 and Open Space C from the SDCWA aqueduct right-of-way
- Surrounding the perimeter of Lots 7 and 8 (except for street frontages)
- Along the south property line of Lot 1 (adjacent to North Avenue)
- Along the street-side setbacks of Lots 13 and 14
- Separating the east emergency access lane from Lot 6 and 3057 Kaywood Drive

Tubular steel:

- Along the north side of the SDCWA aqueduct right-of-way
- Emergency access gates at east side (Kaywood Drive) and west side (Tamara Lane) of development
- Pedestrian access gates into open space areas (for maintenance)

Fencing between residential development and existing neighboring homes to be constructed primarily of masonry materials, with wrought iron or other open materials for any portions above 6' in height. Masonry walls between proposed residences within the subdivision. Gate at Tamara Drive entry.

12. Architecture and Design

No architecture or floorplans proposed for residences at this time. Applicant or developer will submit application for a Precise Development Plan at a later stage.

Original approval included a Precise Development Plan. Four floorplans, with three exterior styles for each plan (Spanish, Italian, and Mission), for a total of twelve possible floorplan/style combinations. Home sizes ranged from 3,019 to 3,619 SF, depending on floorplan.

**FINDINGS OF FACT/FACTORS TO BE CONSIDERED
EXHIBIT "A"**

Environmental Review

1. Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.), and its implementing regulations (the State CEQA Guidelines), 14 California Code of Regulations Section 15000 et. seq., the City is the lead agency for the Project, as the public agency with the principal responsibility for approving the proposed Project
2. An Initial Study and Mitigated Negative Declaration (IS/MND, City Log No. ER 2005-12) were prepared for Tract 916, 2005-17-PZ/PD/DA, and 2005-03-AN. The Initial Study and Mitigated Negative Declaration identified potential environmental effects to biological resources, cultural resources, and hazards and hazardous materials, and proposed mitigation measures to minimize these impacts to a less than significant level. The Initial Study and Mitigated Negative Declaration were circulated for a 20-day public review from October 28 to November 17, 2005.
3. The City received comments during the public review period for the original Mitigated Negative Declaration from the general public as well as from the County of San Diego. To address the comments from the County of San Diego, the City amended the MND with language explaining the results of a new noise study and air quality study, as well as clarification on a previously-conducted traffic study. Pursuant to CEQA Section 15073.5, the Amended MND was not recirculated as no new, avoidable significant effects were identified that required new mitigation measures or project revisions to reduce the effects to insignificance, and the lead agency did not determine that proposed mitigation measures or project revisions would fail to reduce potential effects to a less than significant level.
4. On April 5, 2006, the City Council carefully reviewed and considered all environmental documentation comprising the Amended MND, including the public comments, technical appendices, and referenced documents (on file in the Office of the City Clerk and incorporated by this reference), and found that the Amended MND considered all potentially significant environmental impacts of the Project and was complete and adequate, and fully complied with all requirements of CEQA and the State CEQA Guidelines. The City Council considered all significant impacts and mitigation measures identified in the Amended MND and found that all potentially significant impacts of the project were lessened or avoided to the extent feasible. Pursuant to Public Resource Code Section 21082.1(c)(3) and CEQA Guidelines Section 15074(b), The City Council also found that the Amended MND reflects the City's independent judgment as the lead agency for the proposed Project. The City Council adopted the Amended Mitigated Negative Declaration on April 5, 2006.
5. Based on the project description provided by the applicant for SUB17-0007, and updated aesthetics, greenhouse gas, traffic, hydrology, and soils information provided by the applicant, the City has determined that substantial changes are not proposed under SUB17-0007 that would require major revision of the document due to the creation of new significant environmental effects or a substantial increase in the severity of previously identified environmental effects, nor have substantial changes occurred with respect to the circumstances under which the project would be undertaken that require major revision of the document due to the creation of new significant environmental effects or a substantial increase in the severity of previously identified environmental effects. Therefore, an Addendum to the Amended MND is an appropriate level of environmental review for SUB17-0007.
6. As required by CEQA, the City, in recommending City Council adoption of these restated Findings of Fact, is also recommending adoption of a Mitigation Monitoring and Reporting Program (MMRP) for the restated mitigation measures included in the Addendum to the Amended MND. The Planning Commission finds that the MMRP meets the requirements of California Public Resources Code (PRC) Section 21081.6 by providing for the implementation and monitoring of measures intended to mitigate the potentially significant effects of the recommended Plan.

Annexation

1. The proposal conforms to the annexation policies established in the Escondido General Plan Land Use and Community Form Element, which are intended to guide development to meet present and future needs, achieve a vibrant community, and enhance the character of Escondido.
2. The properties to be annexed (which include the residential development site and three nearby properties) are located within the Escondido Sphere of Influence and Escondido Planning Area. The three nearby properties have previously connected to public sewer, and signed Irrevocable Offers of Annexation at the time of connection, to confirm that they agree to annex to the City of Escondido.
3. The reorganization includes annexation to the City of Escondido and detachment from County Service Area No. 135 (San Diego Regional Communications System) and the Deer Springs Fire Protection District. The City of Escondido Police Department and Fire Department, which serve areas to the immediate south of the project that are already within City limits, would assume responsibility for law enforcement and fire suppression duties. The development site and three additional properties to be annexed are located within the 7.5-minute emergency response time as called for in the General Plan. The City would provide sewer service to the proposed development site, and the three additional properties included in the annexation request have already connected to sewer service. The annexation would not introduce new service providers to the area or become a departure from the existing pattern of service delivery in this portion of Escondido.
4. Annexation of the development site and three nearby properties will not create an island of unincorporated territory as prohibited by Section 56744 of the Government Code.

Prezone

1. The public health, safety, and welfare would not be adversely affected by the proposed prezone of 632 and 644 North Avenue to RE-20. These two properties are already developed with single-family residential uses and those uses would continue after annexation. Both properties have already connected to City sewer services due to septic system issues, and have signed agreements to annex to the City as a condition of that connection. The proposed RE-20 zoning would be consistent with the Estate II General Plan designation that applies to these properties.
2. The two properties to be prezoned are suitable for the single-family residential uses allowed in the RE-20 zone, and are already developed with this type of use.
3. The uses permitted by the RE-20 zone would not be detrimental to surrounding properties. The surrounding neighborhood contains a variety of zones (both City and County) that allow single-family residential uses, and most lots in the area are occupied by this type of use. The properties to be prezoned are already developed with single-family homes and no redevelopment of these two lots is proposed at this time.
4. The proposed prezone of 632 and 644 North Avenue is consistent with the General Plan, as these lots are located within the Estate II designation as depicted on the General Plan Land Use Map (Figure II-1 of the Land Use and Community Form Element). The Residential Estates (RE) zone, as described in the Zoning Code, corresponds to the Estate II designation of the General Plan as noted in Figure II-6 of the General Plan.
5. The proposed change of zone does not establish a residential density below seventy (70) percent of the maximum permitted density of any lot or parcel of land previously zoned R-3, R-4, or R-5. The two lots to be prezoned do not have R-3, R-4, or R-5 zoning.
6. The two lots to be prezoned are not covered under any Specific Plans.

Revised Tentative Subdivision Map

Findings for Tentative Map Approval	Explanation of Finding
A. That the proposed map is consistent with applicable general and Specific Plans as specified in Section 65451 of the Subdivision Map Act.	The project site is not included in any Specific Plans. The proposed revised tentative map is consistent with the maximum density of two (2) dwelling units/acre permitted by the Estate II designation of the General Plan, and each lot exceeds the minimum 10,000 SF size required per the clustering provisions of the General Plan. The zoning of the development site has already been changed to PD-R-1.97 to accommodate the proposed density.
B. That the design or improvement of the proposed subdivision is consistent with applicable general and Specific Plans.	The project site is not included in any Specific Plans. The proposed subdivision provides for clustering of 34 single-family residential lots, as well as five open space lots providing green space, stormwater detention, protection of an aqueduct right-of-way, and separation of new lots from existing properties. Public sewer and water services would be provided to the subdivision upon annexation, via connections to lines in North Avenue (the existing water main would be extended to allow this). The proposed project density is consistent with the rezoning of the development site, as well as the Estate II designation of the General Plan.
C. The Project site is physically suitable for the proposed type of Project.	The residential development site is physically suited for this type of development. The site has a gradual downhill slope in a north to south direction. Grading of 24,000 cubic yards of cut and 24,000 cubic yards of fill is proposed, and the project has been conditioned to require submittal and City review of grading plans, and issuance of a grading permit, prior to development. The site has been rezoned PD-R-1.97, to allow a development with a maximum density of 1.97 units/acre. The project would be consistent with the development standards of the Residential Development policies and goals in the General Plan (upon annexation).
D. That the site is physically suitable for the proposed density of development.	The proposed revised tentative map is consistent with the maximum density of two (2) dwelling units/acre permitted by the Estate II designation of the General Plan. Lot sizes and open space quantities exceed the amount required by Estate II development standards and Residential Clustering Policy 5.1 of the General Plan. The design of the proposed subdivision is consistent with the Zoning Code since the site has been rezoned PD-R-1.97. The proposed lot sizes are consistent with residential development in the surrounding area.
E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.	The design of the revised tentative map and improvements are not likely to cause substantial environmental problems or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Amended MND (City Log No. ER 2005-12) and the Addendum to the Amended MND.

	Removal of coast live oak, mule fat scrub, and non-native grassland shall be compensated via mitigation through the Daley Ranch Mitigation Bank as described in the proposed mitigation measures, and the project is conditioned to require the replacement of oaks and ornamental trees removed by the project.
F. That the design of the subdivision or the type of improvements is not likely to cause serious public health concerns.	The design of the revised tentative map and the type of improvements are not likely to cause serious public health problems. The project would not degrade the levels of service on the adjoining streets, as described in the Amended Negative Declaration and Addendum to the Amended Mitigated Negative Declaration. Stormwater and drainage facilities are proposed in accordance with current requirements. The applicant has obtained the professional opinion of a geotechnical engineer that the proposed grading will not impact septic systems on adjoining properties, but as an extra level of assurance, has proposed a 12.5'-wide open space buffer along the rear property lines of Lots 1-6, 19-30, and the east and north sides of Lot 34 to keep development away from these properties. Sewer and water service are available or can be provided with minor extension of nearby facilities.
G. That the design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.	The design of the revised tentative map and type of improvements will not conflict with easements of record, or easements established through court judgment, or acquired by the population at large, for access through, or use of property within the proposed map. This was based on review of all available maps and a preliminary title report submitted by the applicant. Neither the City of Escondido, nor its employees assume any responsibility for the completeness or accuracy of these documents. An aqueduct right-of-way owned by the San Diego County Water Authority occupies a portion of the development site. The Water Authority has reviewed the project and provided comments that have been incorporated into the project design. The project has been conditioned to require the applicant to obtain Water Authority review and approval of grading, improvement, and landscape plans prior to City approval of the Final Map.

Master Development Plan

1. The location, design, and density of the proposed development is consistent with the goals and policies of the General Plan, since the density of the proposed development and the minimum lot size of 10,000 SF are in conformance with the Estate II land use designation. The proposed project would not diminish the Quality of Life standards of the General Plan, as the project would not materially degrade the level of service on adjacent streets or public facilities or create excessive noise, and adequate on-site parking, circulation, and public services can be provided to the site.
2. The proposed location of the site allows the development to be well integrated with its surroundings near residentially-zoned property and would not cause deterioration of bordering land uses.

3. All vehicular traffic generated by the proposed development would be accommodated safely and without causing undue congestion upon adjoining streets, per the Amended Mitigated Negative Declaration and the Addendum to the Amended Mitigated Negative Declaration prepared for the project. Primary access to the residential development site would be from North Avenue only, which would minimize project-related traffic on Laurashawn Lane.
4. All public facilities, sewer, and water service are existing or would be available to the development site, with proposed and anticipated improvements and annexation.
5. The overall design of the planned development would produce an attractive, efficient, and stable environment for living, since open space areas have been incorporated into the project design, landscaping would be provided within these open space areas and along project streets, and adequate separations will be provided between the new residences, as well as between new residences and existing residences on surrounding properties.
6. The proposed development would be well integrated into its surroundings since the design would be consistent with the surrounding single-family residential development. Adverse impacts related to aesthetics and privacy would be minimized for residents on Laurashawn Lane, since at least six of the lots between 20 and 33 would be developed with single-story homes. While the remaining eight lots in this range may be developed with two-story homes, a minimum rear setback of 40' would be maintained for any two-story structure.
7. The approval of the proposed Master Development Plan would be based on sound principles of land use since adequate parking, circulation, utilities, and access would be provided for the development of the project. The project is conditioned to require submittal of a separate application for a Precise Development Plan, for approval of architectural design for the new residences.

Development Agreement

1. The proposed Development Agreement is consistent with the objectives, policies, general land uses, and programs specified in the General Plan since there are no changes to the General Plan land use designations or policies that affect development of the site, a Citywide Facilities Plan has been adopted to address infrastructure deficiencies on a citywide basis, and the agreement has a provision for a community benefit that could not otherwise be required of the developer.
2. The proposed Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the property is located, since the General Plan land use designation of the site is Estate II, which allows the number of dwelling units approved for the development in conformance with Subdivision Ordinance Section 32.202.03.
3. The proposed Development Agreement conforms to the public convenience and general welfare because the proposed agreement provides for construction of drainage improvements in the area and payment of a fee needed to construct future improvements that resolve traffic and drainage infrastructure issues in the North Broadway area.
4. The proposed Development Agreement will not adversely affect the orderly development of property or the preservation of property values because the project will be developed with single-family residences, in conformance with the existing General Plan designation on the property.
5. The proposed Development Agreement is consistent with Government Code Section 65864, which states that the lack of certainty in the approval of development projects can result in a waste of resources and escalated housing costs while discouraging comprehensive planning, because the proposed agreement provides for a five-year term and provides certainty as to the payment and construction obligations for associated public improvements.

**CONDITIONS OF APPROVAL
EXHIBIT "B"**

Mitigation Measures

Biological Resources

1. Impacts to 0.29 acre of coast live oak woodland shall be mitigated at a 2:1 ratio through acquisition of 0.58 acre of coast live oak woodland at the Daley Ranch Mitigation Bank.
2. Impacts to 0.03 acre of mule fat scrub shall be mitigated at a 1:1 ratio through acquisition of 0.03 acre of woodland habitat at the Daley Ranch Mitigation Bank.
3. Impacts to 15.13 acres of non-native grassland shall be mitigated at a 0.5:1 ratio through acquisition of 7.57 acres of non-native grassland at the Daley Ranch Mitigation Bank.
4. Mitigation for impacts to the four protected coast live oak trees, the four mature coast live oak trees, one mature Engelmann oak tree, four oak hybrids, and the 178 mature ornamental trees will occur with the planting of at least 13 oak trees and 178 ornamentals within the project landscaping in the form of street trees throughout the project. The actual number and size of replacement trees as well as the planting location shall be determined through consultation with City staff and shall be specified in the project proponent's Development Agreement with the City. The habitat value of the oak trees is also being mitigated by the purchase of mitigation credits at the Daley Ranch Mitigation Bank.
5. A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to June 15). If active raptor nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances and proposed disturbance activities to determine an appropriate distance or temporal buffer.

Cultural Resources

1. The project applicant shall provide archaeological monitoring for the significant subsurface archaeological deposits that might be present on the parcel. These archaeological deposits may include privies, cisterns, trash deposit, and foundations. If archaeological features are encountered, the area shall be identified and the boundaries marked to avoid further ground disturbance. The archaeological remains should then be investigated using traditional excavation techniques and, if determined to have legitimate research potential, an adequate sample for analysis should be remove or, in the case of structural remains, documented. A budget to adequately analyze the material and prepare a professional report should be obtained and analysis and report preparation completed. Copies should be provided to the Escondido City Planning Department, the Pioneer Room of the Escondido City Library, and the Escondido Historical Society.

Hazards and Hazardous Materials

1. Prior to grading, on-site water wells shall be abandoned or removed in accordance with applicable laws and regulations.
2. Prior to grading, the trash/debris shall be removed from the site and disposed of in accordance with applicable laws and regulations.

General

1. Prior to issuance of any building permits, approval of a Precise Development Plan is required for the design and architecture of the proposed residences.

2. Maintenance of all open space areas shall be the responsibility of the homeowners association (HOA). Open space areas shall preclude construction of any improvements not shown on the Master Development Plan, to the satisfaction of the Community Development Director.
3. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and Fire Chief.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. Fire hydrant spacing and location must be approved by the Fire Department. The number, timing, and minimum GPM fire flow shall be coordinated with the Fire Chief. The applicant shall submit an updated Fire Protection Plan (FPP) for the development prior to the issuance of building permits.
6. The emergency access from Tamara Lane shall be paved with a minimum 28' turning radius. The gate shall be strobed to the satisfaction of the Fire Chief for fire emergency access.
7. Any blasting within the City of Escondido is subject to the provisions of Ordinance No. 95-6 and a blasting permit must be obtained from the Escondido Fire Department. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
8. Access for use of heavy firefighting equipment, as required by the Fire Chief, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate flow are in service to the satisfaction of the Fire Marshal.
9. Three (3) copies of a revised Tentative Map, reflecting all modification and any required changes, shall be submitted to the Planning Division for certification prior to submittal of grading and landscape plans and the Final Map.
10. All habitable buildings shall be noise-insulated to maintain interior noise levels of 45 dBA or less.
11. All requirements of the Public Partnership Program, Ordinance No. 86-70, shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of building permit issuance for the purpose of participating in the City Public Art Program.
12. All exterior lighting shall conform to the requirements of City of Escondido Zoning Code Article 35, Outdoor Lighting (Ordinance No. 2014-20).
13. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance to the satisfaction of the Director of Community Development.
14. Prior to the issuance of building permits, the applicant shall note on the construction plans that at least six of the homes on lots 20-33 shall be limited to one story, with a maximum height of 17 feet. The remaining eight homes on these lots may have two stories and a maximum height of 27 feet. No two-story element shall be within 40 feet of the rear property line.
15. Prior to obtaining building permits, the applicant shall demonstrate compliance with the requirements of the Citywide Facilities Plan, to the satisfaction of the Planning Division.
16. All project-generated noise shall conform to the City's Noise Ordinance (Ordinance No. 90-08), to the satisfaction of the Planning Division.
17. Prior to Final Map approval, a note shall be included on the Final Map, or other documents provided, stating that grading shall conform to the submitted conceptual design.

18. No street names are part of this approval. A separate request shall be submitted prior to Final Map.
19. Copies of any CC&Rs shall be submitted to the Planning Division for review and approval prior to Final Map and grading plan approval. The CC&Rs shall detail the responsibility for the maintenance of any exterior walls/fencing, slopes, common drainage facilities, and open space areas, including the 12.5' open space buffer.
20. Prior to the issuance of a grading permit, the grading plan shall include the location and type of all trees on the site. Each tree shall be labeled on the plan as to whether it will remain or be removed, and staked in the field, as necessary, to the satisfaction of the Planning Division.
21. Annexation of the property shall be recorded prior to recordation of the Final Map or issuance of any development permits.
22. No approvals for signage are included with the approval of the project. Separate review shall be completed prior to installation of any signage.
23. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2,266.25 for a project with a Mitigated Negative Declaration. (These fees include an additional authorized County administrative handling fee of \$50.00, which needs to be included with each and every document submitted or filing.) Please note that the filing fee is adjusted annually based on changes to the price deflator as published by the by the US Department of Commerce. The \$2,266.25 fee went into effect on January 1, 2017, and the fee may or may not increase in subsequent years.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of grading or building permits, and shall be equivalent or superior to the concept plan approved by the Master Development Plan to the satisfaction of the Planning Division. A plan check fee based on the current fee schedule will be collected at the time of the submittal. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California. The plans shall be prepared by, or under the supervision of, a licensed landscape architect.
2. Any existing trees to remain within the subdivision shall be identified on the landscape and grading plans.
3. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
4. All manufactured slopes, or slopes cleared of vegetation, shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping within this timeframe, then an interim landscaping solution may be acceptable. The type of plant material, irrigation, and the method of application shall be to the satisfaction of the Planning Division and City Engineer.
5. All slopes shall be landscaped with suitable material to control erosion. All manufactured slopes over three (3) feet in height shall be landscaped with a combination of trees, shrubs, and groundcover. Fill slopes shall have a minimum of six (6) trees at fifteen (15) gallons in size, and ten (10) shrubs at five (5) gallons in size, per 1,000 square feet of slope area, in addition to ground cover. Groundcover shall provide one hundred percent coverage within one year of installation. Plant material shall be low maintenance, drought resistant, and fast growing, to the satisfaction of the Planning Division. In particular, the groundcover shall be a fast-growing species that establishes quickly and is capable of choking out weeds.

All slopes over three (3) vertical feet shall be irrigated with an individual lot irrigation system approved by the Planning and Building Divisions.

6. The mature tree located on the property boundary between proposed Lots 2 and 3 and the property addressed as 830 North Avenue shall be protected by fencing off at dripline, to the satisfaction of the Director of Community Development or his/her designee, prior to issuance of a grading permit.
7. Street trees shall be provided along every frontage within, or adjacent to, this subdivision in accordance with the Escondido Landscape Ordinance and Street Tree List. Specimen size trees shall be incorporated into the landscape design, to the satisfaction of the Planning Division.
8. Any proposed walls and retaining walls shall be constructed out of decorative material to the satisfaction of the Planning Division. The materials and location of the wall(s) shall be identified on the landscape and grading plans.
9. Details of project fencing, including materials and colors, shall be provided on the landscape plans.
10. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

ENGINEERING CONDITIONS OF APPROVAL Escondido Tract 916-R (SUB17-0007) North Ave.

GENERAL

1. The developer shall execute a Development Agreement with the City of Escondido prior to approval of the Final Map.
2. The applicant shall provide the City Engineer with a Subdivision Guarantee and Title Report covering the subject property.
3. The location of all existing on-site utilities shall be determined by the project engineer. If a conflict occurs with proposed lots, these utilities shall be relocated.
4. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of the Final Map.
5. No Building Permits shall be issued for any construction within this Subdivision until the Final Subdivision Map is recorded and either:
 - a) All conditions of the Tentative Subdivision Map have been fulfilled: or
 - b) Those conditions unfulfilled at the time of an application for Building Permits shall be secured and agreements executed in a form and manner satisfactory to the City Attorney and City Engineer.

6. If multiple Final Maps are to be recorded for this project, the City Engineer will determine the extent of public and private improvements to be constructed with each Final Map.
7. The project engineer shall submit to the Planning Department a copy of the Substantial Conformance Tentative Map as presented to the Planning Commission. The Tentative Map will be signed by the Planning Department verifying that it is in substantial conformance with the approved Tentative Map.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be constructed to City Standards as required by the Subdivision Ordinance in effect at the time of the Tentative Map approval and to the satisfaction of the City Engineer. Specific details, including final street improvement widths, right-of-way widths, concrete curb and gutters, drainage, lighting, etc. shall be resolved to the satisfaction of the City Engineer.
2. The developer shall construct street improvements, including but not limited to, up to 32' of full structural section paving and base, concrete curb, gutter, sidewalk, street lights, street trees, on the following streets within and adjoining the project boundary:

STREET

**North Avenue
Private Streets "A" and "B"**

CLASSIFICATION

**Local Collector (42' curb to curb)
Residential (36' curb to curb)**

See appropriate typical sections in the current Escondido Design Standards for additional details.

3. The developer shall construct improvements on North Avenue in accordance with Local Collector Road Standards (21' half-width within 33' R/W half-width), from the projects easterly boundary to Laurashawn Lane, to the satisfaction of the City Engineer.
4. The project entrance off North Avenue shall be designed per current Escondido Design Standards as a new fourth (north) leg of the Conway Drive and North Avenue intersection.
5. The developer shall construct a 24' wide gated and paved emergency access and public trail from the end of existing Tamara Drive to proposed private Street "B" to the satisfaction of the City Engineer and City Fire Marshal.
6. The developer shall construct a 24' wide gated and paved emergency and utility access across proposed Lot 7 from the private Street "A" knuckle to Kaywood Drive to the satisfaction of the City Engineer and City Fire Marshal.
7. The developer shall construct Streets "A" and "B" as private residential streets with minimum street widths of 36' curb to curb with PCC curb & gutter, and sidewalk. Street "A" shall be constructed with 5' sidewalk on its east and north sides and a public 10' wide DG trail on its west and south sides. Street "B" will be constructed with 5' wide sidewalks along all sides.

8. A 10-foot-wide public trail shall be constructed throughout the project at locations approved by the Community Development Director, City Engineer, and the San Diego County Water Authority for proposed locations within their aqueduct easement.
9. The developer shall be responsible for repair and overlay of all failing sections of the existing Tamara Drive as determined by the City Engineer.
10. The address of each lot/dwelling unit shall either be painted on the curb or, where curbs are not available, posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Engineer.
11. Sidewalk construction shall be contiguous to the curb in accordance with current Escondido Design Standards.
12. All cul-de-sacs shall conform to the current Escondido Design Standards.
13. All knuckles shall conform to current Escondido Design Standards.
14. Improvement plans for any construction within the San Diego County Water Authority's existing aqueduct easement will be subject to their review and approval prior to the City's approval of the Final Map. The developer shall be solely responsible for securing all necessary approvals and permits required by the San Diego County Water Authority for this work and shall pay any required plan check, permitting, and inspection fees.
15. The developer will be required to provide a detailed detour and traffic control plan, for all construction within existing rights-of-way, to the satisfaction of the Traffic Engineer and the Field Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.
16. The developer's engineer shall prepare a complete signing and striping plan for all improved roadways. Any removal of existing striping and all new signing and striping shall be done by the developer's contractor.
17. The developer may responsible for a grind and overlay of North Avenue not otherwise improved, due to the many utility trenches necessary to serve this project and/or general construction damage. The determination of the extent of the grind and overlay shall be to the satisfaction of the City Engineer.
18. Adequate horizontal sight distance shall be provided at all street intersections. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
19. Street lighting in accordance with Escondido Standard Drawing E-1-E shall be required on all onsite private streets. It shall be the responsibility of the Home Owner's Association to adequately maintain the street lighting system and such maintenance responsibility shall be clearly stated in the CC&R's.

20. The developer shall be required to construct public street lights in accordance with Escondido Standard Drawing E-1-E on North Avenue to the satisfaction of the City Engineer.
21. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
22. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and/or update letter that he/she has reviewed the revised grading design and found it to be in conformance with his/her recommendations.
2. Erosion control, including silt fences, straw wattles, interim sloping planting, gravel bags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
3. Plans for any grading and drainage improvements within the San Diego County Water Authority's existing aqueduct easement will be subject to their review and approval prior to the City's approval of the Final Map. The developer shall be solely responsible for securing all necessary approvals and permits required by the San Diego County Water Authority for this work and shall pay any required plan check, permitting, and inspection fees.
4. Increased slope setbacks are required along the project boundary to avoid disrupting any existing septic systems in the adjoining residential areas and to avoid encountering ground water problems. Actual setbacks to be used will be based on recommendations of the soils engineer. The requirements of the San Diego County Health Department should be consulted in this regard. In lieu of these requirements, or if the County Health Department requirements cannot be met, the developer must arrange to connect adjoining existing dwelling units, now on private septic systems, to the public sewer system. In this regard, the developer will be required to make necessary arrangements for all main extensions, easements and payment of all connection and permit fees. Any dwellings in the unincorporated areas must have special approval of the City Council before being connected to the City sewer system. This requirement shall also apply to off-site road and utility improvements where existing septic systems are jeopardized as a result of these improvements.
5. It shall be the responsibility of the developer to pay all plan check and inspection fees required by the San Diego County Health Department.

6. The developer will be required to obtain written permission from adjoining property owners for any off-site grading and reconstruction work necessary to construct the project and/or the required improvements.
7. Any proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retain wall design is in conformance with the recommendations and specifications as outlined in his report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings. Retaining walls or deepened footings that are to be constructed as part of building structure will be permitted as part of the Building Dept. plan review and permit process.
8. Cut slope setbacks must be of sufficient width to allow for construction of all necessary screen walls and/or brow ditches.
9. The developer shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
10. A General Construction Activity Permit is required from the State Water Resources Board prior to issuance of Grading Permit and the WDID number shall be listed on the Grading plans.
11. All lots shall be graded to drain per the requirements of current Escondido Design Standards and the City Engineer and shall include construction of necessary drainage facilities for conveyance and treatment.
12. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.
13. Unless specifically permitted to remain by the County Health Department, all existing wells within the project or affected by the off-site improvements shall be abandoned and capped, and all existing septic tanks within the project or affected by the off-site improvements shall be pumped and backfilled per County Health Department requirements.
14. All driveway grades and profiles shall conform to current Escondido Design Standards and Escondido Standard Drawings.
15. All lot lines shall be located at the top of slope unless otherwise approved by the City Engineer.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study to be prepared by the engineer of work. The drainage study shall be in conformance with the City of Escondido Design Standards.

2. The developer shall construct offsite drainage improvements within and along North Avenue including the modification or replacement of the existing large drainage culvert under North Avenue, westerly of Laurashawn Lane to the satisfaction of the City Engineer.
3. The developer shall grade and construct drainage improvements as may be necessary along the project's Kaywood Drive frontage to prevent concentrated drainage from coming down the proposed cut slopes and into the rear yards of Lots 7 and 8 to the satisfaction of the City Engineer.
4. The developer shall grade and construct a PCC swale within the proposed 12.5' open space easement along the project's westerly and southerly boundary to accept and convey any run-off that previously drained in this direction.
5. The developer shall construct drainage improvements to intercept and convey the concentrated drainage coming from Kaywood Drive into the rear of proposed Lot 4 to the satisfaction of the City Engineer.
6. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.
7. All site drainage with emphasis on the roadway, parking and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans will need to reflect these areas of storm water treatment.
8. All onsite storm drains, ditches, inlets, junction structures, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities shall be that of the Home Owners Association as designated in the recorded CC&Rs and the recorded Storm Water Control Facility Maintenance Agreement.
9. The developer will be required to submit a signed, notarized copy of a Storm Water Control Facility Maintenance Agreement to the City Engineer to be countersigned and recorded.

WATER SUPPLY

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshal.
2. This project is located within the Rincon Del Diablo Municipal Water District. It will be the developer's responsibility to make arrangements with the Rincon District as may be necessary to provide water service for domestic use and fire protection. The developer shall provide evidence of such arrangements prior to recordation of the Final Map, to the

satisfaction of the City Engineer. The City of Escondido and the Rincon District will sign approval of the improvement plans with respect to the water mains.

3. Water meters and back flow prevention devices shall not be installed within the driveway apron or private driveway areas.
4. No trees or deep rooted plants shall be planted within 10 feet of any water service.

SEWER

1. All proposed sewer main locations and sizing shall be to the satisfaction of the City Engineer and Director of Utilities. Required sewer main improvements include construction of a new manhole in place of an existing clean-out in the Conway Drive and North Avenue intersection and the extension of an 8-inch sewer main from this manhole northerly up Street "A" into the project. As currently shown this 8-inch sewer main will be required to extend across the San Diego County Water Authority aqueduct easement to serve Street "B" in a location and depth approved by the San Diego County Water Authority.
2. The developer shall extend an 8-inch sewer main from the Street "A" knuckle area to a sewer clean-out in the Kaywood Drive right-of-way for future sewer main extension and sewer service in this direction.
3. Sewer utilities shall be extended to the project's boundary at such locations as required by the City Engineer and/or the Director of Utilities.
4. A private 4" minimum PVC sewer lateral with a standard clean-out within 18" of the Public Utilities Easement shall be constructed for each Lot and shown on the Improvement and Grading plans. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings. The construction of all sewer laterals shall be included in the improvement plans and bonding quantities.
5. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral, or within 15' of any sewer main.
6. All sewer laterals will be considered a private sewer system. The property owners and/or the Home Owners Association will be responsible for all maintenance of their individual sewer laterals to the sewer main. Provisions stating this shall be included in the CC&Rs.

FINAL MAP - EASEMENTS AND DEDICATIONS

1. All easements, both private and public, affecting subject property shall be shown and delineated on the Final Map.
2. Necessary Public Utility Easements for sewer, water, etc. shall be granted to the City on the Final Map. The minimum easement width is 20 feet. Easements with additional utilities shall be increased accordingly.
3. Necessary Emergency Access Easements shall be granted to the City on the Final Map. The minimum easement width is 24 feet.

4. Public Trail easements as proposed on the tentative map shall be granted to the City on the Final Map.
5. A Public Utility Easement shall be granted over the Private Street. The public utility easement shall extend a minimum of five (5) feet beyond the improved, curb-to-curb roadway width. When sidewalks are required, the public utility easement shall extend a minimum of four (4) feet behind the back of sidewalk.
6. Private Drainage Easements shall be shown on the Final Map and granted to the Home Owners Association upon transfer of title for all private drainage facilities including brow ditches (5' min. wide) and storm drain pipes (10' min. wide) needed to convey storm water within the project.
7. Private open space easements as proposed on the tentative map shall be shown on the Final Map and granted to the Home Owners Association upon transfer of title.
8. The developer is responsible for making the arrangements to quitclaim all easements of record, which conflict with the proposed development prior to approval of the Final Map. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to approval of the Final Map. Building permits will not be issued for lots in which construction will conflict with existing easements, nor will any securities be released until the existing easements are quitclaimed.

REPAYMENTS AND FEES

1. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the developer until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be 10% of the total estimated cost of the grading, drainage, landscaping, and best management practices items of work with a minimum of \$5,000 up to a maximum of \$50,000, unless a higher amount is deemed necessary by the City Engineer.
2. A sewer repayment of \$1,063.09 is due to the City of Escondido for existing sewer improvements that contribute to serving this property per Repayment File No. 208 and approved by City Council Resolution 2002-45.
3. The developer shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when building permits are issued.

CC&Rs

1. Copies of the CC&Rs shall be submitted to the Engineering Department and Planning Department for approval prior to approval of the Final Map.

2. The developer shall make provisions in the CC&Rs for maintenance by the Home Owners' Association of all onsite storm drain facilities, storm water treatment facilities, public trails, and the landscaping of all common open space easements and lots. These provisions must be approved by the Engineering Department prior to approval of the Final Map.
3. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan for the project.
4. The CC&R's must state that (if stamped concrete is used in the private street) the homeowners' association is responsible for replacing the stamped concrete in kind if the City or its contractor has to trench the street for repair or replacement of an existing utility.
5. The CC&Rs must state that the Home Owners' Association assumes liability for damage and repair to City utilities in the event that damage is caused by the Home Owners' Association or their contractors when repair or replacement of private utility or storm water facility is done.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Subdivision Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution.
2. The developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding. All new utilities shall be underground.

Development Agreement- Proposed Terms

North Avenue Estates (SUB 17-0007)

Development Agreement - Proposed Terms

1. **Term.** The term of the development agreement will be 5 years.
2. **Fees.** Generally, all fees will be in the amounts in effect at the time Owner submits payment of the fees (will be at the time of building permit issuance unless otherwise agreed to such as the Drainage Facilities Fees).
3. **Trees.** Owner shall provide a minimum of 13 coast live oak trees and 178 ornamental trees at a size of at least a 24" box. The location of the trees will be approved by the City as part of the submission of a landscape plan. (As required in the mitigation measures set forth in the MND).
4. **Drainage Improvements.** Owner shall provide to the City the following:
 - Construct 112.65' of 42" Reinforced Concrete Pipe along North Avenue as shown in the attached plan.
 - Construct 557.66' of 3' x 5' Reinforced Concrete Box Culvert along North Avenue as shown in the attached plan.
 - Construct the Outlet Headwall for the 3' x 5' Reinforced Concrete Box Culvert along North A venue as shown in the attached plan.
5. **Deficiency Fee Payment.** Owner shall pay the Deficiency Fees of \$12,500.00 per each of the 34 lots to be developed. Owner hereby agrees that the listed Deficiency Fee is an accurate representation of the its proportionate share towards neighborhood and citywide improvements for the facility deficiency area applicable to this Project. The obligation to pay these fees will survive the termination of the development agreement.
6. **Fee Credits.** In exchange for Owner's implementation and construction of the Drainage Improvements, City will provide fee credits of One Hundred Thousand Dollars (\$100,000.00) in Drainage Facilities Fees and will defer collection of any Drainage Facilities Fees until owner requests the first Certificate of Occupancy.

Geocon Letter with References

(July 11, 2017)

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Project No. 07344-42-02
July 11, 2017

North Avenue CAJ, LLC
Post Office Box 928257
San Diego, California 92192

Attention: Mr. Casey Johnson

Subject: SUMMARY OF CONCLUSIONS IN PREVIOUS GEOTECHNICAL REPORTS
NORTH AVENUE ESTATES
SAN DIEGO COUNTY, CALIFORNIA

- References:
1. *Supplemental Exploratory Trenching, North Avenue Estates, Escondido, California*, prepared by Geocon Incorporated, dated November 15, 2016 (Project No. 07344-42-02).
 2. *Groundwater Flow, North Avenue Estates, Escondido, California*, prepared by Geocon Incorporated, dated February 17, 2017 (Project No. 07344-42-02).
 3. *Response to LAFCO Comments, North Avenue Estates, San Diego County, California*, prepared by Geocon Incorporated, dated May 3, 2017 (Project No. 07344-42-02).

Dear Mr. Johnson:

In accordance with your request we have summarized our conclusions from previous reports prepared by Geocon Incorporated with respect to potential impacts to adjacent property septic systems.

It is our opinion based on the information obtained from our field investigations that the potential to encounter septic seepage in remedial excavations performed on the North Avenue Estates project is low, therefore remedial excavations should not cause or contribute to a failure of the adjacent septic systems.

Groundwater flow at the site, if present, occurs on or below the alluvium/gabbro contact. We expect groundwater flow to follow the alluvium/gabbro gradient contact, which is to the south-southwest based on exploratory trenching performed on the property. We expect groundwater flow and septic seepage below the properties along Laurashawn Lane to also flow to the south-southwest along the alluvium/gabbro contact, or away from the North Avenue Estates project. As such, it is our opinion, that remedial grading performed within the North Avenue Estates site will not cut-off groundwater flow from and beneath adjacent properties thereby causing a rise in groundwater and impacting the vertical percolation from the existing septic systems.

As an added measure of conservatism, a 10-foot buffer area is proposed within the North Avenue Estates project adjacent to the lots along Laurashawn Lane from the south end of the property up to the

existing 5-foot wide concrete drainage channel. Adjacent to the concrete drainage channel remedial removal depths are expected to be less than 3 feet deep, and therefore, a buffer is not needed due to the shallow removal depths. With respect to the easterly property margin, a buffer is also not needed as remedial removal depths are also expected to also be less than 3 feet deep, thereby, eliminating the potential for adverse impacts to the adjacent properties as a result of remedial grading.

In conclusion, it is our opinion, that remedial grading and construction of the planned residential homes for the North Avenue Estates project will not impact the neighboring septic systems.

Very truly yours,

GEOCON INCORPORATED


Rodney C. Mikesell
GE 2533

RCM:dmc

(e-mail) Addressee





Project No. 07344-42-02
November 15, 2016

North Avenue CAJ, LLC
P.O. Box 928257
San Diego, California 92192

Attention: Mr. Casey Johnson

Subject: SUPPLEMENTAL EXPLORATORY TRENCHING
NORTH AVENUE ESTATES
ESCONDIDO, CALIFORNIA

- References:
1. *Geotechnical Investigation, North Avenue Estates, San Diego County, California*, prepared by Geocon Incorporated, dated September 22, 2004 (Project No. 07344-42-01).
 2. *Remedial Grading Along Western Property Line, North Avenue Estates, San Diego County, California*, prepared by Geocon Incorporated, dated October 13, 2016 (Project No. 07344-42-02).
 3. *City of Escondido Tentative Map No. 916, Planned Development No. 2005-17-PZ/PD/DA*, prepared by Manitou Engineering, plot date December 5, 2007.

Dear Mr. Johnson:

In accordance with your request, we have prepared this correspondence as a supplement to our referenced report and remedial grading consultation letter. This letter has been prepared to document additional exploratory test pits performed along the western property margin. The purpose of the test pits was to observe if seepage from the adjacent properties could be encountered within remedial excavations performed during grading. It is our understanding that the rear yard area for the homes along Laurashawn Lane serve as the leach field area for their septic systems, and the City of Escondido is concerned that seepage from the leach fields will be encountered during remedial grading.

Exploratory trenching was performed on November 1, 2016. The exploratory trenches were excavated to the depth of anticipated remedial grading. Trenches were excavated perpendicular to the property line at the fence line. In addition, a trench was excavated parallel to the property line slightly off of the fence line. The locations of the trenches are shown on Figures 1 and 2 (*Geologic Map*). The locations of all of the exploratory trenches performed on the property to date are included on the figures.

The excavations were left open for a period of at least 2 hours to observe if seepage was present. No seepage was observed in any of the excavations. Photos and logs of the trench excavations are attached. Only the trench logs associated with the recent trenching have been provided. Two additional trenches were excavated (T-16 and T-17) to supplement our geotechnical information for remedial grading depths.

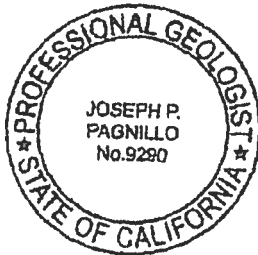
In conclusion, it is our opinion, based on information obtained from the exploratory trenching, that the potential to encounter seepage in the remedial excavations is low.

If you have any questions regarding this correspondence, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON INCORPORATED


Joseph P. Pagnillo
PG 9290




Rodney C. Mikesell
GE 2533

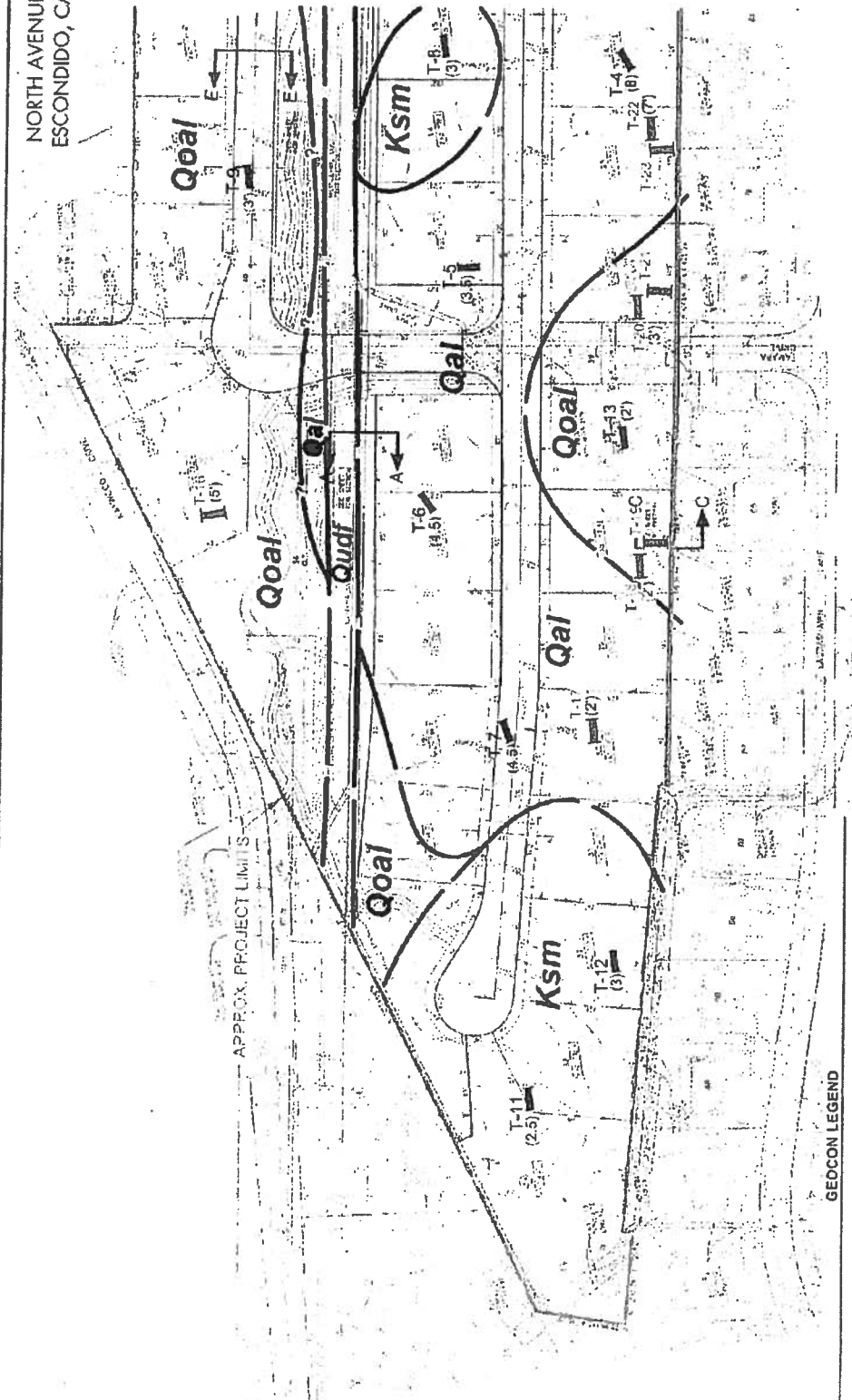


JPP:RCM:cjc

Attachments: Figures 1 and 2; Geologic Map
Photos 1 through 5
Figures A-1 through A-12; Trench Logs

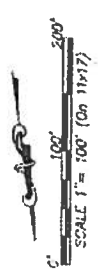
(2) Addressee

NORTH AVENUE ESTATES
ESCONDIDO, CALIFORNIA



- GEOLCON LEGEND**
- Quaf UNRECORDED FILL
 - Qal ALLUVIUM
 - Qol OLDER ALLUVIUM
 - Ksm SAN MARCOS CASERO
 - APPROX. LOCATION OF GEOLOGIC CONTACT (Curved in area locations)
 - T-15 APPROX. LOCATION OF EXPLORATORY TRENCH-1 (Gravity Sept. 22, 2024)
 - T-21 APPROX. LOCATION OF TRENCH (Geotec Nov. 1, 2015)
 - APPROX. LOCATION OF ABANDONED WATER WELL
 - (10) APPROX. THICKNESS OF SURFICIAL SOILS

GEOCON
INCORPORATED
GEOTECHNICAL & ENVIRONMENTAL MATERIALS
10000 SAN MARCOS AVENUE, SUITE 100
SAN MARCOS, CA 92069
PROJECT NO. 07344-42-02
FIGURE 1
GEOLOGIC MAP DATE 11-15-2016



PROJECT NO. 07344-42-02
FIGURE 1
GEOLOGIC MAP DATE 11-15-2016



GEOCON LEGEND

Qudf UNDOCUMENTED FILL

Qal ALLUM

Goal

Ksm SAN MARCOS CABBRO

APPROX. LOCATION OF GEOLOGIC CONTACT
(244°MG 117.6°N UTM Grid)

7-15 APPROX. LOCATION OF EXPLORATORY TRENCH
(Geologic Section 22, 2004)

T-1 ~~1224~~ . APPROX. LOCATION OF TRENCH

(Geocor: Nov. 1, 2019;

APPROX. LOCATION OF ABANDONED WATER WELL

(10)APPROX. THICKNESS OF SURFICIAL SOILS

CTIOCON

THE UNIVERSITY OF CHICAGO

TECTEC-NICAL ■ ENVIRONMENTAL ■ MATERIALS

GELER-NICA ■ EFFICIENT-AL ■ KATHELA'S

ESBIO: HYNEX-3 (HMF - SAN DECO, CALIFORNIA 7711-2976)
PO BOX 843 148 ADOO - FAYETTEVILLE

PHONE 852-548-8900 • FAX 552-6157
PROJECT NO. 07244-12-02

PROJECT NO. 07344-42-02

FIGURE 2
GEOLOGIC MAP DATE 11-15-2016

PAUL & COMPANY, 100 N. 1st St., St. Paul, Minn. 55101



PHOTO 1: Trench T-19

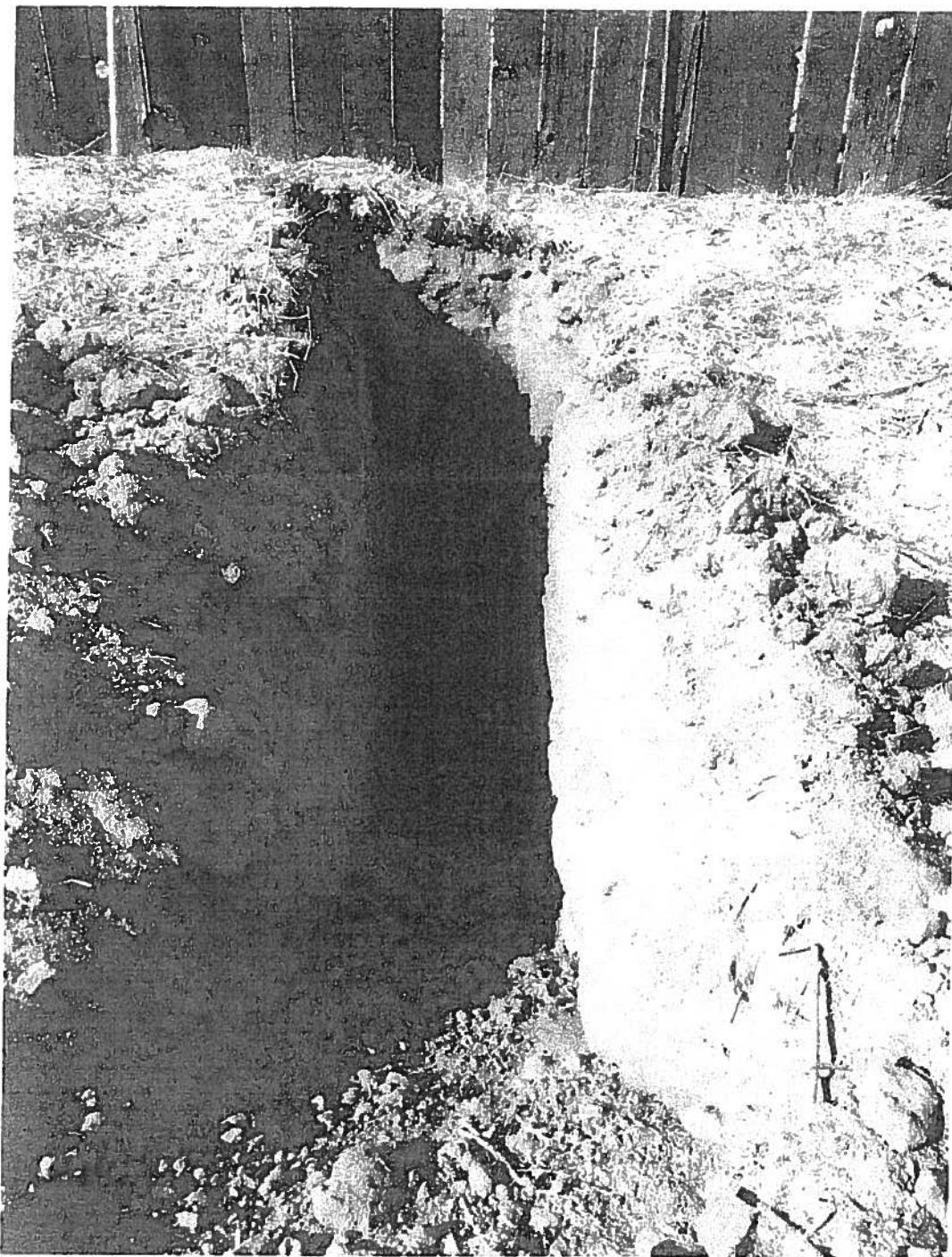


PHOTO 2: Trench T-21

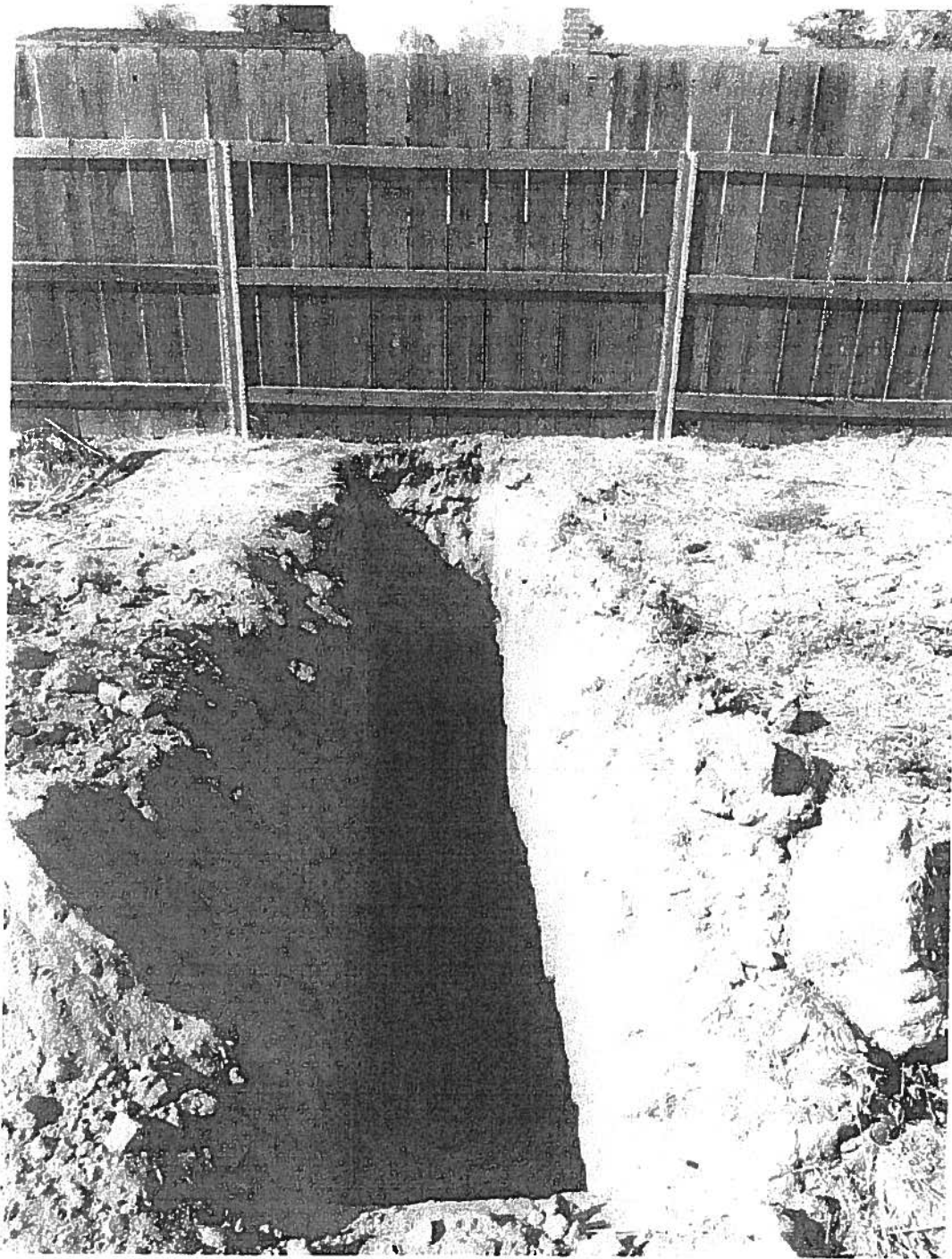


PHOTO 3: Trench T-23

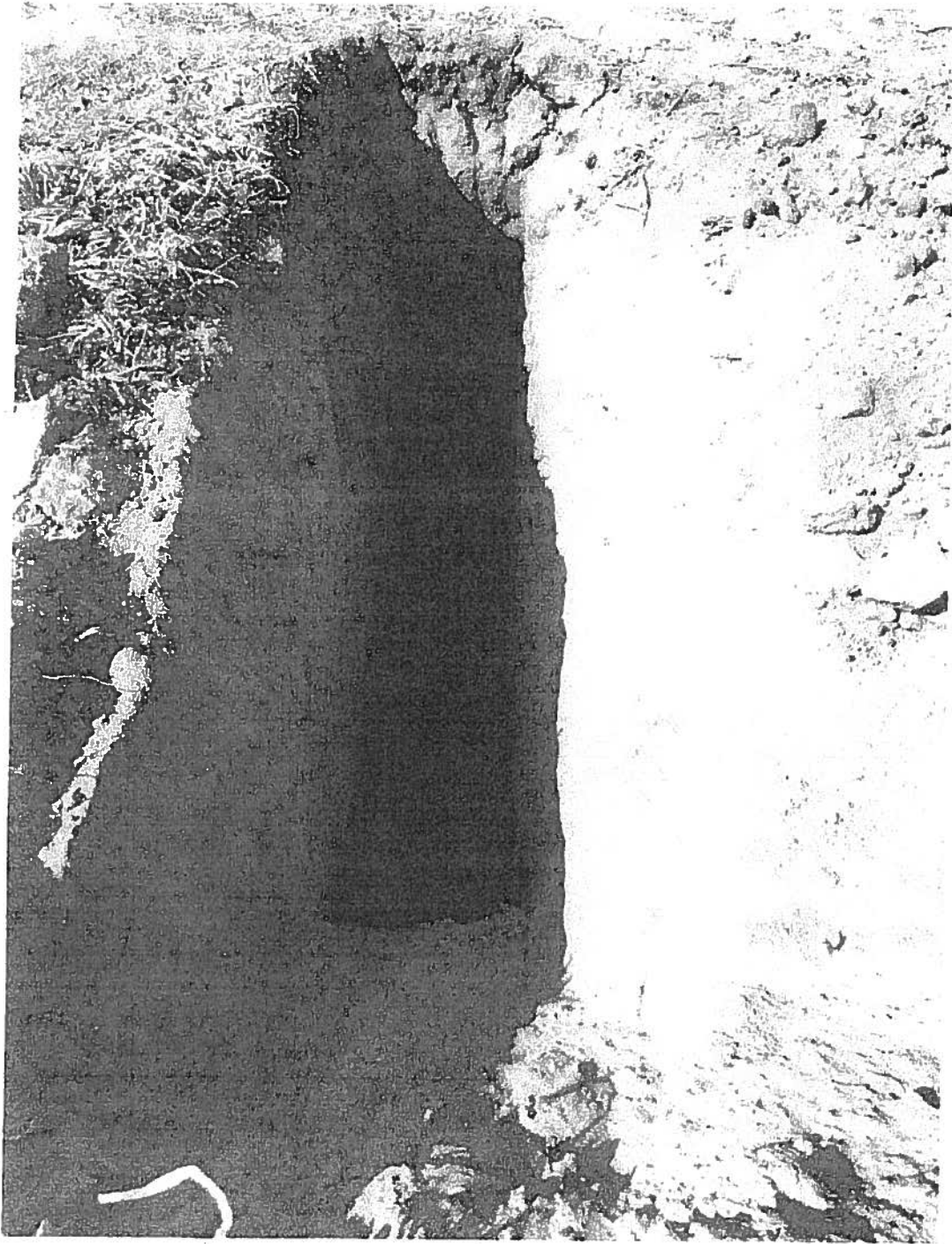


PHOTO 4: Trench T-25

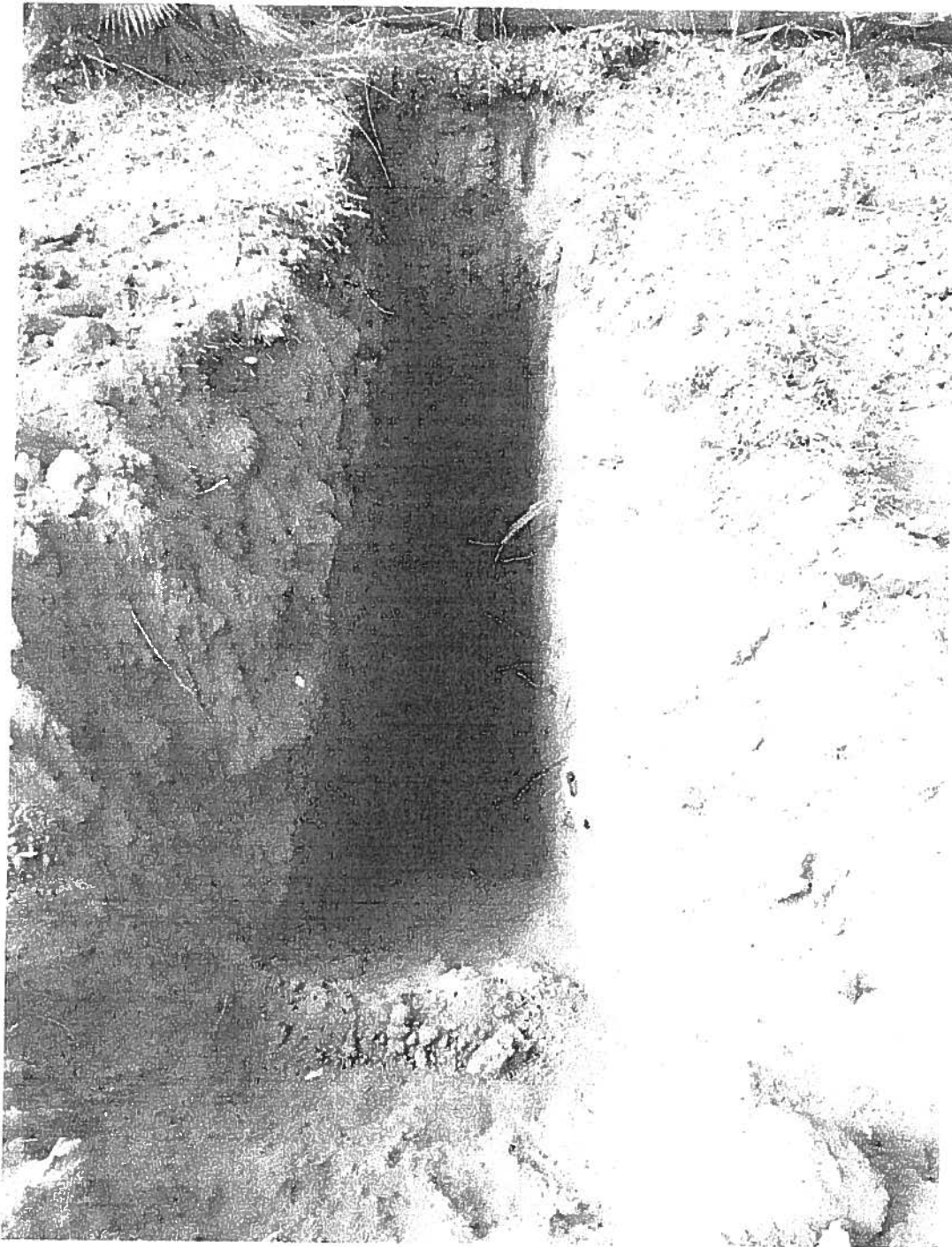


PHOTO 5: Trench T-27

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	TRENCH T 16 ELEV. (MSL.) 787' DATE COMPLETED 11-01-2016 EQUIPMENT JD 410G BACKHOE W/ 24" BUCKET BY: J. PAGNILLO	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					MATERIAL DESCRIPTION			
2	T1-1				ALLUVIUM (Qal) Medium-dense, damp, dark grayish brown, fine, Sandy CLAY/Clayey SAND			
4								
6					OLDER ALLUVIUM (Qoal) Dense, damp, dark, reddish brown, Clayey, fine to medium SAND			
					TRENCH TERMINATED AT 6 FEET Groundwater not encountered			

Figure A-1,
Log of Trench T 16, Page 1 of 1

07344-42-02.GPJ

SAMPLE SYMBOLS	 ... SAMPLING UNSUCCESSFUL	 ... STANDARD PENETRATION TEST	 ... DRIVE SAMPLE (UNDISTURBED)
	 ... DISTURBED OR BAG SAMPLE	 ... 1 SAMPLE	 ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

DEPTH IN FEET	SAMPLE NO	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	TRENCH T 17 ELEV. (MSL.) 789' DATE COMPLETED 11-01-2016 EQUIPMENT JD 410G BACKHOE W/ 24" BUCKET BY: J. PAGNILLO	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					MATERIAL DESCRIPTION			
					ALLUVIUM (Qal) Medium-dense, dry, brown, Silty, fine to medium SAND			
2					SAN MARCOS GABBRO (Ksm) Strong, gray, moderately weathered, GRANITIC ROCK; difficult digging			
					TRENCH TERMINATED AT 3 FEET Groundwater not encountered			

Figure A-2,
Log of Trench T 17, Page 1 of 1

07344-42-02.GPJ

SAMPLE SYMBOLS	☐	SAMPLING UNSUCCESSFUL	☐	STANDARD PENETRATION TEST	☐	DRIVE SAMPLE (UNDISTURBED)
	☒	DISTURBED OR DAG SAMPLE	☐	CHUNK SAMPLE	☐	WATER TABLE OR SEE PAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	TRENCH T 18		PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) <u>785'</u> DATE COMPLETED <u>11-01-2018</u> EQUIPMENT <u>JD 410G BACKHOE W/ 24" BUCKET</u> BY: <u>J. PAGNILLO</u>				
0					MATERIAL DESCRIPTION				
					OLDER ALLUVIUM (Qoa) Loose, damp, dark reddish brown, Clayey, fine to medium SAND with angular gravel and cobble				
2					-Difficult digging; becomes dense to very dense				
					TRENCH TERMINATED AT 2.5 FEET Groundwater not encountered				

Figure A-3,
Log of Trench T 18, Page 1 of 1

07344-42-02.GPJ

SAMPLE SYMBOLS					
☐	... SAMPLING UNSUCCESSFUL	☐	... STANDARD PENETRATION TEST	☐	DRIVE SAMPLE (UNDISTURBED)
☒	... DISTURBED OR BAG SAMPLE	☐	... CHUNK SAMPLE	☐	... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	TRENCH T 19		PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) <u>785'</u> DATE COMPLETED <u>11-01-2016</u>				
					EQUIPMENT <u>JD 410G BACKHOE W/ 24" BUCKET</u> BY: <u>J. PAGNILLO</u>				
0					MATERIAL DESCRIPTION				
					OLDER ALLUVIUM (Q _{al}) Loose, damp, dark reddish brown, Clayey, fine to medium SAND with angular gravel and cobble, abundant roots				
2					-Difficult digging; becomes dense to very dense				
					TRENCH TERMINATED AT 2.5 FEET Groundwater not encountered				

Figure A-4,
Log of Trench T 19, Page 1 of 1

07344-42-02.GPJ

SAMPLE SYMBOLS	☐	... SAMPLING UNSUCCESSFUL	☐	... STANDARD PENETRATION TEST	☐	... DRIVE SAMPLE (UNDISTURBED)
	☒	... DISTURBED OR RAG SAMPLE	☐	... CHUNK SAMPLE	☐	... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	TRENCH T 20		PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) 779'	DATE COMPLETED 11-01-2016			
					EQUIPMENT JD 410G BACKHOE W/ 24" BUCKET BY: J. PAGNILLO				
0					MATERIAL DESCRIPTION				
					OLDER ALLUVIUM (Qal) Loose, damp, dark reddish brown, Clayey, fine to medium SAND				
2									
					-Becomes dense with angular gravel and cobble				
4					TRENCH TERMINATED AT 4 FEET Groundwater not encountered				

Figure A-5,
Log of Trench T 20, Page 1 of 1

07344-42-02.GPJ

SAMPLE SYMBOLS	☐ ... SAMPLING UNSUCCESSFUL	☐ ... STANDARD PENETRATION TEST	☐ ... DRIVE SAMPLE (UNDISTURBED)
	☒ ... DISTURBED OR BAG SAMPLE	☐ ... CLUNK SAMPLE	☐ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	TRENCH T 21 ELEV. (MSL) <u>779'</u> DATE COMPLETED <u>11-01-2016</u> EQUIPMENT <u>JD 410G BACKHOE W/ 24" BUCKET</u> BY: <u>J. PAGNILLO</u>	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					MATERIAL DESCRIPTION			
					TOPSOIL Loose, dry, dark brown, Clayey, fine to medium SAND; abundant roots			
2					OLDER ALLUVIUM (Q _{oul}) Medium-dense, damp, dark reddish brown, Clayey, fine to medium SAND with angular gravel and cobble			
4								
6					-Becomes dense			
					TRENCH TERMINATED AT 6 FEET Groundwater not encountered			

Figure A-6,
Log of Trench T 21, Page 1 of 1

07344-42-02.GPJ

SAMPLE SYMBOLS	☐ ... SAMPLING UNSUCCESSFUL ☒ ... DISTURBED OR BAG SAMPLE	☒ ... STANDARD PENETRATION TEST ☒ ... CHUNK SAMPLE	☒ ... DRIVE SAMPLE (UNDISTURBED) ☒ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	TRENCH T 22 ELEV. (MSL.) <u>776'</u> DATE COMPLETED <u>11-01-2016</u> EQUIPMENT <u>JD 410G BACKHOE W/ 24" BUCKET</u> BY: <u>J. PAGNILLO</u>	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					MATERIAL DESCRIPTION			
					ALLUVIUM (Qal) Loose, dry, dark brown, Clayey, fine to medium SAND			
2	T7-1				-Becomes medium-dense, damp			
4								
6								
8					SAN MARCOS GABBRO (Ksm) Highly weathered, dark grayish brown, weak GRANITIC ROCK; excavates as decomposed granite			
					TRENCH TERMINATED AT 8 FEET Groundwater not encountered			

Figure A-7,
Log of Trench T 22, Page 1 of 1

07344-42-02.GPJ

SAMPLE SYMBOLS	☐ ... SAMPLING UNSUCCESSFUL	☐ ... STANDARD PENETRATION TEST	☐ ... DRIVE SAMPLE (UNDISTURBED)
	☒ ... DISTURBED OR DAG SAMPLE	☐ ... CHUNK SAMPLE	☐ ... WATER TABLE OR SLI PAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	TRENCH T 23		PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) <u>777'</u>	DATE COMPLETED <u>11-01-2016</u>			
					EQUIPMENT <u>JD 410G BACKHOE W/ 24" BUCKET</u> BY: <u>J. PAGNILLO</u>				
					MATERIAL DESCRIPTION				
0					ALLUVIUM (Qal) Loose, dry, dark brown, Clayey, fine to medium SAND; abundant roots				
2			-Becomes medium-dense, damp						
4									
6									
8						SAN MARCOS GABBRO (Ksm) Highly weathered, dark grayish brown, weak, GRANITIC ROCK; excavates as decomposed granite			
					TRENCH TERMINATED AT 8 FEET Groundwater not encountered				

Figure A-8,
Log of Trench T 23, Page 1 of 1

07/11-42-02.GPJ

SAMPLE SYMBOLS	 ... SAMPLING UNSUCCESSFUL	 ... STANDARD PENETRATION TEST	 ... DRIVE SAMPLE (UNDISTURBED)
	 ... DISTURBED OR BAG SAMPLE	 ... CHUNK SAMPLE	 ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	TRENCH T 24 ELEV. (MSL.) 773' DATE COMPLETED 11-01-2016 EQUIPMENT JD 410G BACKHOE W/ 24" BUCKET BY: J. PAGNILLO	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					MATERIAL DESCRIPTION			
2					ALLUVIUM (Qal) Loose, damp, dark brown, Silty, fine to medium SAND; abundant roots			
4					Becomes medium-dense			
6								
8					OLDER ALLUVIUM (Qal) Dense, damp, dark reddish brown, Clayey, fine to medium SAND; with angular gravel and cobble			
					TRENCH TERMINATED AT 9 FEET Groundwater not encountered			

Figure A-9,
Log of Trench T 24, Page 1 of 1

07344-42-02 CPU

SAMPLE SYMBOLS	☐ ... SAMPLING UNSUCCESSFUL	☐ ... STANDARD PENETRATION TEST	☐ ... DRIVE SAMPLE (UNDISTURBED)
	☒ ... DISTURBED OR BAG SAMPLE	☒ ... CHUNK SAMPLE	☒ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

TRENCH T 25									
DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	ELEV. (MSL.) 774'	DATE COMPLETED 11-01-2016	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					EQUIPMENT JD 410G BACKHOE W/ 24" BUCKET			BY: J. PAGNILLO	
0					MATERIAL DESCRIPTION				
					ALLUVIUM (Qal) Loose, damp, dark brown, Silty, fine to medium SAND; abundant roots				
2									
4					-Becomes medium-dense				
6									
8					OLDER ALLUVIUM (Qol) Dense, damp, dark reddish brown, Clayey, fine to medium SAND; with angular gravel and cobble				
					TRENCH TERMINATED AT 9 FEET Groundwater not encountered				

Figure A-10,
Log of Trench T 25, Page 1 of 1

07344-42-02.GPJ

SAMPLE SYMBOLS	☐	... SAMPLING UNSUCCESSFUL	☐	... STANDARD PENETRATION TEST	☐	... DRIVE SAMPLE (UNDISTURBED)
	☒	... DISTURBED OR BAG SAMPLE	☒	... CHUNK SAMPLE	☐	... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

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TRENCH T 26										PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	ELEV. (MSL.) <u>768'</u>	DATE COMPLETED <u>11-01-2016</u>	EQUIPMENT <u>JD 410G BACKHOE W/ 24" BUCKET</u>	BY: <u>J. PAGNILLO</u>				
0					MATERIAL DESCRIPTION							
					ALLUVIUM (Qal) Loose, dry, dark grayish brown, Silty, fine to medium SAND							
2					-Becomes medium-dense, damp							
4												
6												
8												
10					SAN MARCOS GABBRO (Ksm) Highly weathered, dark grayish brown, weak, GRANITIC ROCK; excavates as decomposed granite							
					TRENCH TERMINATED AT 10 FEET Groundwater not encountered							

Figure A-11,
Log of Trench T 26, Page 1 of 1

07344-42-02.GPJ

SAMPLE SYMBOLS	☐ ... SAMPLING UNSUCCESSFUL	☐ ... STANDARD PENETRATION TEST	☐ ... DRIVE SAMPLE (UNDISTURBED)
	☒ ... DISTURBED OR BAG SAMPLE	☒ ... CHUNK SAMPLE	☒ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	TRENCH T 27 ELEV. (MSL.) <u>768'</u> DATE COMPLETED <u>11-01-2016</u> EQUIPMENT <u>JD 410G BACKHOE W/ 24" BUCKET</u> BY: <u>J. PAGNILLO</u>	PENETRATION RESISTANCE (BLOWS/FT.)	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					MATERIAL DESCRIPTION			
					ALLUVIUM (Qal) Loose, dry, dark grayish brown, Silty, fine to medium SAND; abundant roots -Becomes medium-dense, damp			
2								
4								
6								
8								
10					SAN MARCOS GABBRO (Ksm) Highly weathered, dark grayish brown, weak, GRANITIC ROCK; excavates as decomposed granite			
					TRENCH TERMINATED AT 10 FEET Groundwater not encountered			

Figure A-12,
Log of Trench T 27, Page 1 of 1

07344-42-02_CPL

SAMPLE SYMBOLS	☐ ... SAMPLING UNSUCCESSFUL ☒ ... DISTURBED OR DAG SAMPLE	☐ ... STANDARD PENETRATION TEST ☒ ... CHUNK SAMPLE	☒ ... DRIVE SAMPLE (UNDISTURBED) ☒ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON



Project No. 07344-42-02
February 17, 2017

North Avenue CAJ, LLC
PO Box 928257
San Diego, California 92192

Attention: Mr. Casey Johnson

Subject: GROUNDWATER FLOW
NORTH AVENUE ESTATES
ESCONDIDO, CALIFORNIA

- References:
1. *Geotechnical Investigation, North Avenue Estates, San Diego, California*, prepared by Geocon Incorporated, dated September 22, 2004 (Project No. 07344-42-01)
 2. *Supplemental Exploratory Trenching, San Diego, California*, prepared by Geocon Incorporated, dated November 15, 2016 (Project No. 07344-42-02)

Dear Mr. Johnson:

In accordance with your request, we are providing this opinion that remedial grading (i.e., removing and re-compacting surficial soils) at the North Avenue Estates project should not cause a rise in groundwater beneath adjacent properties along the east side of Laurashawn Lane.

We reviewed the 15 trench logs (T1 to T15) provided in the *Geotechnical Investigation* report and note that groundwater seepage was encountered in only two of the exploratory trenches (in T1 at 2 feet below the alluvium/gabbro contact and in T14 at the alluvium/gabbro contact). We also reviewed the 12 trench logs (T16 to T27) included in the *Supplemental Exploratory Trenching* report and note that no groundwater was encountered.

Based on the lack of groundwater in overlying alluvium, groundwater flow beneath the site, if present, appears to occur on or below the alluvium/gabbro contact. The depth to the alluvium/gabbro contact ranges from 2 to 3 feet (T11, T12, T13, and T17) at the northern limits of the project site to 9 to 10 feet (T1, T2, T14, T26, and T27) at the southern site limits.

The attached maps show the alluvium/gabbro contact elevation contours and the corresponding inferred groundwater flow directions (assuming groundwater flows on the alluvium/gabbro contact). As shown, the predominant inferred groundwater flow direction is to the south-southwest, generally parallel to and slightly towards the adjacent properties along Laurashawn Lane. Current groundwater and septic seepage from the properties along the east side of Laurashawn Lane should also flow to the south-southwest, consistent with the predominant inferred groundwater flow direction.

CONCLUSIONS

Groundwater flow at the site, if present, occurs on or below the alluvium/gabbro contact and the corresponding predominant inferred groundwater flow direction is to the south-southwest. The adjacent properties along the east side of Laurashawn Lane are mostly hydraulically cross- and downgradient from the North Avenue Estates site. It is our opinion, based on the predominant inferred groundwater flow direction, that groundwater and septic seepage from the adjacent properties currently flow to the south-southwest and that remedial grading at the North Avenue Estates site should not cause a rise in groundwater beneath the adjacent properties.

If you have questions regarding this correspondence or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

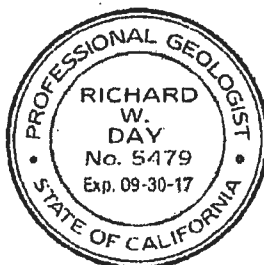
GEOCON INCORPORATED


Richard Day
California Certified Hydrogeologist #74

RD:RCM:cjc

(e-mail) Addressee


Rodney C. Mikesell
Senior Engineer



GEOCON
INCORPORATED

GEOTECHNICAL ■ ENVIRONMENTAL ■ WATER ■



Project No. 07344-42-02
May 3, 2017

North Avenue CAJ, LLC
Post Office Box 928257
San Diego, California 92192

Attention: Mr. Casey Johnson

Subject: RESPONSE TO LAFCO COMMENTS
NORTH AVENUE ESTATES
SAN DIEGO COUNTY, CALIFORNIA

- References:
1. *Supplemental Exploratory Trenching, North Avenue Estates, Escondido, California*, prepared by Geocon Incorporated, dated November 15, 2016 (Project No. 07344-42-02).
 2. *Groundwater Flow, North Avenue Estates, Escondido, California*, prepared by Geocon Incorporated, dated February 17, 2017 (Project No. 07344-42-02).

Dear Mr. Johnson:

In accordance with your request, we have prepared this letter to respond to LAFCO comments regarding the 10-foot buffer between the property line and potential impacts to groundwater flow and impacts to the adjacent property septic systems.

As indicated in the referenced documents, it is our opinion that remedial grading on the North Avenue Estates project will not impact vertical percolation from the existing septic systems. Additionally, based on the predominant inferred groundwater flow direction, groundwater and septic seepage from the adjacent properties currently flow to the south-southwest and that remedial grading at the North Avenue Estates site should not cause a rise in groundwater beneath the adjacent properties.

The proposed 10-foot buffer, adjacent to the Laurashawn residences, is being recommended as added conservatism. A 10-foot horizontal distance is being used as it matches the depth of the deepest removals expected on the property in the specified location. A 10-foot setback provides a 1:1 buffer from the property margin to the bottom of the excavation.

Should you have any questions regarding this letter, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON INCORPORATED


Rodney C. Mikesell
GE 2533



RCM:dmc

(e-mail) Addressee

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**Original Amended Mitigated Negative Declaration and Initial Study
(October 28, 2005)**

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CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

AMENDED MITIGATED NEGATIVE DECLARATION*

North Avenue 39-Lot Residential Subdivision

Case Number: ER 2005-12, 2005-17-PZ/PD/ DA, TR 916, 2005-03-AN

Date Issued: October 28, 2005

Public Review Period: October 28 – November 17, 2005

Location: North of North Avenue and the terminus of Conway Drive, east of Laurashawn Lane, and west of Kaywood Drive (APNs 224-153-13, -15, -17, -18, -19, and -20).

Address: North Avenue

Project Description: The project involves a proposed 39-lot residential subdivision for a 17.2-acre site located on North Avenue for 34 single-family residential units. The property is located within the North Broadway/Tier 2A designation of the General Plan and has a Land Use Designations of E2 (Estate II). The project also includes a request for annexation to the City, detachment from County Service Area No. 135 (San Diego Regional Communications System), detachment from the Deer Springs Fire Protection District, pre-zone, and development agreement since the proposal is located within the North Broadway Critical Deficiency Area. The proposed reorganization area includes the site for the proposed subdivision and four adjacent parcels.

Applicant: Innovative Resort Communities

An Initial Study has been prepared to assess this project as required by the California Environmental Quality Act and Guidelines as well as Ordinances and Regulations of the City of Escondido. The Initial Study is on file at the City of Escondido Planning Division. *The Initial Study has been amended to respond to comments to the proposed Mitigated Negative Declaration. The amendments are noted by underlining. The document has not been re-circulated as no new impacts were identified and no new mitigation measures were required or changed.

Findings: The finding of this review are that the Initial Study identified cultural resources, biological, and hazardous material impacts that may be potentially significant, but mitigation measures would reduce potential impacts to a less than significant level.

A handwritten signature in black ink, appearing to read "Diana Delgadillo", written over a horizontal line.

Diana Delgadillo
Associate Planner



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671

Environmental Checklist Form

1. Project title: North Avenue Annexation, Prezone, Residential Subdivision, and Development Agreement
2. Lead agency name and address: City of Escondido, 201 North Broadway, Escondido, CA 92025

3. Contact person and phone number: Diana Delgadillo, Associate Planner
4. Project location: The project is located north of North Avenue, west of Laurashawn Lane (APN 224-153-13, -15, -17, -18, -19, and -20).
5. Project sponsor's name and address: Innovative Resort Communities, 200 East Washington St. Suite 100.
Escondido, CA 92025

6. General Plan designation: Estate II (E2)
7. Zoning: PZ PD
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.)
The project involves a proposed 39-lot residential subdivision for 34 single-family units on a 17.2-acre site located at North Avenue at the terminus of Conway Drive. The property is located within the North Broadway/Tier 2A designation of the General Plan and has a Land Use Designations of E2 (Estate II). The project also includes a request for annexation to the City of Escondido, detachment from County Service Area No. 135, detachment from the Deer Springs Fire Protection District, prezone, and a Development Agreement since the proposal is located within the critical infrastructure deficiency area for water. The annexation application also includes four parcels adjacent to the site of the proposed development.
9. Surrounding land uses and setting (briefly describe the project's surroundings):
North: Single-Family Residential
South: Single-Family Residential, and vacant
West: Single-Family Residential
East: Single-Family Residential
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).
LAFCO, San Diego County Water Authority

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.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture Resources | ☐ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☒ Geology/Soils |
| ☐ Hazards & Hazardous Materials | ☒ Hydrology/Water Quality | ☐ Land Use/Planning |
| ☐ Mineral Resources | ☐ Noise | ☐ Population/Housing |
| ☐ Public Services (Fire) | ☐ Recreation | ☐ Transportation/Traffic |
| ☐ Utilities/Service Systems | ☐ 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 by, or agreed to, 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 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: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** shall be required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that, although the proposed project might have a significant effect on the environment, because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further shall be required.

Diana Delgadillo
Signature

10-27-05
Date

Diana Delgadillo
Printed Name

City of Escondido
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take into account the whole action involved, including off-site, on-site, and cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to the tiering, program EIR, or other CEQA. 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.
6. 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.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies normally should address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance of criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant

SAMPLE QUESTION

Issues:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Physically divide an established community? (1) | ☐ | ☐ | ☐ | ☒ |
| 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? (1, 3) | ☐ | ☐ | ☐ | ☒ |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? (1, 2) | ☐ | ☐ | ☐ | ☒ |
| d. Have a substantial adverse effect on a scenic vista? (1, 8) | ☐ | ☐ | ☐ | ☒ |
| e. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (7,9) | ☐ | ☐ | ☐ | ☒ |
| f. Substantially degrade the existing visual character or quality of the site and its surroundings? (7, 9) | ☐ | ☐ | ☐ | ☒ |
| g. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (7, 9) | ☐ | ☐ | ☐ | ☒ |

II. AGRICULTURE RESOURCES

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (1, 2) | ☐ | ☐ | ☐ | ☒ |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (1, 2) | ☐ | ☐ | ☐ | ☒ |
| c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? (1, 2) | ☐ | ☐ | ☒ | ☐ |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. TRANSPORTATION/TRAFFIC

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)? (2, 4, 9) | ☐ | ☐ | ☒ | ☐ |
| b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (2, 4,9) | ☐ | ☐ | ☒ | ☐ |
| 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? (2, 4,9) | ☐ | ☐ | ☐ | ☒ |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (2, 4,9) | ☐ | ☐ | ☐ | ☒ |
| e. Result in inadequate emergency access? (2, 8, 9) | ☐ | ☐ | ☐ | ☒ |
| f. Result in inadequate parking capacity? (2, 8, 9) | ☐ | ☐ | ☐ | ☒ |
| g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (1, 2, 8) | ☐ | ☐ | ☐ | ☒ |

IV. AIR QUALITY

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? (2, 4) | ☐ | ☐ | ☒ | ☐ |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (2, 9) | ☐ | ☐ | ☒ | ☐ |
| 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)? (2, 9) | ☐ | ☐ | ☒ | ☐ |
| d. Expose sensitive receptors to substantial pollutant concentrations? (2, 9) | ☐ | ☐ | ☒ | ☐ |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e. Create objectionable odors affecting a substantial number of people? (2, 9)	☐	☐	☐	☒

V. 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? (1, 2, 8, 10) | ☐ | ☐ | ☐ | ☒ |
| 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? (1, 2, 8, 10) | ☐ | ☐ | ☐ | ☒ |
| c. Have a substantial adverse effect on federally projected 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? (1, 2, 8, 10) | ☐ | ☐ | ☐ | ☒ |
| 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? (1, 2, 8) | ☐ | ☐ | ☒ | ☐ |
| e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance? (1, 2) | ☐ | ☐ | ☐ | ☒ |
| 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? (1, 2) | ☐ | ☐ | ☐ | ☒ |

VI. CULTURAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (1, 2, 11) | ☐ | ☐ | ☐ | ☒ |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (1, 2, 11) | ☐ | ☐ | ☐ | ☒ |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1, 2, 11) | ☐ | ☐ | ☐ | ☒ |
| d. Disturb any human remains, including those interred outside of formal cemeteries? (1, 2, 11) | ☐ | ☐ | ☐ | ☒ |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. GEOLOGY AND SOILS

Would the project:

a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (1, 2) | ☐ | ☐ | ☒ | ☐ |
| ii. Strong seismic ground shaking? (1, 2) | ☐ | ☐ | ☒ | ☐ |
| iii. Seismic-related ground failure, including liquefaction? (1, 2) | ☐ | ☐ | ☒ | ☐ |
| iv. Landslides? (1, 2) | ☐ | ☐ | ☐ | ☒ |
| b. Result in substantial soil erosion or the loss of topsoil? (1, 2) | ☐ | ☐ | ☐ | ☒ |
| 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? (1, 2) | ☐ | ☐ | ☐ | ☒ |
| 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? (1, 2) | ☐ | ☐ | ☐ | ☒ |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (8) | ☐ | ☐ | ☐ | ☒ |

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? (1, 2, 9) | ☐ | ☐ | ☐ | ☒ |
| 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? (1, 2, 9) | ☐ | ☐ | ☐ | ☒ |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1, 2, 9) | ☐ | ☐ | ☐ | ☒ |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (6)	☐	☐	☐	☒
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area? (1)	☐	☐	☐	☒
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? (1)	☐	☐	☐	☒
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? (1, 2)	☐	☐	☐	☒
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? (1, 2)	☐	☐	☐	☒

IX: HYDROLOGY AND WATER QUALITY

Would the project:

a. Violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters (Consider temperature, dissolved oxygen, turbidity and other typical storm water pollutants)? (1, 2, 8)	☐	☐	☒	☐
b. Have potentially significant adverse impacts on ground water quality, including but not limited to, substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (1, 2, 8)	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial/increased erosion or siltation on- or off-site? (1, 2, 8)	☐	☐	☐	☒
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and/or significant adverse environmental impacts? (1, 2, 8)	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e. Cause significant alteration of receiving water quality during or following construction? (8)	☐	☐	☐	☒
f. Cause an increase of impervious surfaces and associated runoff?	☐	☐	☒	☐
g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (1, 2, 8)	☐	☐	☒	☐
h. Cause potentially significant adverse impact on ground water quality? (1, 2, 8)	☐	☐	☐	☒
i. Cause or contribute to an exceedance of applicable surface or ground water receiving water quality objectives or degradation of beneficial uses? (1, 2)	☐	☐	☐	☒
j. Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired? (1, 2, 8)	☐	☐	☐	☒
k. Create or exacerbate already existing environmentally sensitive areas? (1, 2)	☐	☐	☐	☒
l. Create potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters? (1, 2, 10)	☐	☐	☐	☒
m. Impact aquatic, wetland or riparian habitat? (1, 2)	☐	☐	☐	☒
n. Otherwise substantially degrade water quality? (1, 2)	☐	☐	☐	☒
o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (1, 2)	☐	☐	☐	☒
p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (1,2)	☐	☐	☐	☒
q. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (1, 2)	☐	☐	☐	☒
r. Inundation by seiche, tsunami, or mudflow? (1, 2, 9)	☐	☐	☐	☒

X. 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? (1,2) | ☐ | ☐ | ☐ | ☒ |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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? (1, 2)	☐	☐	☐	☒

XI. 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? (1, 2, 9)	☐	☐	☒	☐
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels? (1, 2, 9)	☐	☐	☒	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2, 9)	☐	☐	☒	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2, 9)	☐	☐	☒	☐
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? (1, 2, 9)	☐	☐	☐	☒
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? (1, 2, 9)	☐	☐	☐	☒

XII. 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)? (1, 2)	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1, 2)	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (1, 2)	☐	☐	☐	☒

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. PUBLIC SERVICES

Would the project:

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

Fire protection? (2, 8)	☐	☐	☐	☒
Police protection? (2, 8)	☐	☐	☐	☒
Schools? (2, 8)	☐	☐	☐	☒
Parks? (2, 8)	☐	☐	☐	☒
Other public facilities? (2, 8)	☐	☐	☐	☒

XIV. 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? (1, 2, 8)
- 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? (1, 2, 8)

☐	☐	☒	☐
☐	☐	☐	☒

XV. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (1, 2)
- 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? (1, 2, 8)
- 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? (1, 2, 8)
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (1, 2, 8)

☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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? (2, 8)	☐	☐	☐	☒
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (2, 8)	☐	☐	☐	☒
g. Comply with federal, state, and local statutes and regulations related to solid waste? (2)	☐	☐	☐	☒

XVI 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?	☐	☐	☐	☒
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.)	☐	☐	☒	☐
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source of Information/Material Used in Preparation of this Analysis

1. Escondido General Plan – 1990
2. Escondido General Plan EIR
3. Escondido Zoning Code and Land Use Map
4. SANDAG Summary of Trip Generation Rates
5. Escondido Drainage Master Plan (1995)
6. County of San Diego Health Department, Hazardous Material Management Division (HMMD) Hazardous Sites List
7. Site Visits/Field Inspection

8. Comments from Other Departments:

Engineering
Building
Fire

9. Project Description and Preliminary Information

**North Avenue 39-Lot Subdivision Project
Initial Study Part II
ER 2005-12
Tract 916
2005-17-PZ/PD/DA
2005-03-AN**

Project Description:

The following section evaluates the potential environmental impacts associated with 39-lot residential subdivision, annexation, prezone, and development agreement. The attached environmental Initial Study is consistent with the California Environmental Quality Act (CEQA) Guidelines, and has been used to focus this study on physical factors that may be impacted by the proposed project. This Initial Study will serve to identify and evaluate any effects determined to be potentially significant.

The project involves a proposed 39-lot residential subdivision for 34 residences on a 17.2-acre site located at North Avenue at the terminus of Conway Drive. The property is located within the Broadway/Tier 2 designation of the General Plan and has a Land Use Designation of E2 (Estate II). The subject project is part of an annexation that was initiated by the City Council on October 27, 2004 which includes four parcels with existing single-family residences, that are adjacent to the proposed development site. The project proposes to construct a single-family residential tract on a vacant parcel of land. The site consists of gently rolling slope of very mild gradient (approximately 10%). The Prezone of PD is consistent with the E2 land use designation.

Environmental Setting:

The approximately 17.2-acre property is vacant with access from North Avenue and Tamara Drive. The site has a mild gradient which drains to private drainage easements. Elevations range from approximately 765 to 800 feet above mean sea level. The entire site has a slope gradient of 10% or less. There is a palm tree located near the center of the subject site with disturbed grasses on the remainder of the site. The site is also bordered by pine trees and ornamental shrubs. Adjacent land uses are as follows:

- North: Single-family dwellings (E2)
- South: Single-family dwellings/vacant (E2)
- West: Single-family dwellings (E2)
- East: Single-family dwellings (E2)

I. Land Use and Planning

City of Escondido Significance Criteria

Significant land use impacts would occur if the project substantially conflicted with established uses, disrupted or divided an established community or resulted in a substantial alteration to the present or planned land uses. Consistency with the City of Escondido General Plan and zoning and other applicable environmental plans and policies, is evaluated in making a determination of potential significant land use impacts. Aesthetic impacts would be significant if the project resulted in the obstruction of any scenic view or vista open to the public; damage of significant scenic resources within a designated State scenic highway, create an aesthetically offensive site open to the public, and/or substantial degradation of the existing visual character or quality of the site and its surroundings. Significant aesthetic impacts would also occur if the project generated new sources of light or glare that adversely affected day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent properties or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the project.

The City of Escondido General Plan designates the proposed site as Estate II (E2), allowing single-family residential development. The objective of the E2 category is to promote single-family development on relatively large lots with a minimum of 20,000 square feet. This designation is often applied in transitional areas between more intensive urban development and rural areas. Public water and wastewater collection and treatment is required in these areas.

The site of the proposed subdivision is currently in the County and zoned Rural Residential (RR1) which would allow a density of one dwelling unit per 1, 2, 4 acres. The site is also within the City of Escondido's Sphere of Influence with a General Plan designation of Estate II (E2) which is a residential designation allowing 20,000 sf lots. The City's General Plan also allows for clustering in this designation with minimum lot sizes of 10,000 sf with adequate open space. The subdivision, as proposed, meets the criteria for clustering with adequate open space, appropriate lot frontage, and lot depth. The proposal is consistent with the City's General Plan, but would allow for smaller lots than if developed within the County; however, the proposed lot sizes are compatible in size with the County lots located immediately to the west of the subject site which are zoned RS4 and have a minimum lots size of 10,000 sf. The proposed subdivision would be adjacent to residential lots to the west and south that have similar lot sizes; therefore the proposed project would be consistent with surrounding land uses. The proposed multi-use trail runs through the proposed project with connections to Kaywood Drive and North Avenue. This is a community benefit to City and County residents that have historically used the site for jogging, dog walking, and horse ridding. These recreational activities will remain available to nearby residents.

The extent of dwelling units permitted on the proposed development by Estate II is dependent on the topography of the site. The General Plan indicates that the maximum development yield of Suburban lands shall be sensitive to topography and be calculated according to the following slope categories:

- 0-25%: 2 dwelling units per 1 acre
- 25-35% 1 dwelling unit per 1 acre

35+ 1 dwelling unit per 20 acres

Based on the variable slope provisions of the Estate II designation contained in the City's General Plan, 34 dwelling units would be allowed for the 17.2 acres. The rezoning is proposed to be PD which is consistent with the General Plan and would allow for clustering of the residential units. The clustering design would not increase the overall density of the site but would allow for smaller residential lots and larger common, open-space lots.

The project would develop in accordance with the City's General Plan designation. The project is characterized as "in-fill" because development is planned within an established residential neighborhood and the project is virtually surrounded by development. Because the proposed project would be consistent with existing adopted City of Escondido land use policies, no significant land use impact would occur as a result of the proposed project.

The project site is not located on a ridgeline identified in the Community Open Space/Conservation Element of the General Plan. The site has a slope of approximately 10% and no grading exemptions are proposed.

Residential projects typically do not directly illuminate or reflect glare upon adjacent properties, therefore no significant light or glare impact would result from the proposed project. Development of the proposed project will also not obstruct scenic views or vistas open to the public since neither the City nor the State designates North Avenue as a scenic resource.

II. Agricultural Resources

City of Escondido Significance Criteria

Project impacts to agricultural resources would be significant if they lead to direct or indirect loss of Prime Farmland, Unique Farmland or Farmland of Statewide Importance, defined by the California Department of Conservation, or conflicted with the City's existing agricultural zoning or Williamson Act Contract.

The project site is not listed as Prime Agricultural Lands as identified in the General Plan Final Environmental Impact Report, which was prepared for the City's most recent General Plan revisions in 2000. Although the subject site has been used sporadically for agricultural purposes in the past, such as orchards, these uses may be incompatible with the current surrounding residential community. The property is also not involved in a Williamson Act Contract or other agricultural land contract.

The California Department of Conservation, which publishes farmland conservation reports, classifies the subject area as "Other Land" which is defined as:

"Rural development, marginal agricultural lands, tracts not suitable for grazing, government lands not available for agricultural use, road systems and vacant land surrounded on all sides by urban development."

The development of a residential community on the subject site would therefore not result in significant individual or cumulative impacts to agricultural resources.

III. Transportation/Traffic

City of Escondido Significance Criteria

According to the City of Escondido Environmental Quality Regulation (Article 47, Sec. 33-924), impacts would be considered significant if the project:

- 1. Caused the level of service (LOS) of a circulation element street to fall below a mid-range of LOS "D" and/or added more than 200 ADT to a circulation element street with a LOS below the mid-range "D" yet above LOS "F". According to the Escondido General Plan, the minimum acceptable LOS is "C".*
- 2. Exceeded, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways.*
- 3. Resulted in a change of air traffic patterns, including either an increase in traffic levels or in a location that results in substantial safety risks or increased hazards due to a design feature.*
- 4. Results in inadequate emergency access or parking capacity, or the project conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).*

A traffic impact study for the proposed project was performed on April 15, 2005 by Linscott, Law and Greenspan and revised on November 11, 2005 which is available for review in the Planning Division of the City and is summarized below. The scope of the analysis was developed with input from the City of Escondido. Additionally, the traffic engineer submitted responses to comments by the County regarding the proposal on February 14, 2006. The analysis methods and study scenarios are based on Escondido Traffic Impact Study Guidelines. For a complete description please refer to the consultant document.

Access to the site for the proposed 34-unit single-family dwellings will be provided by North Avenue which is classified as a Local Collector Street in the City Circulation Element (66 feet of right-of-way), and by Tamara Drive (an unclassified residential street to the west.) The study included the following roadway segments and intersections:

Roadway	Intersection
North Broadway • South of North Avenue • North of North Avenue	North Broadway / North Avenue
North Avenue • Broadway to Laurashawn Lane • Laurashawn Lane to Conway Drive	North Avenue / Laurashawn Lane
Conway Drive • South of North Avenue	North Avenue/Conway Drive

The Congestion Management Program (CMP) was first adopted on November 22, 1991, and is intended to link directly, land use, transportation, and air quality through Level of Service

performance. Local agencies are required by statute to conform to the CMP. The CMP requires an enhanced CEQA review for all large projects that are expected to generate more than 2,400 ADT or more than 200 peak hour trips. Since the project is calculated to generate fewer than these amounts, this level of review is not required for the proposed project.

The following table depicts the summary of the existing + project street segment operations in the project area. A review of potential projects in both the County of San Diego and the City of Escondido was conducted. All projects which would add an appreciable amount of traffic to the study area were included in the traffic study. With the addition of the proposed project traffic, all study area street segments are calculated to continue to operate at LOS D or better. The study area was chosen based on the locations which will accommodate the majority of project traffic. No County intersections in addition to those analyzed in the traffic study would have more than 10 peak hour trips added to them. Regional guidelines indicate that 50 peak hour trips is the threshold to determine whether an intersection is to be analyzed. Therefore, a cumulative analysis of additional intersections is not warranted.

Near-Term Street Segment Operations

Segment	LOS E Capacity	Existing			Existing + Project			Existing + Project + Cumulative		
		ADT	V/C	LOS	ADT	LOS	V/C Δ	ADT	V/C	LOS
Broadway										
South of North Ave.	15,000	6,040	0.40	B	6,290	B	0.02	6,588	0.44	B
North of North Ave.	15,000	3,080	0.21	A	3,100	A	0.00	3,736	0.25	A
North Avenue										
Broadway to Conway Dr.	10,000	2,770	0.28	B	3,040	B	0.03	3,427	0.34	B
Conway Dr										
South of North Ave.	10,000	950	0.10	A	960	A	0.00	1,041	0.1	A

The following table summarizes the existing + project intersections level of service. With the addition of the proposed project traffic, all intersections are calculated to operate at mid LOS D or better during both the AM and PM peak hours.

Intersection Operations

Intersection (Control Type)	Peak Hour	Existing		Existing + Project		Delay Increase	Existing + Project + Cumulative	
		Delay	LOS	Delay	LOS		Delay	LOS
Broadway/North Ave. AWSC	AM	9.0	A	9.1	A	0.1	10.3	B
	PM	8.6	A	8.8	A	0.2	9.0	A
North Ave./Laurashawn TWSC	AM	3.6	A	3.7	A	0.1	4.0	A
	PM	3.2	A	3.2	A	0	3.2	A
North Ave./Conway Dr. TWSC	AM	3.7	A	3.7	A	0	4.2	A
	PM	3.3	A	3.4	A	0.1	3.5	A

As seen in the above tables, the existing + project + cumulative project intersection and segments will maintain a level of service of LOS D or better during AM or PM peak hours and no significant delays are anticipated as a result of this project. Based on this established significance criteria, no significant traffic impacts were calculated do to the addition of project traffic; therefore, no mitigation measures are necessary.

The project's proposed annexation to the City of Escondido would allow approximately 17 more units on the site. The additional trip generation would then be 170 ADT with 17 PM peak hour trips. Based on this small number of additional trips, no significant impacts would result from the annexation with the General Plan designation changing from the County's one unit per acre to the City's two units per acre. In addition, the traffic study for the project addresses the impacts of a 34-unit project, the ultimate number of units which could be construction on the site.

Laurashawn Lane is a non-classification residential street. The dedicated right-of-way is 60 feet with 36 feet of pavement. There is no curb, gutter, or sidewalk. Figure 7-2 of the traffic study shows that the project only adds 235 ADT to Laurashawn Lane, Laurashawn Lane has adequate capacity to accommodate project traffic.

Figure 2-1 of the traffic study shows that access is provided both to North Avenue and Laurashawn Lane, Signing and Striping plans will be prepared in accordance with the conditions of approval.

A condition of approval for the project will require sight distance to meet the appropriate jurisdiction's requirements.

IV. Air Quality

City of Escondido Significance Criteria

Project impacts exceeding any of the following South Coast Air Quality Management District (SCAQMD) daily emissions criteria can be considered significant:

- | | |
|---------------------------|----------|
| • Carbon Monoxide | 550 lbs. |
| • Reactive Organic Gases | 55 lbs. |
| • Oxides of Nitrogen | 55 lbs. |
| • Fine Particulate Matter | 150 lbs. |

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

For long-term emissions, the direct impacts of a project can be measured by the degree to which the project is consistent with regional plans to improve and maintain air quality. Local air-quality impacts are directly related to the number of vehicle trips and operation levels on adjacent streets and intersections. For planning purposes, the APCD assumed the City's General Plan designation of Estate II in calculating air quality impacts. According to CEQA Guidelines,

a project normally is considered to have a significant air quality impact if it violates any ambient air quality standard, contributes substantially to an existing or projected air quality violation or exposes sensitive receptors to substantial pollution concentrations.

An air quality technical report was prepared for the project by Scientific Resources and is summarized below. The entire technical report is available for review in the Planning Division of the City of Escondido. The operational impacts of the project were estimated based on the URBEMIS2002 model.

The main operational impacts associated with the project would include traffic and energy use. Emission factors representing the vehicle mix for 2007 were used to estimate emissions for project-related traffic since 2007 was estimated to be the first year of occupancy based on the construction schedule. The estimated operational emissions were calculated for comparison with thresholds of significance as follows:

TOTAL OPERATIONAL EMISSIONS					
	<u>CO</u>	<u>VOC</u>	<u>NO_x</u>	<u>SO_x</u>	<u>PM₁₀</u>
Pounds/Day					
<u>Energy Use</u>	<u>0.18</u>	<u>0.03</u>	<u>0.43</u>	<u>-</u>	<u>0.00</u>
<u>Landscaping</u>	<u>0.41</u>	<u>0.05</u>	<u>0.01</u>	<u>0.01</u>	<u>0.00</u>
<u>Consumer Projects</u>	<u>-</u>	<u>1.66</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Vehicular Emissions</u>	<u>43.76</u>	<u>3.57</u>	<u>5.42</u>	<u>0.03</u>	<u>4.88</u>
<u>TOTAL</u>	<u>44.35</u>	<u>5.31</u>	<u>5.86</u>	<u>0.04</u>	<u>4.88</u>
<u>Threshold of Significance</u>	<u>550</u>	<u>55</u>	<u>55</u>	<u>150</u>	<u>150</u>
<u>Above Threshold of Significance?</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>

Consequently, while the proposed project would have an incremental impact to basin-wide air-quality issues resulting from the cumulative impacts of thousands of sources, the individual impacts attributed to the subject area are immeasurably small on a regional scale and will not cause ambient air-quality standards to be exceeded. Since the project would not materially degrade the levels of service on adjacent streets and intersections, and would not violate daily emissions thresholds, the project will not have a significant impact on air quality and no mitigation measures are required.

To verify that the project would not cause or contribute to a "hot spot" (a high concentration of CO) the traffic analysis was used to determine whether the level of service would be decreased at intersections or segments affected by the project. The Caltrans ITS Transportation Project-Level Carbon Monoxide Protocol determines that a level of service "E" or worse would warrant further evaluation for CO hotspots. The traffic analysis determined that no project-related traffic would cause segments or intersections within the study area to operate at lower than LOS B; therefore, there would be no significant impact to CO standards.

Construction-Related Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emission include:

- Fugitive dust from grading activities;
- Construction equipment exhaust;

- Construction-related trips by worker, delivery trucks and material-hauling trucks; and
- Construction-related power consumption.

<u>Construction Phase</u>	<u>Equipment</u>	<u>Number</u>	<u>Months</u>
<u>Grading & Site Preparation</u>	<u>Motor Grader</u>	<u>1</u>	<u>2</u>
	<u>Scraper</u>	<u>1</u>	
	<u>Backhoe Loaders</u>	<u>1</u>	
<u>Residence Building Construction</u>	<u>Concrete/Industrial Saws</u>	<u>1</u>	<u>15</u>
	<u>Other Construction Equip.</u>	<u>1</u>	
	<u>Rough-Terrain Forklifts</u>	<u>1</u>	
<u>Asphalt Paving</u>	<u>Graders</u>	<u>1</u>	<u>1</u>
	<u>Paver</u>	<u>1</u>	
	<u>Rollers</u>	<u>1</u>	

Assuming the above construction equipment, the project would contribute the following emissions during construction.

<u>Total Construction Emissions in Pounds/Day</u>					
<u>Emission Source</u>	<u>CO</u>	<u>ROC</u>	<u>NO_x</u>	<u>SO_x</u>	<u>PM₁₀</u>
<u>Site Grading and Preparation</u>					
<u>Fugitive Dust</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14.95</u>
<u>Off-Road Diesel</u>	<u>49.19</u>	<u>6.05</u>	<u>40.75</u>	<u>-</u>	<u>1.79</u>
<u>Worker Trips</u>	<u>1.40</u>	<u>0.07</u>	<u>0.09</u>	<u>0.00</u>	<u>0.00</u>
<u>Building Construction</u>					
<u>Building Construction Off-road Diesel</u>	<u>29.16</u>	<u>3.94</u>	<u>30.03</u>	<u>-</u>	<u>1.34</u>
<u>Building Construction Worker Trips</u>	<u>1.87</u>	<u>0.16</u>	<u>0.09</u>	<u>0.00</u>	<u>0.02</u>
<u>Architectural Coatings Off-Gas</u>	<u>-</u>	<u>3.46</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Architectural Coatings Worker Trips</u>	<u>1.87</u>	<u>0.16</u>	<u>0.09</u>	<u>0.00</u>	<u>0.02</u>
<u>Asphalt Paving</u>					
<u>Asphalt Off-Gas</u>	<u>-</u>	<u>0.51</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Asphalt Off-Road Diesel</u>	<u>33.99</u>	<u>4.00</u>	<u>24.09</u>	<u>-</u>	<u>0.83</u>
<u>Asphalt On-Road Diesel</u>	<u>0.41</u>	<u>0.11</u>	<u>2.17</u>	<u>0.00</u>	<u>0.05</u>
<u>Asphalt Worker Trips</u>	<u>0.29</u>	<u>0.02</u>	<u>0.01</u>	<u>0.00</u>	<u>0.00</u>
<u>TOTAL</u>	<u>118.18</u>	<u>18.48</u>	<u>95.32</u>	<u>0.0</u>	<u>19</u>
<u>Thresholds of Significance</u>	<u>550</u>	<u>55</u>	<u>55</u>	<u>250</u>	<u>150</u>
<u>Above Thresholds of Significance?</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>

Dust from grading and other site preparation would generate particulate matter emission. Due to the small amount of grading, and with appropriate use of grading and operation procedures (in conformance with APCD Best Management Practice for dust control), the project would not generate significant particulate matter or dust. The City of Escondido Grading Ordinance and erosion control requirements include provisions for dust control to reduce impacts to air quality during grading and construction activities. At a minimum, these ordinances and provisions require projects to perform regular watering and timely revegetation of disturbed areas to minimize the dust and airborne nuisance impacts to off-site receptors. Emissions from construction equipment, worker and delivery and material-hauling trucks, and construction-related power consumption would be temporary and would result in an extremely small contribution to the SDAB and therefore would not result in a significant impact.

V. Biological Resources

City of Escondido Significance Criteria

Project impacts upon biological resources may be significant if the project generates impacts that create any of the following results:

- *Substantial direct or indirect-effect on any species identified as a candidate, sensitive, or special status in local/regional plans, policies or regulations, or by the State of California Department of Fish and Game (F & G) or U.S. Fish and Wildlife Service (U.S. FWS);*
- *Substantial effect upon sensitive natural communities identified in local/regional plans, policies, regulations or by the agencies (F & G-U.S. FWS);*
- *Substantial affects (e.g. fill, removal, hydrologic interruption) upon federally protected wetlands under Section 404 of the Clean Water Act;*
- *Substantial interference with movement of native resident or migratory wildlife corridors or impeding the use of native wildlife nursery sites;*
- *Conflict with any local policies/ordinance that protect biological resources (e.g. tree preservation policy or ordinance)*
- *Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan.*

A biological assessment was conducted for the subject site by Helix Environmental Planning, Inc. on January 7, 2005 and is available for review in the Planning Division of the City of Escondido. According to the assessment the site is vacant with mainly non-native vegetation and surrounded by development, which is consistent with the vegetation characterization listed for the site on the SanGIS website. A total of five vegetation communities and disturbed and developed land occur within the project site boundaries. A description of the vegetation onsite is as follows:

EXISTING VEGETATION COMMUNITIES		
Vegetation Community	MHCP Habitat Group	Acreage
Mule Fat Scrub	A	0.03
Coast Live Oak Woodland	B	0.29
Non-native Grassland	E	15.13
Non-native Vegetation	F	0.58
Eucalyptus Woodland	F	0.56
Disturbed Habitat	F	0.58
Developed	F	<0.01
	Total	17.17

The mule fat scrub occurs as an isolated 0.03-acre stand in the south-central portion of the site and is not associated with a riparian community and is therefore not jurisdictional to the Army Corps of Engineers or Department of Fish and Game. In addition, no wetland indicators such as hydrophytic vegetation, inundation, and low chroma soils were present in the vegetated drainage swale or elsewhere onsite. Therefore, no mitigation is required for wetland impacts.

The proposed project would directly and significantly impact sensitive vegetation communities. These impacts must be mitigated per the guidelines described in the Escondido Subarea Plan, which describes the mitigation measures and ratios necessary to mitigate project impacts to below a level of significance. Therefore, the following mitigation measures are required to be carried out by the project proponent:

MITIGATION MEASURES:

1. *Impacts to 0.29 acre of coast live oak woodland shall be mitigated at a 2:1 ratio through acquisition of .58 acre of coast live oak woodland at the Daley Ranch Mitigation Bank.*
2. *Impacts to 0.03 acre of mule fat scrub shall be mitigated at a 1:1 ratio through acquisition of 0.03 acre of woodland habitat at the Daley Ranch Mitigation Bank.*
3. *Impacts to 15.13 acres of non-native grassland shall be mitigated at a 0.5:1 ratio through acquisition of 7.57 acres of non-native grassland at the Daley Ranch Mitigation Bank.*
4. *Mitigation for impacts to the four protected coast live oak trees, the four mature coast live oak trees, one mature Engelmann oak tree, four oak hybrids and the 178 mature ornamental trees will occur with the planting of at least 13 oak trees and 178 ornamentals within the project landscaping in the form of street trees throughout the project. The actual number and size of replacement trees as well as the planting location shall be determined through consultation with City staff and shall be specified in the project proponent's Development Agreement with the City. The habitat value of the oak trees is also being mitigated by the purchase of mitigation credits at the Daley Ranch Mitigation Bank.*
5. *A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to June 15). If active raptor nests are found, their situation shall be assessed based on topography, line of site, existing disturbances and proposed disturbance activities to determine an appropriate distance or temporal buffer.*

VI. Cultural Resources

City of Escondido Significance Criteria

A significant impact to cultural resources would occur if implementation of the project causes substantial change to a historical or archaeological resource pursuant to Section 15064.5 of the California Environmental Quality Act Guidelines, the destruction of unique paleontological resources or unique geologic feature, or disturb any human remains.

A cultural resources study was prepared by Brian F. Smith and Associates dated April 5, 2005 and is available in the Planning Division of the City of Escondido. A field survey was conducted on the subject site on March 24, 2005 by Seth A. Rosenberg and Charles Callahan. An archaeological record search for the project was conducted by SCIC at SDSU. Twenty-three sites have been recorded within one mile of the project; however, the archaeological survey and search did not identify any cultural resources within the project area.

Based upon the results of the field survey and the records search, no cultural resources are present within the boundaries of the current project. However, due to previously recorded

prehistoric activity in the area and poor ground visibility, a qualified archaeological monitor should be present for ground altering activities within the project area.

MITIGATION MEASURE:

1. *The project applicant shall provide archaeological monitoring for the significant subsurface archaeological deposits that might be present on the parcel. These archaeological deposits may include privies, cisterns, trash deposit, and foundations. If archaeological features are encountered, the area shall be identified and the boundaries marked to avoid further ground disturbance. The archaeological remains should then be investigated using traditional excavation techniques and, if determined to have legitimate research potential, an adequate sample for analysis should be removed or, in the case of structural remains, documented. A budget to adequately analyze the material and prepare a professional report should be obtained and analysis and report preparation completed. Copies should be provided to the Escondido City Planning Department, the Pioneer Room of the Escondido City Library, and the Escondido Historical Society.*

VII. Geology and Soils

City of Escondido Significance Criteria

A significant geologic impact would occur if a project exposed people or structures to major geologic hazards such as earthquake damage (rupture, ground shaking, ground failure, landslides), slope and/or foundation instability, erosion, soil instability or other problems of a geologic nature.

The site is not located on any active or potentially active fault. The nearest active fault to the site is the Rose Canyon Fault, located approximately 17 miles to the west. The fault with the greatest seismic impact to the site is the Elsinore-Julian fault. Other nearby faults include the Elsinore-Temecula Fault, and the Newport-Inglewood Fault (offshore). According to the geotechnical investigation, the site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general.

The project would be constructed in conformance with the recommendations in the geology reports and therefore a significant geology and soils impact would not occur.

VIII. Hazards and Hazardous Materials

City of Escondido Significance Criteria

A significant impact to the environment and the public associated with hazards and hazardous materials would result from a project if any of the following occurred:

1. *Creation of a significant hazard to the public or the environment through routine transport, use or disposal of hazardous materials or from reasonably foreseeable upset and accident;*
2. *Emission and/or handling of hazardous materials substances or waste within one-quarter mile of an existing or proposed school;*
3. *Location of a project on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5;*

4. *Location within an airport land-use plan or within two miles of a public airport. Or the project is located within the vicinity of a private air strip;*
5. *Impairment/interference with an adopted emergency response plan or emergency evacuation plan; and*
6. *Expose people or structures to a significant risk of loss, injury or death involving wild fires.*

Neither the site nor its adjacent properties mapped within a 1/8-mile radius were listed on the most recent list of identified hazardous waste sites consolidated by the Office of Planning and Research. Additionally, a Phase I and II assessment was performed by Geocon Consultants, Inc. on July 7, 2004 and is available in the Planning Division of the City of Escondido. The property boundaries are traversed by wood and chain-link fencing and a concrete brow ditch. The San Diego Aqueduct traverses underground, north-to-south, through the eastern portion of the site. Structures on the site associated with adjacent residential properties include trucks, trailers, wood stockpiles, and mulch groundcover.

Concrete structures including a basin, an approximately 4-foot by 2-foot mound with attached metal valve and vent piping, two square pads, and two abandoned water wells occupy the southeastern, southwestern, and western portions of the site. No drums, significant odors, pools of liquid, significantly stained soil, distressed vegetation, indicators or USTs, ASTs, ponds or pits were observed at the site. The impacts of the wells and debris are less than significant once the debris is moved and the wells capped.

Based on the review of historical aerial photographs and information obtained during the preparation of the assessment, the site was used for ranch/agricultural purposes from at least the early 1950s to the 1970s. The current owner of the site reports two pesticide applications during that time to manage aphid infestations. The site has consisted of vacant and naturally occurring vegetation since the early 1980s.

Based on the historical agricultural uses, a limited pesticide sampling and analysis survey was conducted to assess the presence of agricultural chemicals in the soil from the prior applications of pesticides or herbicides. Two surface soil samples exhibited concentrations of organochlorine pesticides above the laboratory detection limit; however, the organochlorine pesticide concentrations are below the EPA established SSL and PRG screening levels.

The site is not adjacent or within two miles of an airport. The proposed development would not impair the City's emergency response plan according to discussions with the City Fire Department. The project would not expose people or structures to significant risk of loss, injury or death involving wild fires since the site is in an urban setting and will be irrigated. Therefore, no significant hazards and hazardous materials impact would occur as a result of the project.

MITIGATION MEASURES:

1. *Prior to grading, on-site water wells shall be abandoned or removed in accordance with applicable laws, and regulations.*
2. *Prior to grading, the trash/debris shall be removed from the site and disposed of in accordance with applicable laws and regulations.*

IX. Hydrology and Water Quality

City of Escondido Significance Criteria:

Significant impacts associated with hydrology and water quality would result from the project if water quality standards or waste discharge requirements were violated; groundwater and surface water quality and quantity were substantially altered; drainage patterns were substantially altered so as to increase erosion/siltation and increase surface runoff; increased runoff would exceed the capacity of existing or planned drainage systems or add a substantial source of pollution; the project were located in a 100-year floodplain and cannot be protected; and, if the project exposed people to hydrological hazards, such as flooding or inundation by seiche, tsunami, or mudflow.

The 17.2-acre site is relatively level with less than 5% slope in a north-south direction and is level in the east-west direction. A concrete channel runs north and south on the eastern end of the site. Approximately 53 cubic feet per second of storm water, in a 100-year storm event enters the northeast area of the property from Kaywood Drive and approximately 28 cubic feet per second of storm water, in a 100-year event enters the site from Kaywood Drive and lands to the east. The storm water from the east enters the site at the rear of proposed lot 37, the bio-detention facility. Storm water runoff from this site enters North Avenue at Conway Drive and flows along North Avenue to join the Laurashawn Lane flows at the existing four foot by three foot box (4'x 3'dbl. RCB) culvert west of Laurashawn Lane. This box culvert under North Avenue is the beginning of the improved portion of Reidy Creek.

Site grading and drainage improvements maintain the existing drainage pattern of the site which is northeast to southwest, via a combination of overland flow (landscape, hardscape, curbs, gutters etc.) and closed conduit conditions (storm drain piping, inlets, etc.). A small detention basin is proposed to be located at the southwest corner of the property. This basin will control discharges and not exceed the predevelopment drainage condition. As noted in the letter received from Geocon Inc. on November 15, 2005, with regard to the potential buildup of groundwater on the project site from the development, the amount of surface areas for infiltration will be significantly reduced by the presence of concrete slab-on-grade, rooftops, driveways, and streets. These surfaces are impermeable and will result in rapid runoff of rainfall. Since site drainage is directed to a controlled drainage (grass-lined) channel, surface runoff should not infiltrate the site soils and result in significant rises in groundwater levels. If fact, due to a considerably smaller area exposed for infiltration as compared to the entire undeveloped area, the potential for ground water buildup should be reduced. In addition, the grass-lined channel will be a natural channel (unlined) and groundwater from upstream will enter the channel and be conveyed off-site.

To address concerns regarding the removal and recompaction of existing soil along the western side of the project would impede septic effluent from leach files on existing lots from percolating into the underlying soil; a report was prepared by Geocon Geotechnical Consultants. The report noted that soils in the area are predominately silty sand that exhibit relatively fast permeability characteristics and low percolation rates. In sandy soils the vertical seepage rate is significantly faster than the horizontal rate. Removal and recompaction of the alluvium in the project area will increase the density of the soils on the project; however, it will not affect the vertical percolation rate of soils directly beneath existing leach lines. Should sewage effluent migrate to the compacted fill, the fill would not impede vertical percolation of the effluent.

Pad grade on lots along the western property margin in the proposed project area will be at or above the existing pad elevations for the residences along Laurashawn Lane. As noted on the tentative map, the bottom of a proposed retaining wall along the western property line is minimal, and will be within one foot of existing elevations at the rear of the existing lots on Laurashawn Lane. Because no slopes will be created, and pad elevation difference across the property line is minimal, the engineering consultant has determined that the proposed project would not create a condition where septic effluent from existing leach fields would migrate horizontally rather than vertically.

The conclusion of the water quality technical report noted that with the best management practices (BMPs) that will be required for grading of the site and the maintenance that will be required by the development's homeowner's association, the following findings can be made:

- The beneficial uses for receiving waters have been identified. None of these beneficial uses will be impaired or diminished due to construction and operation of this project.
- The North Avenue Estates project will not alter drainage patterns on the site. A detention pond will be employed to maintain pre-development discharge quantities.
- Landscaping of the private yards will reduce or eliminate sedimentation.
- The landscaping of the yard areas will attenuate the flows from the impervious surfaces. The bio-swales will reduce velocities and provide opportunities for pollutant removal and infiltration.
- The proposed construction and post-construction BMPs provide measures to protect water quality and to protect water quality objectives and beneficial uses to the maximum extent practicable.

Based on the water quality technical report the Engineering Division has determined that runoff from the project would not be considered significant and the project would not materially degrade the existing drainage facilities as conditioned and when implementing the identified BMPs. The City would provide sewer service from mains within the adjacent street or easements and the technical report from Geocon indicates that no significant impact is expected to occur to the groundwater table. The project is outside the 500-year flood plain area as identified on current Flood Insurance Rate Maps (FIRM). Therefore, the project site is not subject to potential flooding, landslides or mudflows.

X. Mineral Resources

Significance Criteria

Impacts to mineral resources would be substantial if the proposed project resulted in the loss of significant state or locally important mineral resources.

The proposed project would not substantially impact mineral resources as only a portion of the small site includes granitic rock. The limited size of the project would not substantially increase the use of, or result in the depletion of any nonrenewable natural resources.

XI. Noise

City of Escondido Significance Criteria

Significant noise impacts would occur if the project; exposed persons to, or generated noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies; exposed persons to, or generated excessive ground-borne vibration or ground-borne noise levels. Significant noise effects would also occur if the project resulted in substantial permanent or temporary/periodic increase in ambient noise levels in the project vicinity above noise levels existing without the project. According the General Plan Noise Policy E1.4, projects that increase noise levels by 5 dB or greater should be considered as generating a significant impact and should be mitigated.

An Exterior Noise Analysis Report was prepared by Kimley-Horn and Associates, Inc. to analyze the project's noise impacts to the surrounding area. The complete report is available at City Hall located at 201 North Broadway, Escondido, CA.

The City's General Plan Noise Element contains noise policies, which outline acceptable noise levels associated with each type of land use. A 60 CNEL exposure is considered normally acceptable for residential land uses based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. The City requires that noise levels be presented in terms of Community Noise Equivalent Level (CNEL). CNEL is a weighted sound level during a 24-hour period, after the addition of 5 decibels (dB) to average sound levels at evening hours (7 PM to 10 PM) and 10dB to the average night hours (10 PM to 7AM). The addition of 5 and 10 dB is applied to account for noise sensitivity during evening and nighttime hours.

In order to assess future noise generation associated with the improvement of the City's circulation system, a Noise Contour map was prepared for the Noise Element of the General Plan. The Noise Exposure Map-Future Conditions Map contained in the General plan does not depict the subject site as exposed to 60 CNEL or more. The August 2000 Final Environmental Impact Report prepared for the Escondido General Plan Update illustrates existing and future noise contours. Noise levels depicted for North Avenue fall below the 60 CNEL standard contained in the Noise/Land Use Compatibility Guidelines of the General Plan. Future noise would be generated by vehicle traffic on North Avenue and North Broadway. The existing + project + cumulative projects ADT volume would be 3,427 vehicles on North Avenue and 3,398/6,928 vehicles on North Broadway north/south of North Avenue (Linscott, Law & Greenspan, Engineers 2005). The 2030 future ADT volume would be 4,000 vehicles on North Avenue and 10,000/12,000 vehicles on North Broadway north/south of North Avenue (SANDAG 2006). The SANDAG volumes were used, in the interest of a worst-case analysis.

The Federal Highway Administration's Traffic Noise Model version 2.5 was used to calculate future traffic noise levels. It was assumed that the vehicle mix was 99% cars, 0.5% medium trucks, and 0.5% heavy trucks, based on site observations. The model assumed "hard" site sound propagation conditions. Strictly speaking, a hard site propagation rule decays sound from a source to a receiver at a rate of 3.9 dBA per doubling of distance from the source. This is a logarithmic relationship describing the acoustical spreading of a pure, undisturbed cylindrical wave in air. This rule applies to the propagation of sound waves with no ground interaction or interaction with a hard surface, such as roadways, asphalt parking lots, or hard-packed graded lots. Calculations show that future exterior noise levels from vehicle traffic would range from approximately 47 dBA CNEL at Lot 34 to 58 dBA CNEL at Lot 1. Therefore no significant noise impact from vehicular traffic would occur

Grading and construction within the project would create temporary noise impacts. The noise study completed for the proposed project noted measures that would keep construction noise to a level below significance. The measures noted are contained within the City of Escondido's Noise Ordinance. Additionally, modern construction equipment, properly used and maintained, should meet the noise limits contained in the City's Noise Ordinance. All noise generated by the project would be required to comply with the City's Noise Ordinance. Upon completion of the project, all construction noise from the project will cease. Because construction operations would be required to conform to the City's Noise Ordinance and because construction noise is temporary, no significant impact from construction noise would occur.

XII. Population and Housing

City of Escondido Significance Criteria

Significant population and housing impacts would occur if the proposed project; induced substantial population growth in an area; and, displaced substantial numbers of people or existing housing.

Population within the City would incrementally increase as a result of developing the proposed 34 dwelling units. The City's General Plan anticipates single-family residential use on the project site and the density of the proposal is consistent with the City's General Plan Land Use Designation of Suburban. The proposed development would contribute 34 units toward the goal of 1,110 units in the above moderate-income category identified in the City's Regional Share Housing requirements therefore the project would not result in a significant population and housing impact.

XIII. Public Services

City of Escondido Significance Criteria

Impacts would be significant if the project resulted in demands for wastewater treatment requirements in excess of the capacity of existing facilities. Or if the project triggered the need for construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects. The project would cause significant impacts if the project required/resulted in, the construction of new storm water drainage facilities or expansion of existing facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Significant impacts would also occur if the project resulted in a determination by the wastewater treatment provider and/or a landfill operator, which serve, or may serve, the project that capacity of existing facilities to serve the project's projected demand in addition to the provider's existing commitments is inadequate.

Sewer Service – An 8 inch sewer line, which is currently under North Avenue, would be extended to serve the project. Interviews with City Public Utilities staff have confirmed that treatment capacity exists at the wastewater treatment plant located on Hale Avenue.

Water Service – The proposed project is located in the Rincon del Diablo Municipal Water District Service Area; however, the district does not have any water transmission facilities adequate to provide service to this area. A request has been made to the Valley Center Municipal Water District to provide exchange service to this area as has been done for several other homes

in the area and the Valley Center Municipal Water District has indicated the ability to provide service to the site. Therefore, adequate water service exists for the proposed project.

Storm Water/Refuse Collection – The Engineering Division indicated the proposed project would not require the construction of significant new storm drain facilities or adversely impact existing facilities. Escondido Disposal currently provides solid waste service to the site and the project would not result in a significant increase in solid waste. The proposed project would not result in any individual or cumulative impacts to utilities and service systems.

Fire -The City Fire Department has indicated their ability to adequately serve the proposed project. The project site would be served by Fire Station No. 3, which is located at 2165 Village Road.

Law Enforcement - The City of Escondido Police Department has indicated the ability to provide adequate service to the proposed development.

Schools - The site is within the Escondido Union School District and the Escondido Union High School District. Secondary students would likely attend Escondido High School. Elementary students would likely attend Reidy Creek School (K-5th) and Rincon Middle School (6th-8th). The incremental impact of the proposed residential developments on the school system would be offset by the impact fees collected upon issuance of building permits.

XIV. Recreation

City of Escondido Significance Criteria

Significant impact would occur if the project resulted in an increase of 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. A significant impact would also occur if the project includes or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

Development of the project would result in an incremental demand on the City's recreational facilities. However the development fees paid by this project would offset the anticipated impact on the existing facilities. The proposed project would not affect existing recreational opportunities since the site is not used for recreational activities and is not listed as a park site in the City's Master Plan of Parks, Trails and Open Space. Therefore no significant impact to recreational resources would occur as a result of the project.

XV. Mandatory Findings of Significance

No significant impacts to the environment as a result of this project have been identified. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly.

ACKNOWLEDGEMENT OF ENFORCEABLE COMMITMENT

ER 2005-12

North Avenue Estates Annexation/Residential Subdivision, TR 916, 2005-17-PZ/DA, 2005-03-AN

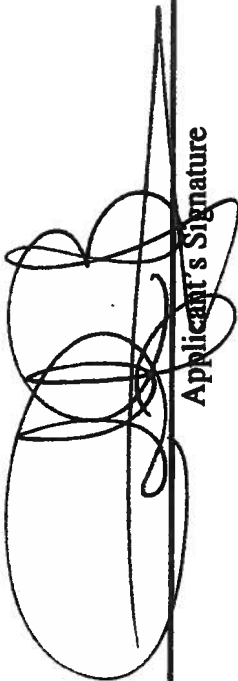
Items listed on the attached Mitigation Monitoring Program constitute an enforceable commitment pursuant to Section 21081.6(b) of the California Environmental Quality Act (Public Resources Code Sections 21000-21178.) The applicant will be required to provide and comply with all of the mitigation measures listed herein. These mitigation measures have also been included as conditions of the project approval.

10-25-05

Date

Frank Fitzpatrick

Frank Fitzpatrick



Applicant's Signature

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**Proposed Addendum to Amended Mitigated Negative Declaration with Mitigation Monitoring and
Reporting Program
(November 17, 2017)**

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ADDENDUM

to the

**AMENDED MITIGATED NEGATIVE DECLARATION
FOR
NORTH AVENUE ESTATES 39-LOT RESIDENTIAL LOT SUBDIVISION**

Former Case Nos.: TR 916-R, 2005-17-PZ/PD(R)/ DA, 2005-03-AN, ER 2005-12

Current Case No.: SUB 17-0007

For the proposed

**REVISION TO THE PREVIOUSLY APPROVED TENTATIVE SUBDIVISION MAP;
MASTER DEVELOPMENT PLAN; DEVELOPMENT AGREEMENT; PREZONE OF 632
AND 644 NORTH AVENUE; AND ANNEXATION OF THE DEVELOPMENT SITE AND
632, 644, AND 714 NORTH AVENUE**

Prepared for:

City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

November 17, 2017

INTRODUCTION

On April 5, 2006, the Escondido City Council adopted a Mitigated Negative Declaration (City File No. ER 2005-12, the “2005 MND”) for the North Avenue Estates Tentative Subdivision Map, Master and Precise Development Plan, Annexation, Prezone, and Development Agreement (City Council Resolution No. 2006-08). On April 9, 2008, the Escondido City Council approved a revision to the Tentative Subdivision Map and Precise Development Plan to reconfigure the site to provide access to the entire subdivision from North Avenue rather than using Laurashawn Lane/Tamara Drive for primary access as previously approved. The City Council reviewed the 2005 MND and determined that it adequately addressed all of the environmental issues associated with the Project, including as modified.

The 2005 MND evaluated the impacts of the proposed 39-lot residential project (34 residential lots and 5 open space lots) on the approximately 17.2-acre site located on North Avenue between Laurashawn Lane and Kaywood Drive. The analysis identified several mitigation measures for impacts related to hazardous materials and biological and cultural resources that would reduce potential impacts to less than a significant level.

The current application to the City proposes a 12.5-foot-wide buffer between the property line of the existing homes on Laurashawn Lane and the homes proposed to be built as North Avenue Estates (the “Proposed Project”). This Addendum addresses the proposed modifications to the approved project and the associated potential environmental impacts. This Addendum is an informational document, intended to be used in the planning and decision-making process as provided for under Section 15164(b) of the California Environmental Quality Act (CEQA) Guidelines. This Addendum concludes that the proposed changes to the project will not: (1) result in new significant impacts; or (2) substantially increase the severity of previously disclosed impacts beyond those already identified in the 2005 MND. Therefore, a subsequent MND would not be required under CEQA to implement the proposed project modifications.

STATUTORY BACKGROUND

The City of Escondido is the CEQA lead agency for the Proposed Project. Under CEQA, an Addendum to a certified Environmental Impact Report (EIR) or Negative Declaration may be appropriate if minor technical changes or modifications to the project are proposed (CEQA Guidelines § 15164). An Addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines § 15164(c)). However, an Addendum is to be considered along with the adopted MND by the decision-making body prior to making a decision on the project (CEQA Guidelines § 15164(d)).

This MND Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the 2005 MND remain substantively unchanged by the situation described herein, and supports the finding that the proposed project modifications do not result in new significant impacts and do not exceed the level of impacts identified in the 2005 MND. Accordingly, pursuant to CEQA Guidelines Section 15164, recirculation of the adopted

MND for public review is not required. The City has also determined that preparation of a subsequent EIR or MND is not required under CEQA Guidelines Section 15162. To support this decision, the following discussion describes the proposed project modifications and the associated environmental analysis.

SUMMARY OF ORIGINAL PROJECT DESCRIPTION

The original project (Tract 916, 2005-17-PZ/PD/DA, and 2005-03-AN) included a Tentative Subdivision Map, Master and Precise Development Plan, Development Agreement, Prezone, and Annexation, for a 39-lot residential subdivision (34 single-family lots and five open space lots) on approximately 17.2 acres of vacant land located at North Avenue at the terminus of Conway Drive (APNs 224-153-19, and -20) (the "Project Site"). The City Council had previously initiated annexation of the Project Site, as well as four adjacent parcels developed with single-family residences (702, 708, and 714 North Avenue), on October 27, 2004. Under the original project, the Project Site was prezoned PD-R-1.97, while the other four lots were prezoned RE-20, in anticipation of annexation. The PD-R-1.97 and RE-20 zones are consistent with the E2 land use designation of the General Plan.

The Tentative Subdivision Map and Precise Development Plan were revised in 2008 (under Tract 916-R and 2005-PD(R)) to consolidate the primary access point at the southern entrance, and to designate the western entrance as a gated emergency-only entrance.

The site is located within the City of Escondido's Sphere of Influence with a General Plan designation of Estate II (E2), a residential designation allowing 20,000-SF lots. The City's General Plan allows for clustering in this designation with minimum lot sizes of 10,000 SF with adequate open space. The original subdivision utilized lot clustering, and proposed residential lot sizes in excess of 10,000 SF. The project would have been consistent with surrounding land uses, as the area was occupied primarily by single-family residential uses, and the project proposed lot sizes compatible in size with the County lots located immediately to the west of the subject site.

The original project proposed a multi-use trail running north to south through the residential development, with connections to Kaywood Drive and North Avenue. This was a community benefit to City and County residents that have historically used the site for jogging, dog walking, and horseback riding. These recreational activities would remain available to nearby residents.

PROJECT REVISIONS

The Proposed Project (SUB 17-0007) revises the annexation boundary. The Proposed Project requests annexation of the Project Site (APNs 224-153-19 and -20; prezoned PD-R-1.97) and 714 North Avenue (APN 224-153-15; prezoned RE-20). It also includes the annexation of 632 and 644 North Avenue (APNs 224-331-14 and -16), which would be prezoned to RE-20 before the annexation as part of the Proposed Project. The properties at 632, 644, and 714 North Avenue are included in the current annexation proposal because they have previously connected to City sewer services due to septic failure or impending septic failure, and have signed agreements to annex as a condition of that sewer connection.

The Proposed Project also revises the Tentative Subdivision Map by creating a 12.5-foot open space buffer along the rear property line of Lots 1-6, Lots 19-30, and the east and north sides of Lot 34 to eliminate any potential impact to septic systems on adjacent properties. No grading, structures, or activity will be allowed within this buffer.

The Proposed Project would also change a few previously-approved conditions of approval and development standards. First, the applicant is proposing to use vinyl fencing along the edge of the 12.5-foot open space buffer. The previous approval had required masonry walls along rear property lines, with wrought-iron or other open materials for any fencing above six feet in height.

Second, the applicant is proposing to construct no more than eight two-story homes on the fourteen lots numbered 20 through 33, which are adjacent to homes on Laurashawn Lane. Any two-story homes in this range would be limited to a height of 27 feet and would be required to maintain a 40-foot rear setback. One-story homes on the remaining six lots in this range would be limited to a height of 17 feet. The original project had limited all new residences abutting the rear property line of existing residences along Laurashawn Lane (with the exception of Lot 34) to a height of one story and 17 feet, to protect views and privacy for Laurashawn residents.

Third, the applicant is proposing a 15-foot front setback on all lots, rather than the previously approved 20 feet. Side and rear setbacks will remain the same, with the exception of the 40-foot rear setback for two-story homes on Lots 20 through 33. The original project imposed no limits on floor area ratio (FAR) or lot coverage, and the revised project will set those at 0.5 and 40%, respectively.

Finally, the Proposed Project does not include a request for a Precise Development Plan. The applicant will be required to submit a separate Precise Development Plan application, to specify details about the design and architecture of the proposed new residences. This application will be subject to the review of the Planning Division and approval by the Planning Commission.

IMPACT ANALYSIS

This Addendum analyzes the 2005 MND in conjunction with the Proposed Project and concludes that the proposed changes described in this Addendum would not result in new significant impacts or a substantial increase in the severity of significant impacts identified for the 2005 MND. Analysis of the Proposed Project is consistent with the previously approved project as follows:

AESTHETICS

The 2005 MND included a discussion of aesthetics under the heading “Land Use and Planning”. Appendix G of the CEQA Guidelines includes the following to be considered:

- a) *Would the project have a substantial adverse effect on a scenic vista?*
- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

- c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*
- d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The 2005 MND considered the above and concluded that there would be no impact as the Project Site is characterized as “in-fill” because development is planned within an established residential neighborhood and is virtually surrounded by development. In addition, as noted in the 2005 MND, the Project Site is not located on a ridgeline identified in the Community Open Space/Conservation Element of the General Plan. The site has a slope of approximately 10% and no grading exemptions are proposed. Further, because residential projects typically do not directly illuminate or reflect glare upon adjacent properties, the 2005 MND concluded no significant light or glare impact would result from the proposed project. Lastly, development of the proposed project will also not obstruct scenic views or vistas open to the public as neither the City nor the State designates North Avenue as a scenic resource.

The Proposed Project will not be modifying the location or footprint of the project as approved, but is requesting that two-story homes be permitted on up to eight of the fourteen lots abutting existing homes on Laurashawn Lane (lots 20-33). The single-story homes would be limited to 17' with a 20' rear setback, as previously approved, and the two-story homes will be limited to 27' in height with a 40' rear setback.

As demonstrated on Exhibits A and B, although some homes behind the existing homes on Laurashawn Lane are permitted to be two-story and up to 10' higher than the one-story homes, the sight-line angle will be less than significant with the increased setback. Exhibit A shows the viewshed angle difference between the single and two-story homes to be a factor of approximately 2 degrees. This difference is less than significant. Exhibit B illustrates the visual impact of the two-story homes. The red balloon approximates the location of the roof of a single story home (17 ft) and the yellow balloon approximates the height of a two-story home (27 ft). The Proposed Project design is still required to be consistent with the surrounding development, and to preserve natural open space. As demonstrated on Exhibits A and B, permitting some homes to be two-story does not significantly impact the existing visual character or quality of the site and its surroundings, and there are no additional impacts to be considered.

AIR QUALITY

The Proposed Project does not propose substantial changes that would require revisions to the analysis of the significance of air quality impacts in the 2005 MND. There has been no change in circumstances that would require revisions to the analysis of the significance of air quality impacts in the 2005 MND due to the occurrence of new or more severe air quality impacts. Further there is no new information of substantial importance concerning air quality impacts that could not have been known with the exercise of reasonable diligence at the time the 2005 MND was adopted. Due to the small amount of grading and with appropriate use of grading and operation procedures, the Proposed Project would not generate significant particulate matter or dust and therefore would not result in a significant impact.

BIOLOGICAL RESOURCES

The 2005 MND found potential impacts to the biological resources on the project site based on a biological assessment conducted by Helix Environmental Planning on January 7, 2005. According to the assessment the vacant site included mainly non-native vegetation, which is consistent with the vegetation characterization listed for the site on the SanGIS website. A total of five vegetation communities and disturbed and developed land occurred within the Project Site boundaries.

The 2005 MND concluded that the proposed project would directly and significantly impact sensitive vegetation communities and required implementation of Mitigation Measures 1-5 to mitigate impacts per the guidelines described in the Escondido Subarea Plan. The original project and the Proposed Project include the same use, are of similar design, and will be required to implement the same Mitigation Measures as required in the 2005 MND. The Proposed Project does not propose substantial changes that would require major revisions to the analysis of the potential impacts to the biological resources in the 2005 MND. There has been no change in circumstances that would require major revisions to the analysis of the significance of the impacts due to the occurrence of new or more severe impacts. There is no new information of substantial importance concerning impacts to biological resources that could not have been known with the exercise of reasonable diligence at the time the 2005 MND was adopted.

CULTURAL RESOURCES

No historic, cultural, or archaeological resources were identified for the 2005 MND based on the results of a cultural resources study prepared by Brian F. Smith and Associates dated April 5, 2005, a field survey conducted on March 24, 2005 by Seth A. Rosenberg and Charles Callahan, and an archaeological record search by SCIC at SDSU. The 2005 MND concluded there would be no impacts and none of the modifications would result in new or substantially increased significant impacts related to cultural resources. However, as recommended in the 2005 MND, if culturally significant human remains are found during project activities, work should be temporarily halted in that area and appropriate mitigation measures and protocols would be implemented with consultation with the City to avoid and minimize impacts.

GREENHOUSE GAS ANALYSIS

According to Appendix G of the CEQA Guidelines, impacts related to GHG emissions are normally considered significant if implementation of the proposed project would either: (a) Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or (b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHG.

The 2012 General Plan discusses the City's goals to meet the State's targets for reducing Greenhouse Gas ("GHG") emissions and includes implementation tools to reach those goals, including the Escondido Climate Action Plan (E-CAP). The EIR for the General Plan Update (GPU) determined that with the GHG-reducing GPU policies and E-CAP measures, the City's

GHG emissions would be less than significant for projects consistent with the General Plan, as updated.

City Council approved the GHG Emissions Thresholds and Screening Tables as part of the E-CAP on December 4, 2013. The E-CAP provides established CEQA significance thresholds for GHG analyses.

The City has determined that projects emitting less than 2,500 metric tons of CO₂e will not result in a significant impact and presented a list of sample projects that generate less than 2,500 metric tons of CO₂e; for example, a Single Family Residential project with 86 dwelling units is estimated to produce 2,500 metric tons of CO₂e per year (CEQA Thresholds and Screening Tables, Appendix B, Page B-1). The Proposed Project is smaller and will produce GHG emissions that are less than significant.

The E-CAP states that “Mitigation of GHG emissions impacts through the Development Review Process (‘DRP’) provides one of the most substantial reduction strategies for reducing community-wide emissions associated with new development.” To address the GHG from stationary sources, the E-CAP ensures that GHG emissions impacts are mitigated through the DRP.

For future projects, under the E-CAP guidelines each project subject to CEQA would follow one of three scenarios for the GHG analysis:

- If the project is below the set screening threshold for GHGs, then the project’s GHG emissions are determined less than significant and no further GHG analysis would be required. OR
- If the project is above the set screening threshold, then the project would be able to tier from the GHG analysis associated with the E-CAP by accumulating 100 points from the E-CAP Screening Tables for New Development document. OR
- If the project is above the GHG screening threshold and the project has unusual characteristics that make the Screening Tables analysis inappropriate for the project, then the project would need to complete a separate, independent GHG analysis.

The Proposed Project is below the set screening threshold for GHGs, easily fits into the general project descriptions and features described in the Screening Tables provided in the E-CAP document; and therefore, a project-specific technical analysis is not necessary to quantify and mitigate GHG emissions (see first bullet above).

Accordingly, as the Proposed Project falls below the GHG emissions threshold requirements, the Proposed Project does not present new information of substantial importance concerning GHG impacts.

HAZARDS AND HAZARDOUS MATERIALS

The 2005 MND identified less than significant impacts for the original project based on a Phase I and II Environmental Assessment Report performed by Geocon Consultants, Inc. on July 7, 2004. The 2005 MND required implementation of Mitigation Measures 1 and 2 prior to grading, to abandon or remove on-site water wells in accordance with applicable laws, and regulations; and to remove trash/debris from the site and dispose of it in accordance with applicable law and regulations. Because the Proposed Project would encompass essentially the same area of grading/disturbance as the original project description and would be required to comply with the same Mitigation Measures, no new or substantially increased significant impacts related to hazards and hazardous materials would result from the Proposed Project.

HYDROLOGY/ WATER QUALITY

The 2005 MND found that project implementation would not result in any significant impacts related to alteration of drainage patterns/directions; runoff volumes/velocities; the capacity of existing/planned drainage systems; flooding/floodplains; inundation by seiche, tsunami or mudflow; or water quality based on a November 15, 2005 letter from Geocon Inc. The letter also noted the requirement for best management practices (BMPs) for grading of the site and maintenance by the development's homeowner's association. On July 11, 2017, Geocon provided a Summary of Conclusions in Previous Geotechnical Reports, concluding that grading performed at the Project Site will not impact existing septic systems on adjacent properties, and that the proposed 10-foot buffer area is an added measure of conservatism. Because the Proposed Project would encompass essentially the same area of grading/disturbance as the original project description, and would be required to comply with BMPs, no new or substantially increased significant impacts related to hydrology or water quality would result from the Proposed Project.

TRANSPORTATION/ TRAFFIC

A Traffic Study Report was prepared for the original project by Linscott, Law and Greenspan on April 15, 2005 and revised November 11, 2005. The 2005 MND concluded there would be no significant impacts to air traffic patterns, emergency access, or parking capacity and there are no design features or incompatible uses that would substantially increase hazards. Linscott, Law & Greenspan prepared a Traffic Counts Memorandum on August 29, 2017, studying traffic counts at the intersection of Broadway and North Avenue and roadway segments on Broadway south of North Avenue, north of North Avenue, and on North Avenue from Broadway to Conway. The 2017 study concluded that delays in intersection operations and the levels of service in the studied segments are similar compared to those in the November 2005 Traffic Study Report. (Linscott, Law & Greenspan, Traffic Counts Memorandum, August 29, 2017, attached).

Accordingly, the Proposed Project does not propose substantial changes that would require major revisions to the analysis of the significance of transportation/traffic circulation impacts in the 2005 MND because there has been no change in circumstances that would require major revisions to the analysis of the significance of transportation/ traffic circulation impacts in the 2005 MND due to the occurrence of new or more severe transportation/ traffic circulation impacts and there is no new information of substantial importance concerning transportation/traffic circulation

impacts that could not have been known with the exercise of reasonable diligence at the time the 2005 MND was adopted.

AGRICULTURAL RESOURCES, GEOLOGY/ SOILS, LAND USE AND PLANNING, MINERAL RESOURCES, NOISE, POPULATION/ HOUSING, PUBLIC SERVICES, RECREATION, AND UTILITIES/ SERVICE SYSTEMS

The adopted 2005 MND concluded that potential impacts associated with all the listed issues would be less than significant, based on considerations including the nature, location, and extent of project-related disturbance and development and requirements for conformance with applicable regulatory and industry standards. The original and revised project descriptions would affect the same area, include the same types of land use, and would be constructed using similar grading and building practices. Accordingly, the impact conclusions noted for the listed issues in the adopted 2005 MND would also apply to the revised project description, with all associated potential impacts to be less than significant as summarized below by topic.

Agricultural- As described for the previous project description in the adopted 2005 MND, the Project Site is not listed as Prime Agricultural Lands as identified in the General Plan Final EIR, which was prepared for the City's General Plan revisions in 2000 and is listed as "Urban and Built-up Land" in the Final Environmental Impact Report for the 2012 General Plan Update. The 2005 MND concluded there would be no impacts and none of the modifications would result in new or substantially increased significant impacts related to agricultural resources as described in the 2005 MND.

Geology/Soils- The 2005 MND identified less than significant impacts based on the location of the site relative to active faults and requirements for conformance to applicable design, construction, and inspection standards and practices. Geocon Inc. prepared the Geotechnical Investigation for the project dated September 22, 2004. Because the Proposed Project would be located in the same general location and would also be subject to the noted standards and best practices, it would not generate any new significant impacts related to geology/soils.

Land Use and Planning- The original project and Proposed Project affect the same project site and general development footprint and would include the same residential type of land use.

None of the modifications would result in new or substantially increased significant impacts related to land use and planning, including effects to an established community or conflicts with established plans, policies or regulations as described in the 2005 MND.

Mineral Resources - The adopted 2005 MND concluded that only a portion of the site includes granite rock and the limited size of the project would not substantially increase the use of, or result in the depletion of any nonrenewable natural resources. Based on the same location and similar nature of the revised project design, this conclusion would also be applicable to the Proposed Project. As a result, no new or substantially increased significant impacts related to mineral resources would result from implementation of the Proposed Project.

Noise - Based on required conformance with applicable City standards related to construction and operational noise levels (including the General Plan Noise Element and Noise Ordinance), the

adopted 2005 MND concluded that no significant noise impacts would result from implementation of the original project because the Proposed Project would be located in the same location, would still be subject to the noted standards, and would generate similar levels of volume as estimated in 2005. The 2017 report noted that the volumes on two of the three segments are lesser in 2017 than in November 2005 (Linscott, Law & Greenspan Engineers, 2017); as such, the Proposed Project is not expected to generate new significant impacts related to noise.

Population/Housing - The adopted 2005 MND concluded that the original project design would be consistent with the then applicable criteria in the City General Plan regarding the number, type, and density of proposed residential development. Because the revised project design would not change the previously proposed residential uses, the noted conclusion would also be applicable to the Proposed Project. As a result, no new or substantially increased significant impacts related to population/ housing would result from implementation of the Proposed Project.

Public Services- The adopted 2005 MND concluded that the original project design would not result in significant impacts to services including sewer and water service, fire protection, law enforcement, and schools. Because the revised project design does not increase the previously proposed residential units, the Proposed Project would not generate new significant impacts related to public services or substantially increase the severity of previously disclosed impacts.

Recreation- The adopted 2005 MND concluded that the original project would not adversely affect existing parks or recreational facilities, and that the Project Site is not listed as a park site in the City's Master Plan of Parks, Trails and Open Space. Because the revised project design does not increase the previously proposed residential units, no new or substantially increased significant impacts related to recreation would result from implementation of the Proposed Project.

Utility and Service Systems- The adopted 2005 MND concluded that the original project design would not result in impacts to services including sewer, municipal water, storm water, or refuse collection/disposal. Because the revised project design does not increase the previously proposed residential units, the Proposed Project would not generate new significant impacts related to public services/ utilities or substantially increase the severity of previously disclosed impacts.

SUMMARY AND FINDINGS

The City previously prepared and approved the 2005 MND, which is on file in the Planning Division. The CEQA Guidelines call for an addendum to an adopted Negative Declaration to be prepared if only minor technical changes or additions are necessary, or if none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. (See Section 15164.)

Pursuant to Section 15162(a) of the CEQA Guidelines and based upon a review of the current proposed project, it has been determined that:

1. No substantial changes are proposed in the project that would require major revisions of the 2005 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that would require major revisions of the 2005 MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the 2005 MND was certified as complete, that shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the 2005 MND;
 - (B) Significant effects previously examined will be substantially more severe than shown in the 2005 MND;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives that are considerably different from those analyzed in the 2005 MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

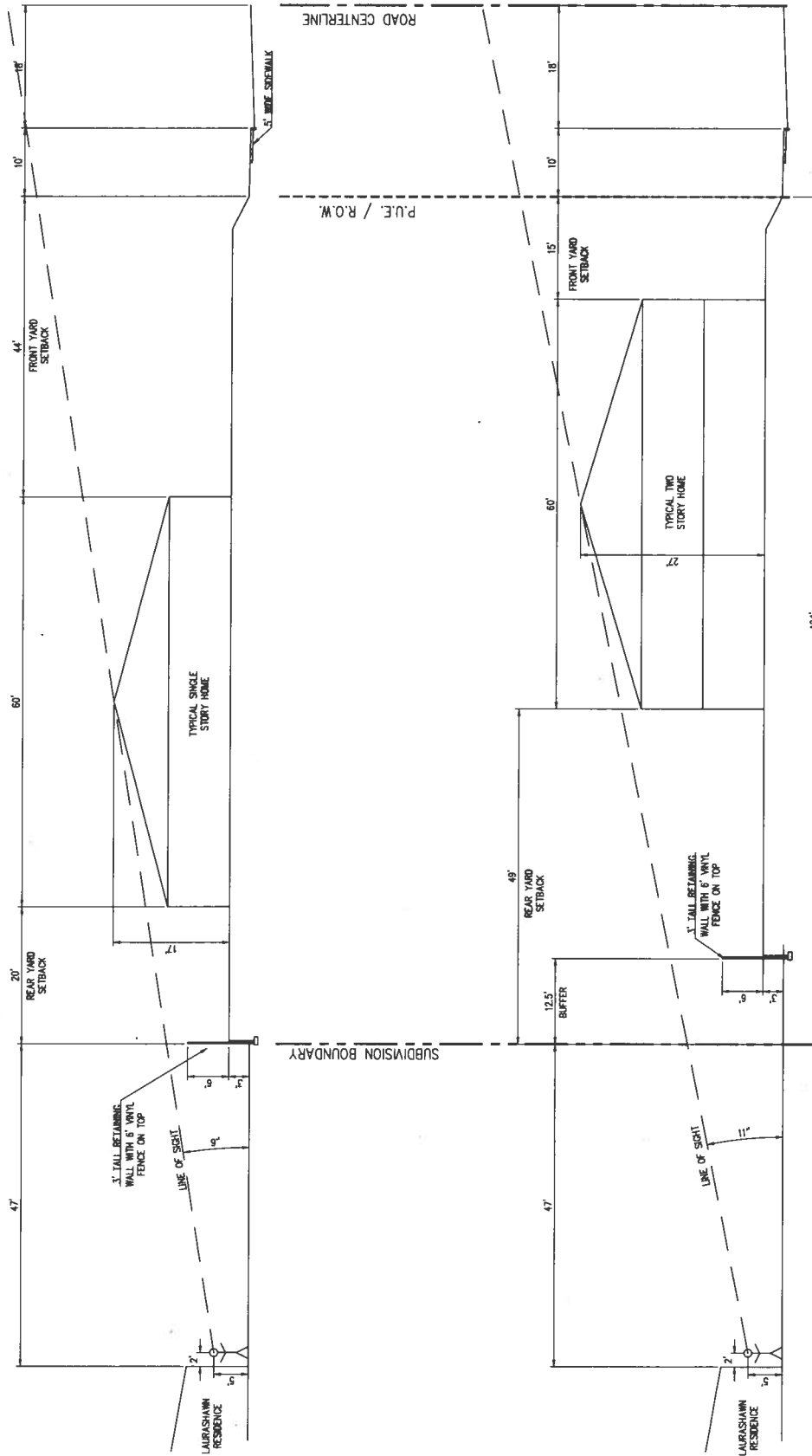
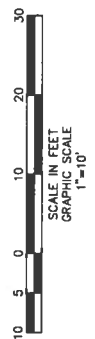
CEQA is clear in its preference to use previously prepared environmental documents when anticipated project specific impacts have been clearly assessed. Section 15162 of the CEQA Guidelines prescribes criteria where a previously adopted Negative Declaration can be used and when a new Negative Declaration should be prepared.

The Impact Analysis in this Addendum indicates the proposed modification is in substantial conformance with the previously approved design and operation of the Project and therefore would have no impacts not already identified in the previous 2005 MND. The 2005 MND did not identify any impacts associated with implementation of the Proposed Project that would be significant after mitigation. This Addendum does not identify any Proposed Project impacts that would be significant after mitigation and no new or additional mitigation is required.

There is substantial evidence to approve this Addendum pursuant to Sections 15164 and 15162 of the CEQA Guidelines. No additional environmental review is warranted, because the lead agency has determined that on the basis of substantial evidence in the whole record the Proposed Project does not create any of the substantial effects on the environment that are identified in Section 15162(a)(1) through (a)(3). No circulation of this Addendum for public comment is required. (CEQA Guidelines Section 15164(c)).

NORTH AVENUE LOT 24 TYPICAL SECTIONS

EXHIBIT "A"



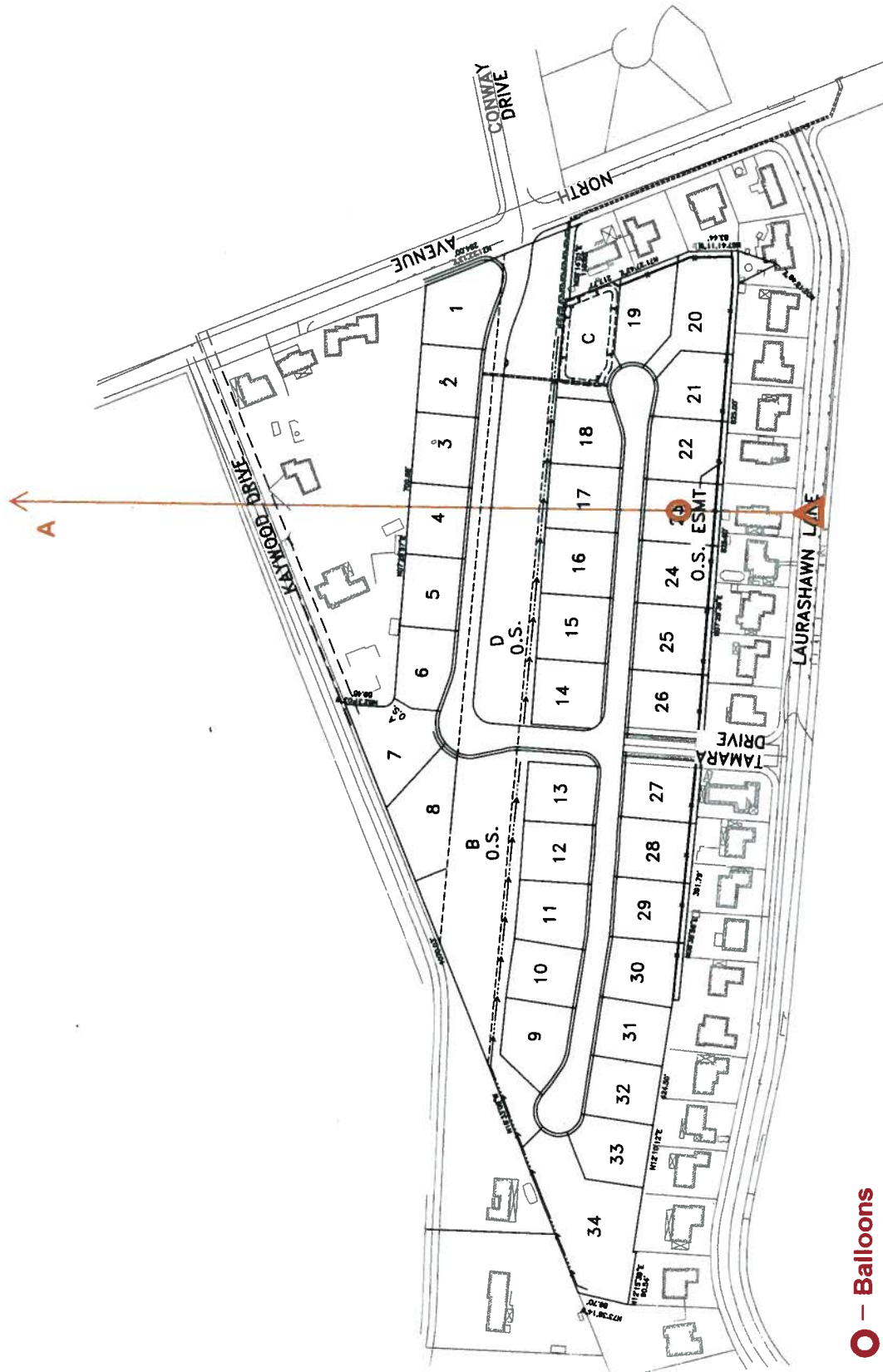


EXHIBIT "B"

O - Balloons
 Δ - Camera

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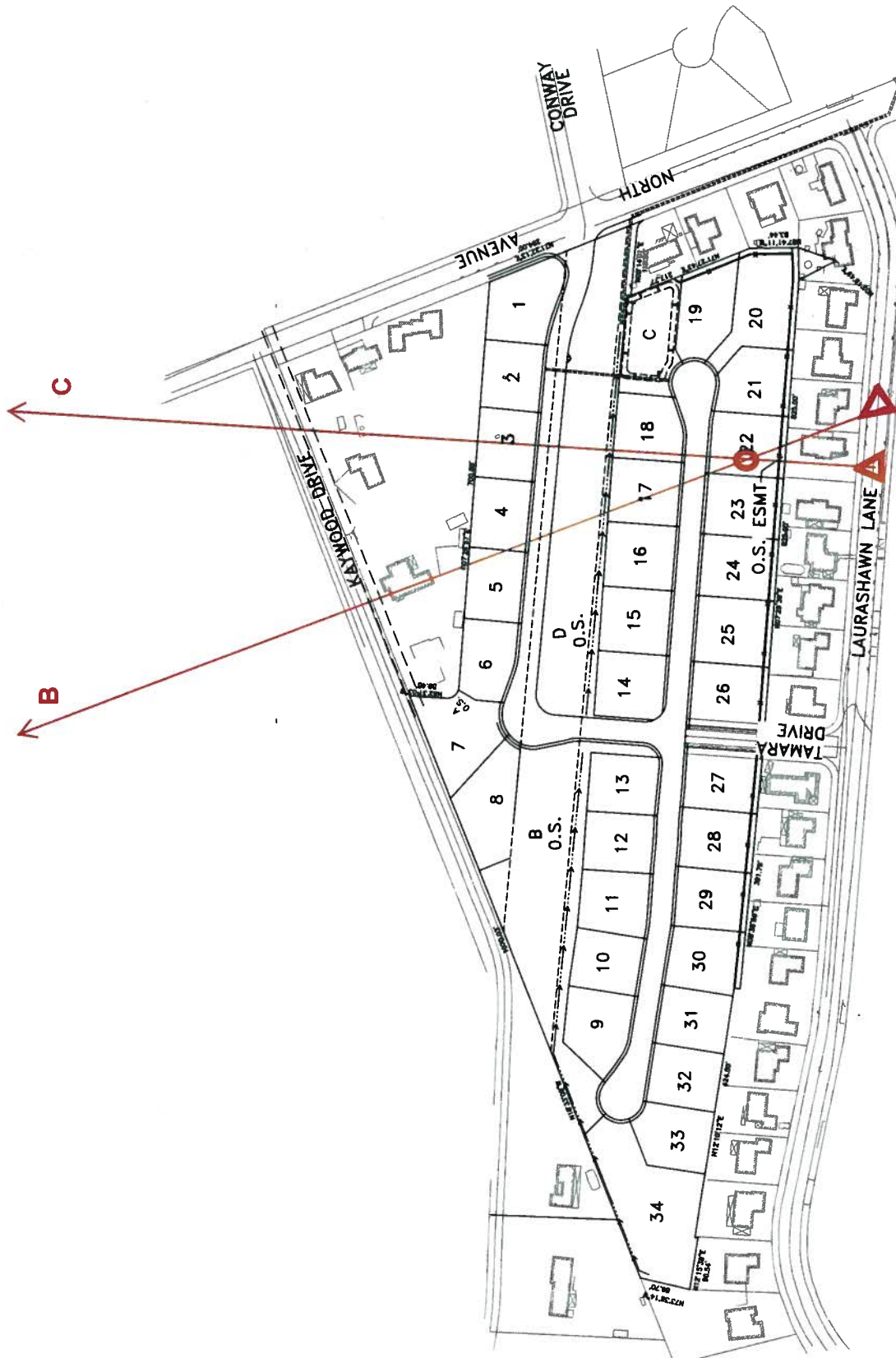


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DATE: JUL 20, 17 8:55am by: dman
 FILE: 1610147PROD Construct\Exhibit Survey Cover.dwg



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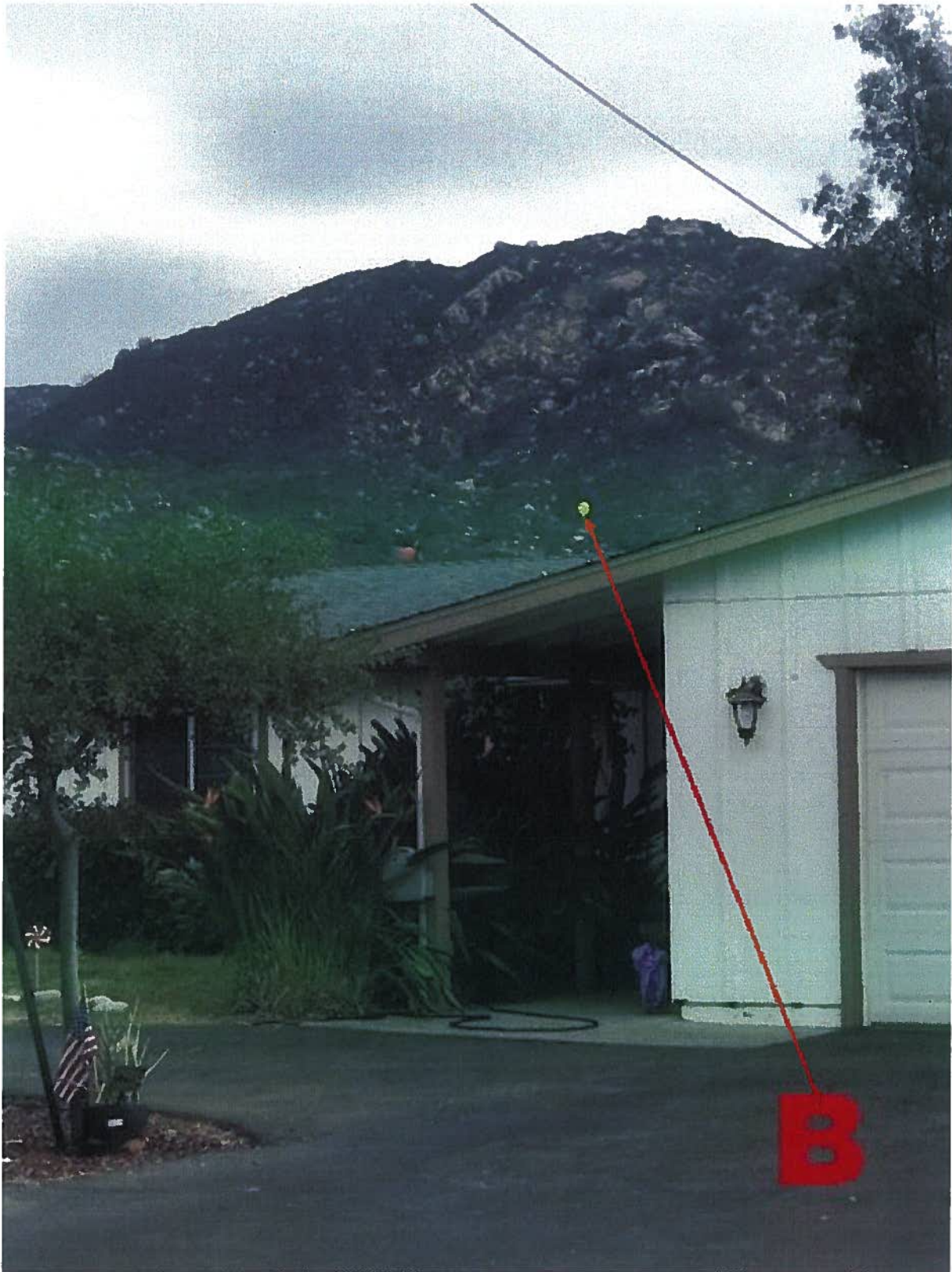


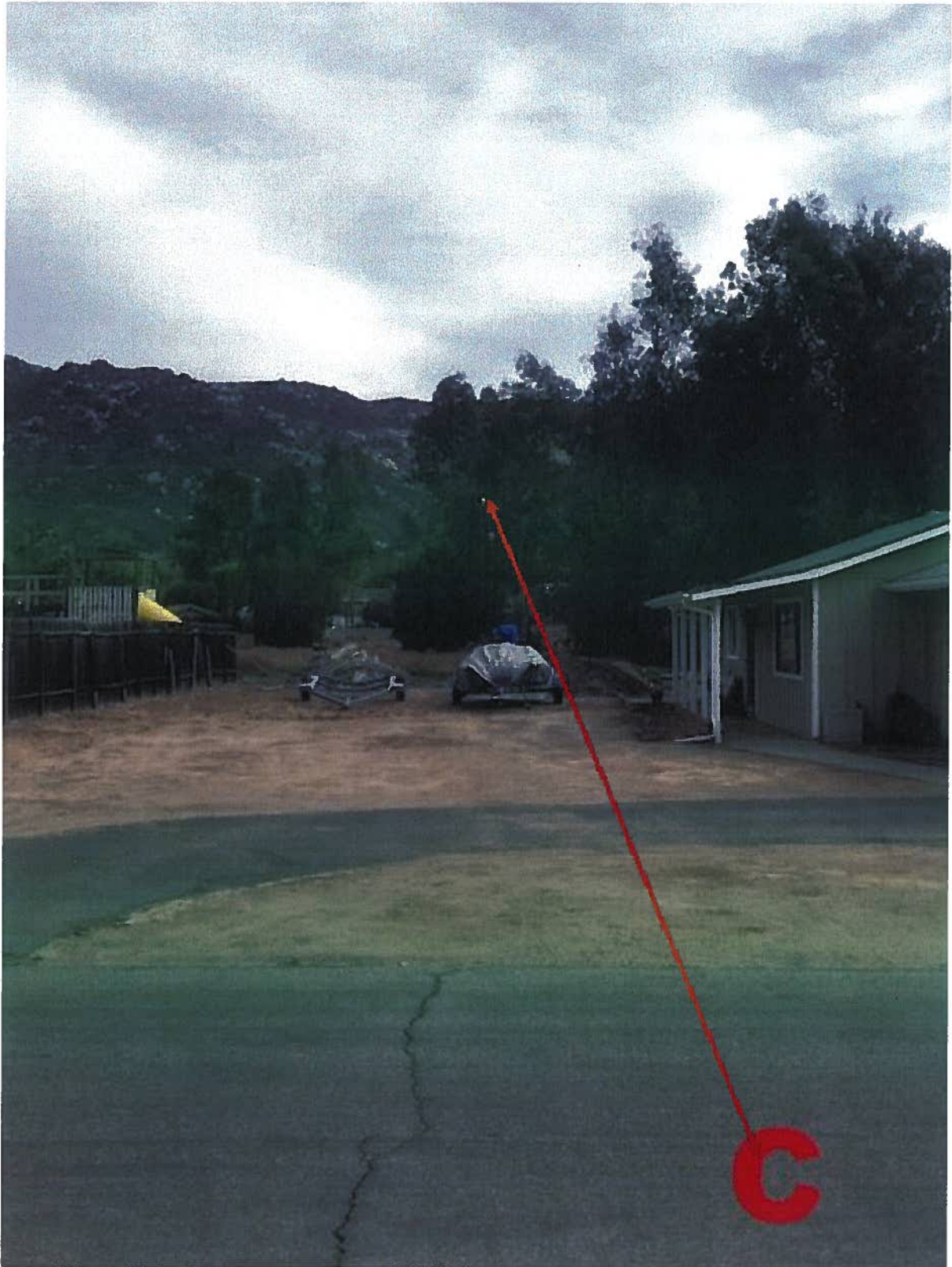
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MEMORANDUM

To: Mr. Brad Fomon
P. O. Box 928257
San Diego, CA 92192

Date: August 29, 2017

From: John Boarman, P. E. & Narasimha Prasad
LLG, Engineers

LLG Ref: 3-17-2798

Subject: North Avenue Estates – Traffic Counts Memorandum

Linscott, Law and Greenspan, Engineers (LLG) has prepared this traffic count memorandum. The following is included in this report:

- Existing counts at one intersection and three segments
- Level of Service analysis at the above intersection and segments
- Comparison to existing operations in the *North Avenue Estates* Traffic Impact Analysis, dated November 2005, prepared by LLG Engineers

A. Existing Traffic Volumes and Conditions

Existing traffic volume counts were conducted at the following intersection and segments during the week of August 21, 2017, when schools were in session:

Intersection:

1. Broadway / North Avenue

Segments:

1. **Broadway:** South of North Avenue
2. **Broadway:** North of North Avenue
3. **North Avenue:** Broadway to Conway Drive

The photo to the right depicts the existing conditions at the Broadway / North Avenue intersection. A school is located west of Broadway, just south of North Avenue. Hence, a sign SR4-1 (CA) school speed limit Assembly C (CA) 25 mph "When Children are present" is installed on Broadway south of North Avenue.



Figure 1 depicts the peak hour intersection and daily segment volumes. **Figure 2** depicts the Existing conditions. Appendix A contains the existing intersection and segments counts.

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B. Existing Analysis

Intersection Operations

Table A summarizes the existing peak hour operations at the Broadway / North Avenue intersection. As seen in *Table A*, this intersection is calculated to operate at LOS A. *Table A* also compares Year 2017 peak hour intersection operations to that in the November 2005 report prepared by LLG Engineers. As seen in *Table A*, the current LOS is the same as that in the November 2005 report. The current delays 2017 are similar to that in the November 2005 report.

Appendix B contains the Existing peak hour intersection analysis worksheets.

Segment Operations

Table B summarizes the existing segment operations at three segments. As seen in *Table B*, all segments are calculated to operate at LOS B or better. *Table B* also compares Year 2017 segment operations to that in the November 2005 report prepared by LLG Engineers. As seen in *Table B*, the volumes on two of the three segments are lesser in 2017 than in November 2005. The current levels of service are similar to that in the November 2005 report.

TABLE A
NEAR-TERM INTERSECTION OPERATIONS

Intersection	Control Type	Peak Hour	November 2005 Report		August 2017	
			Delay ^a	LOS ^b	Delay	LOS
N. Broadway / North Ave	AWSC	AM	9.0	A	9.3	A
		PM	8.6	A	8.5	A

Footnotes:

- a. Average delay per vehicle in seconds
- b. Level of Service
- c. AWSC - All Way Stop Controlled intersections. Overall delay and LOS is shown.

C. Conclusions

As seen from the preceding, the intersection and segments in the project vicinity are calculated to operate at the same acceptable levels of service as that in the November 2005 report.

Please call us at (858) 300-8800, if you have any questions.

cc: File

Mr. Brad Fomon
August 29, 2017
Page 3



TABLE B
EXISTING SEGMENT OPERATIONS

Segment	November 2005 Report					August 2017				
	Functional Classification ^a	LOS E ^b Capacity	Volume	LOS ^c	V/C ^d	Functional Classification ^a	LOS E ^b Capacity	Volume	LOS ^c	V/C ^d
N. Broadway										
North of North Ave	2-Ln Collector	15,000	3,080	A	0.207	2-Ln Collector	15,000	2,800	A	0.187
South of North Ave	2-Ln Collector	15,000	6,040	B	0.403	2-Ln Collector	15,000	5,700	B	0.380
North Avenue										
N. Broadway to Conway Dr	2-Ln Rural Collector	10,000	2,770	A	0.277	2-Ln Rural Collector	10,000	2,900	A	0.290

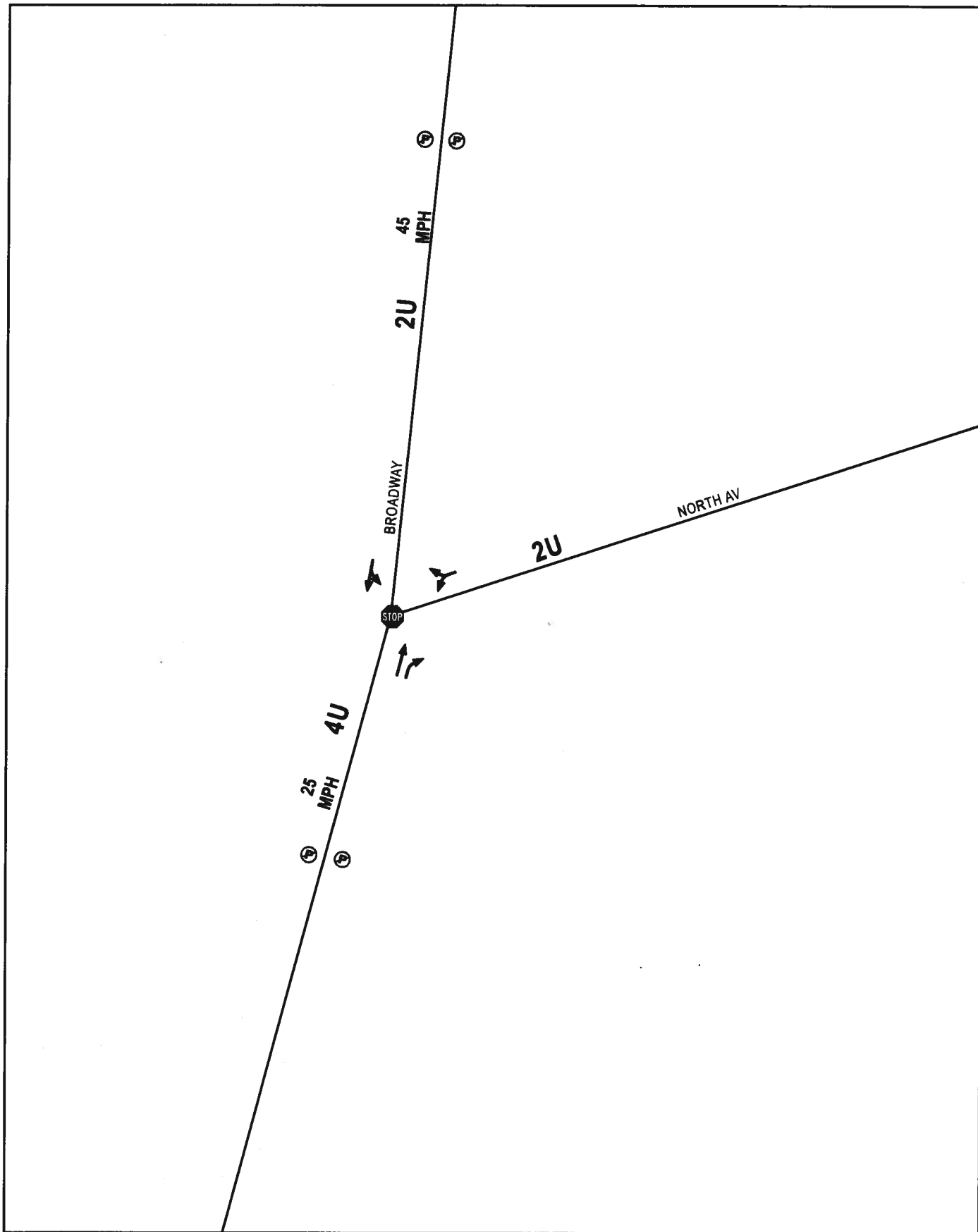
Footnotes:

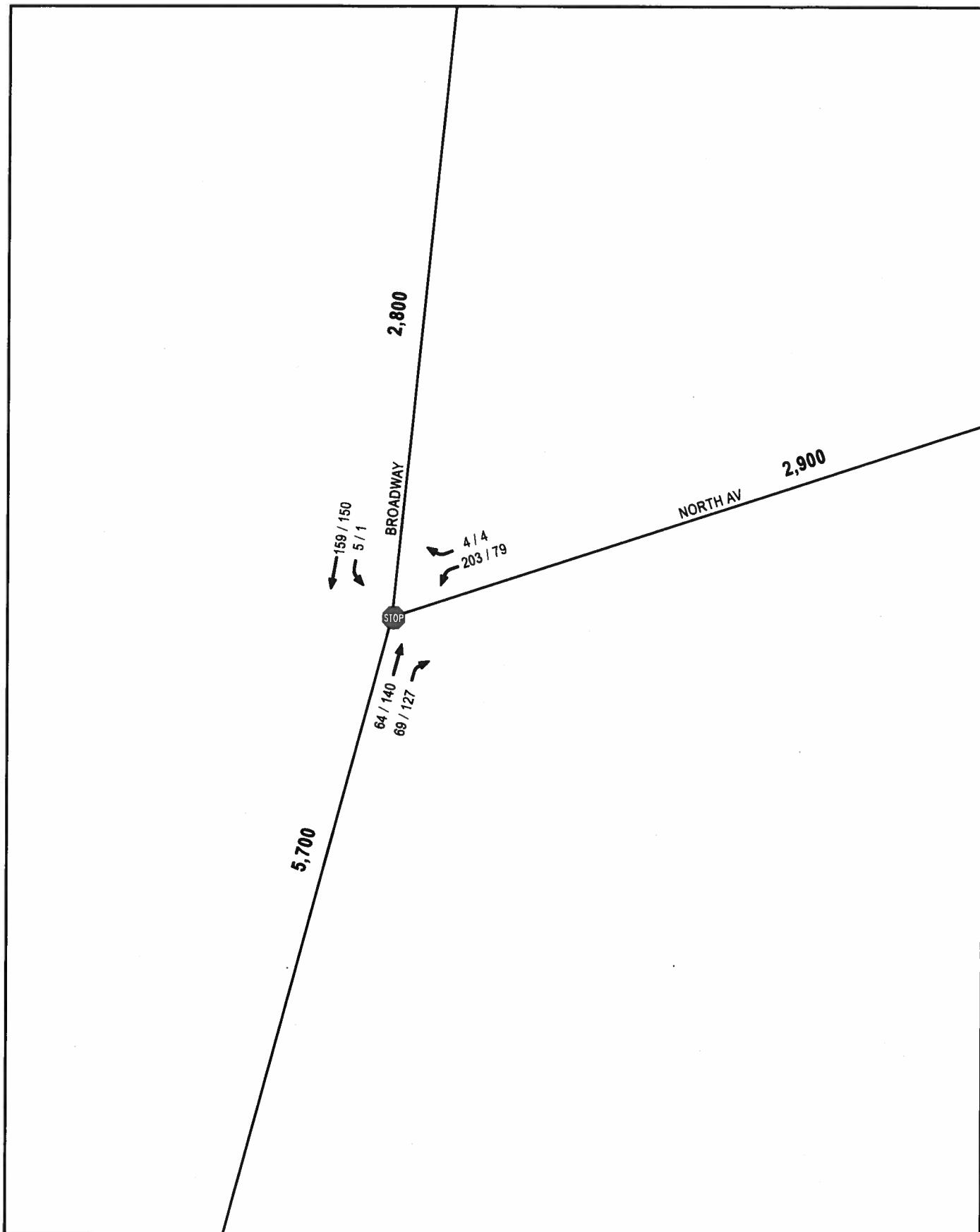
- a. The City of Escondido roadway classification at which the roadway currently functions.
- b. The capacity of the roadway at Level of Service E.
- c. Level of Service.
- d. The Volume to Capacity ratio.

FIGURES

FIGURE 1 – EXISTING CONDITIONS

FIGURE 2 – EXISTING VOLUMES





APPENDIX A

TRAFFIC COUNTS

Turn Count Summary

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



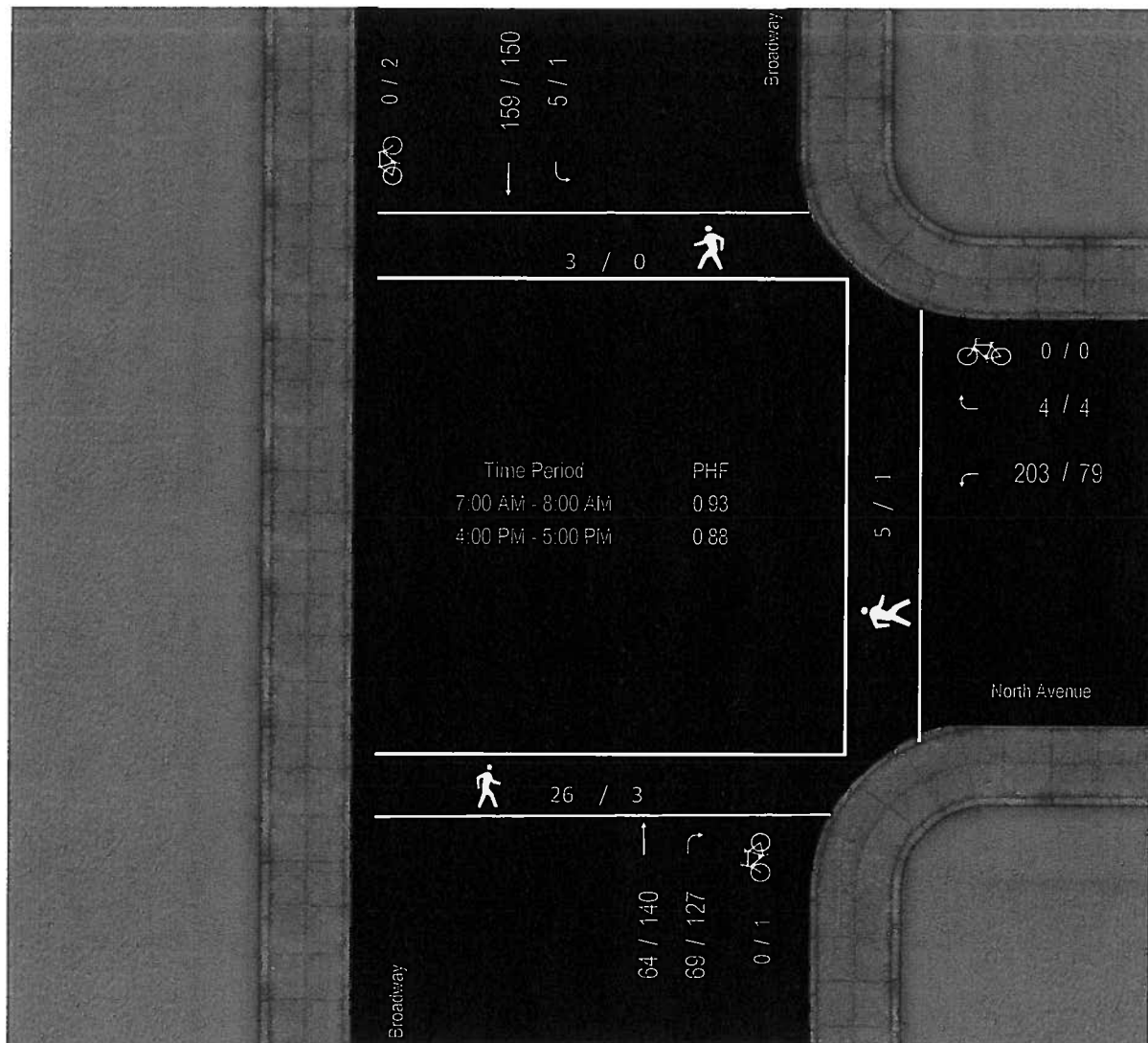
Location: North Avenue @ Broadway

Date of Count: Tuesday, August 22, 2017

Analysts: LV/CD

Weather: Sunny

AVC Proj No: 17-0739



Vehicular Count

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: North Avenue @ Broadway

AM Period (7:00 AM - 9:00 AM)								
	Southbound		Westbound		Northbound			TOTAL
	Thru	Left	Right	Left	Right	Thru		
7:00 AM	46	0	0	50	12	18		126
7:15 AM	41	2	0	40	9	20		112
7:30 AM	35	0	3	62	21	14		135
7:45 AM	37	3	1	51	27	12		131
8:00 AM	26	0	2	33	18	20		99
8:15 AM	20	1	1	27	18	15		82
8:30 AM	27	0	0	22	12	9		70
8:45 AM	16	1	2	22	13	9		63
Total	248	7	9	307	130	117		818

AM Intersection Peak Hour : 7:00 AM - 8:00 AM

Intersection PHF : 0.93

	Southbound		Westbound		Northbound			TOTAL
	Thru	Left	Right	Left	Right	Thru		
Volume	159	5	4	203	69	64		504
PHF	0.86	0.42	0.33	0.82	0.64	0.80		0.93
Movement PHF	0.89		0.80		0.85			0.93

PM Period (4:00 PM - 6:00 PM)								
	Southbound		Westbound		Northbound			TOTAL
	Thru	Left	Right	Left	Right	Thru		
4:00 PM	41	0	1	25	28	44		139
4:15 PM	23	0	1	17	31	34		106
4:30 PM	55	1	1	23	34	29		143
4:45 PM	31	0	1	14	34	33		113
5:00 PM	11	0	0	18	29	30		88
5:15 PM	25	0	0	25	31	41		122
5:30 PM	19	2	0	18	28	32		99
5:45 PM	18	0	2	23	25	23		91
Total	223	3	6	163	240	266		901

PM Intersection Peak Hour : 4:00 PM - 5:00 PM

Intersection PHF : 0.88

	Southbound		Westbound		Northbound			TOTAL
	Thru	Left	Right	Left	Right	Thru		
Volume	150	1	4	79	127	140		501
PHF	0.682	0.25	1	0.79	0.934	0.795		0.88
Movement PHF	0.67		0.80		0.93			0.88

24 Hour Segment Count

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: A. Broadway: south of North Avenue

Orientation: North-South

Date of Count: Tuesday, August 22, 2017

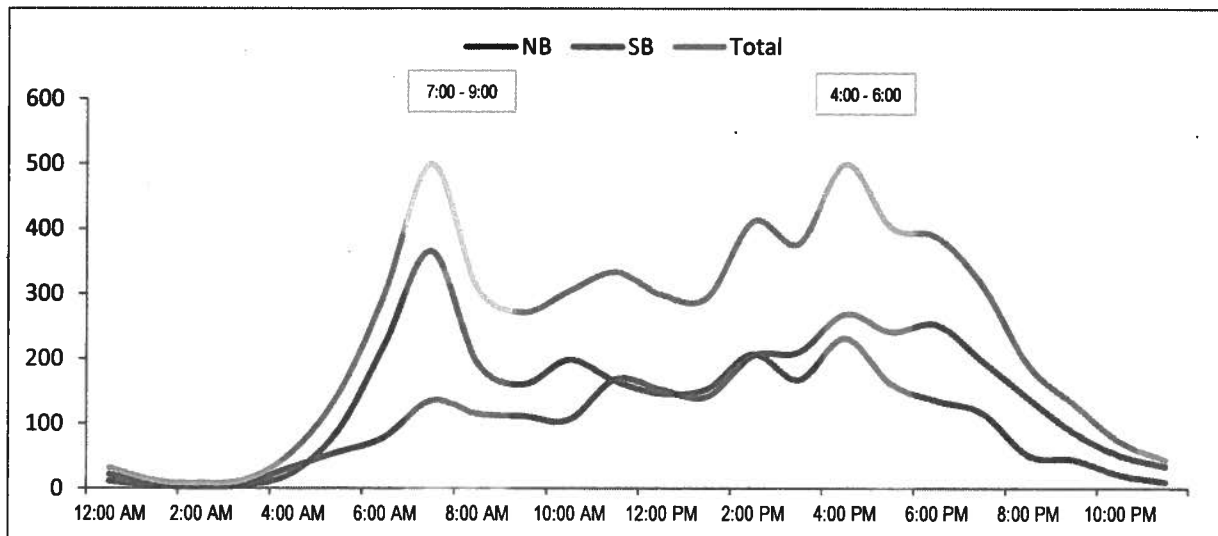
Analysts: DASH

Weather: Sunny

AVC Proj. No: 17-0739

24 Hour Segment Volume					5,704			
Time	Hourly Volume				Time	Hourly Volume		
	NB	SB	Total			NB	SB	Total
12:00 AM - 1:00 AM	21	11	32		12:00 PM - 1:00 PM	152	146	298
1:00 AM - 2:00 AM	8	4	12		1:00 PM - 2:00 PM	141	153	294
2:00 AM - 3:00 AM	6	2	8		2:00 PM - 3:00 PM	204	207	411
3:00 AM - 4:00 AM	9	5	14		3:00 PM - 4:00 PM	210	167	377
4:00 AM - 5:00 AM	33	24	57		4:00 PM - 5:00 PM	268	231	499
5:00 AM - 6:00 AM	56	91	147		5:00 PM - 6:00 PM	241	161	402
6:00 AM - 7:00 AM	79	223	302		6:00 PM - 7:00 PM	252	135	387
7:00 AM - 8:00 AM	135	365	500		7:00 PM - 8:00 PM	196	116	312
8:00 AM - 9:00 AM	115	193	308		8:00 PM - 9:00 PM	139	51	190
9:00 AM - 10:00 AM	111	160	271		9:00 PM - 10:00 PM	86	44	130
10:00 AM - 11:00 AM	106	198	304		10:00 PM - 11:00 PM	51	21	72
11:00 AM - 12:00 PM	168	165	333		11:00 PM - 12:00 AM	34	10	44
Total	847	1,441	2,288		Total	1,974	1,442	3,416

24-Hour	NB	Volume	2,821	24-Hour	SB	Volume	2,883
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24 Hour Segment Count

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: B. Broadway: north of North Avenue

Orientation: North-South

Date of Count: Tuesday, August 22, 2017

Analysts: DASH

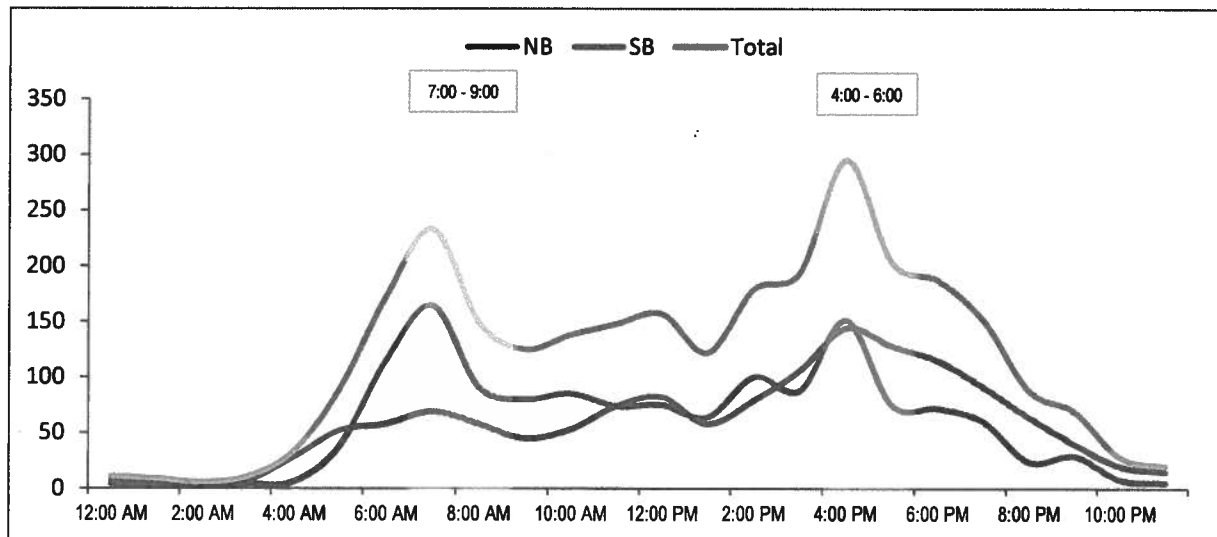
Weather: Sunny

AVC Proj. No: 17-0739

24 Hour Segment Volume					2,820					
Time		Hourly Volume				Time		Hourly Volume		
		NB	SB	Total				NB	SB	Total
12:00 AM - 1:00 AM		7	4	11		12:00 PM - 1:00 PM	82	75	157	
1:00 AM - 2:00 AM		6	3	9		1:00 PM - 2:00 PM	58	64	122	
2:00 AM - 3:00 AM		4	2	6		2:00 PM - 3:00 PM	79	100	179	
3:00 AM - 4:00 AM		7	4	11		3:00 PM - 4:00 PM	106	88	194	
4:00 AM - 5:00 AM		28	6	34		4:00 PM - 5:00 PM	144	151	295	
5:00 AM - 6:00 AM		52	38	90		5:00 PM - 6:00 PM	128	75	203	
6:00 AM - 7:00 AM		58	115	173		6:00 PM - 7:00 PM	115	72	187	
7:00 AM - 8:00 AM		69	164	233		7:00 PM - 8:00 PM	91	60	151	
8:00 AM - 9:00 AM		58	91	149		8:00 PM - 9:00 PM	64	24	88	
9:00 AM - 10:00 AM		45	80	125		9:00 PM - 10:00 PM	40	29	69	
10:00 AM - 11:00 AM		53	85	138		10:00 PM - 11:00 PM	20	8	28	
11:00 AM - 12:00 PM		74	74	148		11:00 PM - 12:00 AM	15	5	20	
Total		461	666	1,127		Total	942	751	1,693	

24-Hour NB Volume 1,403

24-Hour SB Volume 1,417



24 Hour Segment Count

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: C. North Avenue Broadway to Conway Drive

Orientation: East-West

Date of Count: Tuesday, August 22, 2017

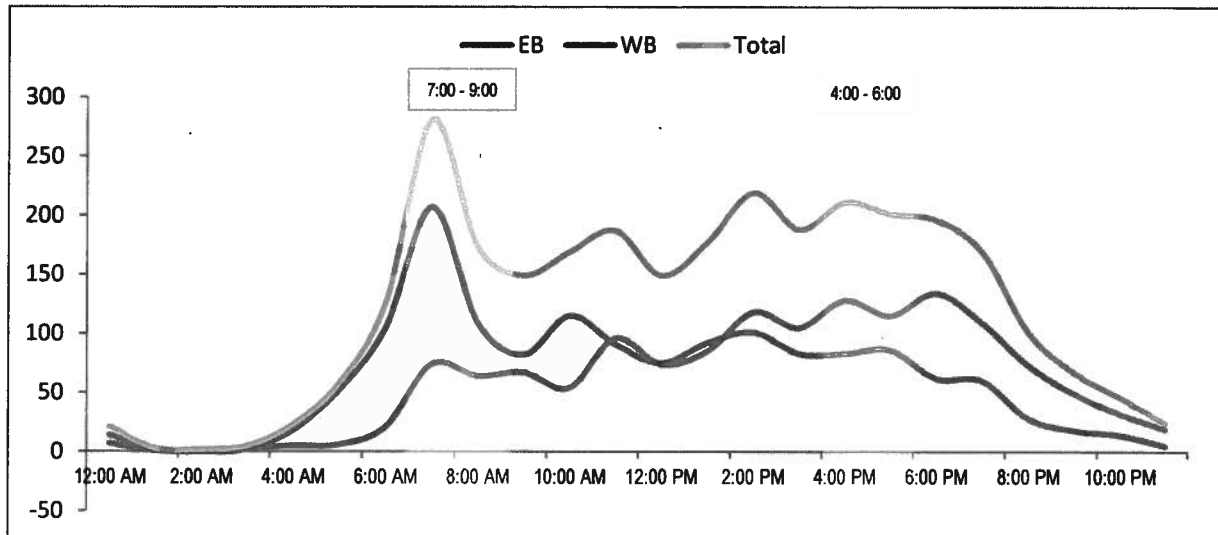
Analysts: DASH

Weather: Sunny

AVC Proj. No: 17-0739

24 Hour Segment Volume					2,945			
Time	Hourly Volume				Time	Hourly Volume		
	EB	WB	Total			EB	WB	Total
12:00 AM - 1:00 AM	14	7	21		12:00 PM - 1:00 PM	74	75	149
1:00 AM - 2:00 AM	2	1	3		1:00 PM - 2:00 PM	85	92	177
2:00 AM - 3:00 AM	2	0	2		2:00 PM - 3:00 PM	118	101	219
3:00 AM - 4:00 AM	3	2	5		3:00 PM - 4:00 PM	105	83	188
4:00 AM - 5:00 AM	5	18	23		4:00 PM - 5:00 PM	128	83	211
5:00 AM - 6:00 AM	6	52	58		5:00 PM - 6:00 PM	115	86	201
6:00 AM - 7:00 AM	21	105	126		6:00 PM - 7:00 PM	134	62	196
7:00 AM - 8:00 AM	74	207	281		7:00 PM - 8:00 PM	109	60	169
8:00 AM - 9:00 AM	64	109	173		8:00 PM - 9:00 PM	73	28	101
9:00 AM - 10:00 AM	67	82	149		9:00 PM - 10:00 PM	49	18	67
10:00 AM - 11:00 AM	54	115	169		10:00 PM - 11:00 PM	32	14	46
11:00 AM - 12:00 PM	96	91	187		11:00 PM - 12:00 AM	19	5	24
Total	408	789	1,197		Total	1,041	707	1,748

24-Hour	EB	Volume	1,449	24-Hour	WB	Volume	1,496
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APPENDIX B

PEAK HOUR INTERSECTION ANALYSIS WORKSHEETS - EXISTING

HCM 2010 AWSC
1: Driveway/North Avenue & Broadway

08/25/2017

Intersection

Intersection Delay, s/veh 9.3
Intersection LOS A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	↕
Traffic Vol, veh/h	0	0	0	0	0	203	0	4	0	0	64	69
Future Vol, veh/h	0	0	0	0	0	203	0	4	0	0	64	69
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	0	0	221	0	4	0	0	70	75
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	2	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	2	1	1
HCM Control Delay	0	10.1	8.2
HCM LOS	-	B	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	0%	0%	98%	3%
Vol Thru, %	100%	0%	100%	0%	97%
Vol Right, %	0%	100%	0%	2%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	64	69	0	207	164
LT Vol	0	0	0	203	5
Through Vol	64	0	0	0	159
RT Vol	0	69	0	4	0
Lane Flow Rate	70	75	0	225	178
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.102	0.095	0	0.305	0.237
Departure Headway (Hd)	5.28	4.575	4.996	4.872	4.788
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	678	782	0	736	749
Service Time	3.019	2.314	3.053	2.91	2.826
HCM Lane V/C Ratio	0.103	0.096	0	0.306	0.238
HCM Control Delay	8.6	7.8	8.1	10.1	9.3
HCM Lane LOS	A	A	N	B	A
HCM 95th-tile Q	0.3	0.3	0	1.3	0.9

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	5	159	0
Future Vol, veh/h	0	5	159	0
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	5	173	0
Number of Lanes	0	0	1	0
Approach	SB			
Opposing Approach	NB			
Opposing Lanes	2			
Conflicting Approach Left	WB			
Conflicting Lanes Left	1			
Conflicting Approach Right	EB			
Conflicting Lanes Right	1			
HCM Control Delay	9.3			
HCM LOS	A			

Intersection

Intersection Delay, s/veh 8.5

Intersection LOS A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	↕
Traffic Vol, veh/h	0	0	0	0	0	79	0	4	0	0	140	127
Future Vol, veh/h	0	0	0	0	0	79	0	4	0	0	140	127
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	0	0	86	0	4	0	0	152	138
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	2	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	2	1	1
HCM Control Delay	0	8.8	8.3
HCM LOS	-	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	0%	0%	95%	1%
Vol Thru, %	100%	0%	100%	0%	99%
Vol Right, %	0%	100%	0%	5%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	140	127	0	83	151
LT Vol	0	0	0	79	1
Through Vol	140	0	0	0	150
RT Vol	0	127	0	4	0
Lane Flow Rate	152	138	0	90	164
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.207	0.161	0	0.127	0.208
Departure Headway (Hd)	4.9	4.197	5.05	5.072	4.561
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	735	856	0	707	788
Service Time	2.617	1.914	3.085	3.099	2.581
HCM Lane V/C Ratio	0.207	0.161	0	0.127	0.208
HCM Control Delay	8.9	7.7	8.1	8.8	8.8
HCM Lane LOS	A	A	N	A	A
HCM 95th-tile Q	0.8	0.6	0	0.4	0.8

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	1	150	0
Future Vol, veh/h	0	1	150	0
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	1	163	0
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	2
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	8.8
HCM LOS	A

Mitigation Monitoring Program

City of Escondido

TR 916 Residential Project

MITIGATION MONITORING PROGRAM

Issue	Potential Impact	Mitigation Measure	Implementing Entity	Implementation Timing	Certified Initial/ Date
V. Biology	Coast Live Oak Woodland	BIO-1 Impacts to 0.29 acre of coast live oak woodland shall be mitigated at a 2:1 ratio through acquisition of .58 acre of coast live oak woodland at the Daley Ranch Mitigation Bank.	Applicant	Prior to Grading Permit Issuance	
V. Biology	Mule Fat Scrub	BIO-2 Impacts to 0.03 acre of mule fat scrub shall be mitigated at a 1:1 ratio through acquisition of 0.03 acre of woodland habitat at the Daley Ranch Mitigation Bank.	Applicant	Prior to Grading Permit Issuance	
V. Biology	Non-Native Grassland	BIO-3 Impacts to 15.13 acres of non-native grassland shall be mitigated at a 0.5:1 ratio through acquisition of 7.57 acres of non-native grassland at the Daley Ranch Mitigation Bank.	Applicant	Prior to Grading Permit Issuance	
V. Biology	Coast Live Oak Trees	BIO-4 Mitigation for impacts to the four protected coast live oak trees, the four mature coast live oak trees, one mature Engelmann oak tree, four oak hybrids and the 178 mature ornamental trees will occur with the planting of at least 13 oak trees and 178 ornamentals within the project landscaping in the form of street trees throughout the project. The actual number and size of replacement trees as well as the planting location shall be determined through consultation with City staff and shall be specified in the project proponent's Development Agreement with the City. The habitat value of the oak trees is also being	Applicant	Prior to Grading Permit Issuance	

		mitigated by the purchase of mitigation credits at the Daley Ranch Mitigation Bank.				
V. Biology	Active Raptor Nests	BIO-5 A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to June 15). If active raptor nests are found, their situation shall be assessed based on topography, line of site, existing disturbances and proposed disturbance activities to determine an appropriate distance or temporal buffer.	Applicant	Prior to Grading Permit Issuance		
VI. Cultural Resources	Potential Subsurface Archaeological Deposits	CR-1 The project applicant shall provide archaeological monitoring for the significant subsurface archaeological deposits that might be present on the parcel. These archaeological deposits may include privies, cisterns, trash deposit, and foundations. If archaeological features are encountered, the area shall be identified and the boundaries marked to avoid further ground disturbance. The archaeological remains should then be investigated using traditional excavation techniques and, if determined to have legitimate research potential, an adequate sample for analysis should be removed or, in the case of structural remains, documented. A budget to adequately analyze the material and prepare a professional report should be obtained and analysis and report preparation completed. Copies should be provided to the Escondido City Planning Department, the Pioneer Room of the Escondido City Library, and the Escondido Historical Society.	Applicant	Prior to Grading Permit Issuance		
VIII. Hazards and Hazardous Materials	On-Site Water Wells	HHM-1 Prior to grading, on-site water wells shall be abandoned or removed in accordance with applicable laws, and regulations.	Applicant	Prior to Grading		
VIII. Hazards and Hazardous Materials	Trash/Debris	HHM-2 Prior to grading, the trash/debris shall be removed from the site and disposed of in accordance with applicable laws and regulations.	Applicant	Prior to Grading		

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**Letters from Ms. Connie Braun, 3024 Laurashawn Lane
(August 12 and August 17, 2017)**

North Avenue Area Homeowners
c/o Constance Braun
3024 Laurashawn Lane
Escondido, CA 92026
760-310-5648

August 12, 2017

Bill Martin
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

via email BMartin@escondido.org
revised with correction to paragraph 4

Re: Proposed Development and Annexation of Tract 916 (SUB 17-007)

Dear Mr. Martin:

The residents of the homes in the areas that will be affected by the above-noted proposed development have the following concerns and requests.

First, seasonal high groundwater, storm water run-off, and related flooding must be considered in relation to the proposed development. Tract 916 is composed of alluvial soil, which is deposited by water flowing over flood plains or in river beds. This kind of soil is present in Tract 916 because it is low land in a convergence of surrounding foothills that are part of the Escondido Creek Watershed. The proposed compacting of soil and increasing of elevation of the Tract 916 area will re-route groundwater and surface water run-off to surrounding properties.

This redirecting of seasonal run-off and groundwater is of particular concern to the North Avenue Area Homeowners. We were informed that the bedrock and water table was tested in November of 2016. According to the San Diego County Water Authority, rainfall in 2016 was below 30-year normal ranges; also, more than 80 percent of San Diego County rainfall occurs December through March. Hence, the November of 2016 test does not accurately represent the seasonal ground water levels that arise from average rainfall in average years. Additionally, San Diego County is defined as a semi-arid climate with occasional very wet years. During these wet years—the last of which was 2005—groundwater and water run-off in Tract 916 will be significantly higher than what was tested in November of 2016. As owners of property adjacent to the proposed development of Tract 916, our properties will be negatively affected when our region experiences a wetter than average year. There is high probability of flooding, septic system inadequacies, and even foundation damage. Therefore, we ask for a comprehensive geological study to determine the long-term groundwater levels of Tract 916. We also ask for clarification of who will be liable if harm befalls our property due to high groundwater or storm run-off after Tract 916 is developed.

Second, the developers plan to address the issue of water effecting existing homes by using a buffer zone. The current design of the proposed development shows a 10-foot buffer running between the western edge of the development and the eastern edge of Laurashawn Lane. This buffer has been called a sufficient remedy for groundwater and run-off problems. However, how this buffer will function as a water management tool is unclear. Also, no one has plans for who will maintain it, police it, or manage its fire risk. We ask that the function and maintenance of this buffer area be clarified.

Third, the proposed development of Tract 916 will have significant environmental impact. The development includes plans for 34 homes on approximately ¼ acre lots on land currently zoned for one home per acre. The loss of wildlife and open space will be substantial. The increase of population density will place greater strains on services including police, fire, schools, trash, and water supplies. There will be a major increase in traffic. North Escondido has been greatly altered by current and recent development. The existing Environmental Impact Report is over 10 years old and does **not** address the current situation. We insist on responsible planning and ask for a new Environmental Impact Report which would encompass new regulatory requirements of such agencies as the SWRCB and EPA and take into consideration cumulative effects of all recent development in the area.

Beyond the more widely-felt environmental impact, there is also an immediate and negative visual impact on the North Avenue Area Homeowners that will devalue their properties. The proposal calls for increasing the elevation of the entire tract. In addition, there will be a retaining wall with fencing or walls on top of it. The proposed two-story homes will increase the visual impact and are not in keeping with the surrounding community. The homeowners currently enjoy mountain views, which will be entirely blocked by dirt, walls, fences, and roofs. We ask that the exact elevation of the home sites be disclosed. And we ask that any development does not include two-story homes or roof lines exceeding 20 feet in height.

Finally, the North Avenue Area Homeowners are concerned about annexation into the City of Escondido. Tract 916 and the North Avenue Area are part of liminal land between rural back country and city. The change to the landscape will be intense when development of Tract 916 takes place and the costs will be significant. The City of Escondido and the developer have discussed annexation of the proposed tract as well as potential annexation of the surrounding properties. Such discussion has been obscure, perhaps intentionally so. How this annexation will work, how much it will cost, and how it will affect current homeowners must be clarified if the proposed development hopes to be called "responsible." We insist on a breakdown of those annexation costs, taxes, and fees both initially and for ongoing operation. Existing homeowners must be given sufficient time to consider these costs. Also, homeowners must be made aware of any potential code or building conditions that will affect our properties, homes, utilities, or services in the future.

The proposed development of Tract 916 is undoubtedly economically desirable for some; however, as it is currently planned, it does not promote the general well-being of the people already living in the areas near Tract 916. We ask for responsible development that promotes the well-being of current residents and homeowners as much as it promotes the economic gain of the developer and the City.

Respectfully Yours,
North Avenue Area Homeowners

Cc: Robert Barry, LAFCO County of San Diego Robert.Barry@sdcounty.com
Ann Dolmage, City of Escondido Planning Dept ADolmage@escondido.org

North Avenue Area Homeowners
c/o Constance Braun
3024 Laurashawn Lane
Escondido, CA 92026
760-310-5648

August 17, 2017

Bill Martin
City of Escondido
Planning Division
201 N. Broadway
Escondido, CA 92025

via email BMartin@escondido.org

Re: Survey #1: North Avenue Annexation Interest Survey
Survey #2: Operation Status of Septic Systems Survey

Dear Mr. Martin:

North Avenue Area Homeowners received the above-referenced surveys which were to be returned by 5:00 p.m. August 18, 2017. The letter accompanying the surveys states *"if the surveys are not returned, it will be presumed that you are not interested in pursuing the annexation of your property and that you are experiencing no difficulties with your septic system."* However, many of us in NAAH cannot return the surveys at this time, and this inability must not be taken as a sign that we are or are not interested in annexation.

Survey #1 regarding annexation: our letter of 8/14/17* (copy enclosed) discusses our concerns about the development of Tract 916 and annexation of existing properties, and we state questions that must be answered by the City of Escondido regarding those concerns. Those questions will need to be answered more fully before homeowners can "consent to annexation" of their property.

Survey #2 regarding the operational status of septic systems: for what purpose is the City of Escondido seeking information about existing homeowner's septic system functionality? Before we answer the questions on this survey, we need to know how such information will be used and with whom it will be shared.

Because the specifics of annexation of existing properties have not been disclosed and because the purpose of the survey is uncertain, the North Avenue Area Homeowners request that you extend the deadline to respond. We respectfully ask that you wait for a reasonable period after we the homeowners have heard the answers to our questions before requiring a response regarding interest in annexation.

Respectfully Yours,
North Avenue Area Homeowners

Cc: Robert Barry, LAFCO County of San Diego Robert.Barry@lafcocalifornia.gov
Ann Dolmage, City of Escondido Planning Dept ADolmage@escondido.org

* Regarding our letter dated August 14, we would like to make a correction to paragraph 4: we stated that the EIR does address the current situation. However, the current EIR is 10 years old and does NOT address the current situation.

City's Response to Ms. Connie Braun's Letters

(November 8, 2017)

November 8, 2017

North Avenue Area Homeowners
c/o Connie Braun
3024 Laurashawn Lane
Escondido, CA 92026

Dear Ms. Braun:

This letter is in response to your letter dated August 12, 2017, in which you listed several concerns regarding the proposed 34-lot development project, SUB 17-0007, located on Assessor's Parcel Numbers 224-153-19 and 224-153-20 in northern Escondido. Below is additional information regarding the cost of annexation, liability for water damage, the environmental reviews, drainage, the 12.5-foot buffer, and the proposed heights of the new homes.

Cost of Annexation:

In July, the City of Escondido mailed surveys to neighbors of the proposed development project to gauge interest in annexation. The majority of survey respondents indicated that they were not interested in annexation at this time. The small number of respondents who were interested did not share a property line with the development site, nor did they share property lines with each other (in other words, annexation of just those properties along with the development site would not preserve any continuity in City borders). Therefore, when this project is brought to the decision-making bodies, it will not include an annexation request for any nearby parcels, with the exception of the following three properties: 632, 644, and 714 North Avenue. These three properties have already connected to City sewer within the last five years and are therefore required to annex, per agreements signed by the property owners at the time of connection.

The above information notwithstanding, here are more details about annexation costs for individual homeowners in this area. Costs obviously vary depending on the number and location of existing properties that are interested in annexing. The City attempts to ensure that all public improvements in a proposed annexation area are or will be constructed to city standards to avoid placing the burden of future improvements in the area on city taxpayers. According to an estimate prepared by Masson Engineering, the total cost of sewer main and road improvements for the 45 homes on Laurashawn Lane will be \$14,822 per home. Additionally, it will cost \$16,834 to connect each home to the sewer. This equates to a total of approximately \$31,656 per house, but this number would go up proportionately if houses decided not to join. The costs for street improvements include the gutter, curb, sidewalks, and storm water drain inlets. The sewer improvement costs include the sewer main, installing manhole covers, connecting the houses to the sewer main, and all associated fees.

Liability for Water Damage:

According to established California law, a homeowner cannot alter a water flow in a manner causing damage to another's property. Altering a water flow means changing the rate, volume, or direction of the flow. The owner of the property altering the flow is liable for any damages caused by the changed flow. Therefore, any liability from damages caused by an altered flow would fall upon the HOA as the owner of the property. However, the developer could also be liable if the damage was due to negligent design or construction of the drainage facilities.

Environmental Review:

A Mitigated Negative Declaration (MND) was prepared for this project when it was originally submitted in 2005 under the name Tract 916. The MND evaluated the potential environmental impacts of the proposed 39-lot residential project (34 residential lots and 5 open space lots). The 2005 analysis identified several mitigation measures for impacts related to hazardous materials and biological and cultural resources. CEQA states an addendum to an MND is appropriate when some changes or additions to a previously adopted MND are necessary, but the changes are not substantial enough to require major revisions to the adopted MND due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The current proposed project differs from the original project in that it includes a 12.5'-wide buffer along the rear property line of most proposed lots on the west and south sides of the development (which back up to homes on Laurashawn Lane and North Avenue), as well as lots on the east side of the development (which back up to homes on Kaywood Drive). As a result of this change, and to determine if traffic conditions have changed in the area since the original MND was prepared, additional hydrological, soils, and traffic testing was done. No new significant impacts were identified. As a result, an MND Addendum is being prepared to show that the environmental analysis, impacts, and mitigation requirements identified in the 2005 MND remain substantively unchanged by the proposed project, and support the finding that the proposed project modifications do not result in new significant impacts and do not exceed the level of impacts identified in the 2005 MND.

Drainage and Flooding:

As demonstrated in the attached letter from Geocon Inc., the planned development will reduce groundwater infiltration and surface drainage. The installation of effective drainage devices throughout the property, such as concrete drainage swales, will prevent runoff from the surrounding properties from causing flooding on neighboring properties. The attached visual illustrates how the designed drainage devices will direct the storm water into drains and away from neighboring properties.

12.5-Foot Buffer:

The 12.5-ft buffer surrounding the property was not designed to act as a drainage feature. Rather, it was included to provide undisturbed space between the project and any neighboring septic lines.

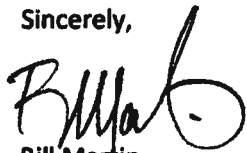
Building Height:

The original conditions of approval for the project require single-story homes with a maximum height of 17 feet for all new residences that are adjacent to existing residences on Laurashawn Lane. The applicant

is proposing to modify this condition of approval to require one-story homes with a maximum height of 17' on at least six of the fourteen lots numbered 20 through 33 on the proposed Tentative Map (these fourteen lots back up to homes on Laurashawn Lane). The remaining eight or fewer lots in this row would be developed with two-story homes up to 27' in height, with no two-story element encroaching closer than 40' to the rear property line. This setback from the property line is intended to minimize the impact to the views from the Laurashawn homes. Our staff is still evaluating this request and will make a recommendation to the Planning Commission and City Council as to the appropriate number of two-story homes in this area.

We hope that this response addresses your concerns regarding the project. Additional questions and comments may be addressed to the project planner, Ann Dolmage at 760 839-4548 or adolmage@escondido.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Martin', with a stylized flourish at the end.

Bill Martin
Director of Community Development

Copy: Robert Barry, LAFCO



Project No. 07344-42-02
October 20, 2017

North Avenue CAJ, LLC
Post Office Box 928257
San Diego, California 92192

Attention: Mr. Casey Johnson

Subject: GROUNDWATER AND SURFACE DRAINAGE RUNOFF
NORTH AVENUE ESTATES
SAN DIEGO COUNTY, CALIFORNIA

Dear Mr. Johnson:

In accordance with your request we have prepared this letter with respect to pre- and post-development groundwater flow and surface drainage on the property. We understand that storm water runoff from adjacent properties currently flows toward and onto the subject property. Infiltration of this runoff and rainfall onto the site likely causes perched groundwater on the underlying bedrock contact.

After the completion of the proposed site improvements, storm water runoff from adjacent properties will be intercepted at the property margins and directed to appropriate drainage devices. Additionally, storm water that falls on the property will be controlled using engineered drainage devices as required by current County and State regulations. We opine that the planned development will reduce groundwater infiltration and surface drainage.

Should you have any questions regarding this letter, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON INCORPORATED


Rodney C. Mikesell
GE 2533



RCM:ejc

(e-mail) Addressee



MASSON & ASSOCIATES, INC.



Planning • Engineering • Surveying • Solved.

200 E. Washington Ave., Suite 200
Eau Claire, WI 54601
O. 760.741.3570
F. 760.741.1786
www.masson-esac.com

PLANNING COMMISSION

Agenda Item No.: G.2
Date: November 28, 2017

CASE NUMBER: PHG 17-0020 / ENV 16-0008 (A)

APPLICANT: Badiie Development Inc.

LOCATION: The 11.04-acre project site is located west of Interstate 15 and south of State Route 78, at the eastern terminus of Enterprise Street and south and east of Harmony Grove Road, addressed as 1925 and 2005 Harmony Grove Road (APNs 235-050-15 and 58).

TYPE OF PROJECT: Modification to a Master and Precise Development Plan

PROJECT DESCRIPTION: A modification to two previously approved Master and Precise Development Plans (City File Nos. PHG 16-0012 “Escondido Innovative Center,” and PHG 15-0042 “Victory Industrial Park”) to consolidate both planned industrial projects into one comprehensive project (known as Exeter Industrial Park). The proposed modification includes the development of a single, 212,088-square foot industrial/warehouse building on approximately 11.04 acres of industrial-zoned land. The project includes 220 surface parking spaces, up to 26 truck loading docks, 14 trailer truck stalls, landscaping, on- and off-site infrastructure improvements and grading, and storm water-drainage improvements. The proposal also includes the adoption of the environmental determination prepared for the project.

GENERAL PLAN DESIGNATION: Light Industrial (LI)

ZONING: Planned Development-Industrial (PD-I)

BACKGROUND/SUMMARY OF ISSUES: On September 28, 2016, the City Council approved a Master and Precise Development Plan, and adopted a Mitigated Negative Declaration (IS/MND) and Mitigation and Monitoring Program for the Victory Industrial Park project (PHG 15-0042/ENV 15-0017). This particular development authorized the development of two industrial buildings totaling 91,000 square feet on 5.25 acres of land located south of Harmony Grove Road. On January 11, 2017, the City Council approved a Master and Precise Development Plan, and adopted a separate, and unrelated IS/MND and Mitigation and Monitoring Program for the Escondido Innovation Center (PHG 16-0012/ENV 16-0008). This project also includes an industrial development for up to three buildings and 98,500 SF of industrial park uses on 5.76 acres located immediately north of the Victory Industrial Park project. The analysis of each separate project through respective MNDs identified several mitigation measures to address and mitigate potentially significant impacts to less than significant levels. The two industrial projects were similar in that they shared complimentary architectural styles, created a campus-type of environment, and were to be built by the same project proponent. Subsequent to the industrial project approvals, the project proponent decided to refine the scope of the two industrial projects and consolidate them into one, comprehensive 11.04-acre site and develop a single purpose-built structure to accommodate a single tenant. Therefore, the modification to the Master and Precise Development Plans is necessary to facilitate the construction of a larger industrial building within a larger project footprint.

Grading permits have been issued for both sites in conformance with the originally approved grading plan for each separate project, and rough grading for both sites has begun. Required environmental Mitigation Measures related to biological, cultural and tribal cultural resources have been implemented and/or completed, along with securing any necessary resource agency approvals/permits.

A copy of the adopted IS/MND and staff reports for the Escondido Innovation Center and Victory Industrial Park projects may be viewed on the City’s web site at:

<https://www.escondido.org/exeter-industrial-project.aspx>

Staff feels the issues are as follows:

1. Whether the proposed project, as revised, is compatible with adjacent industrial and residential development.
2. Whether the proposed changes will result in new significant impacts beyond those already identified in the previously adopted environmental documents.

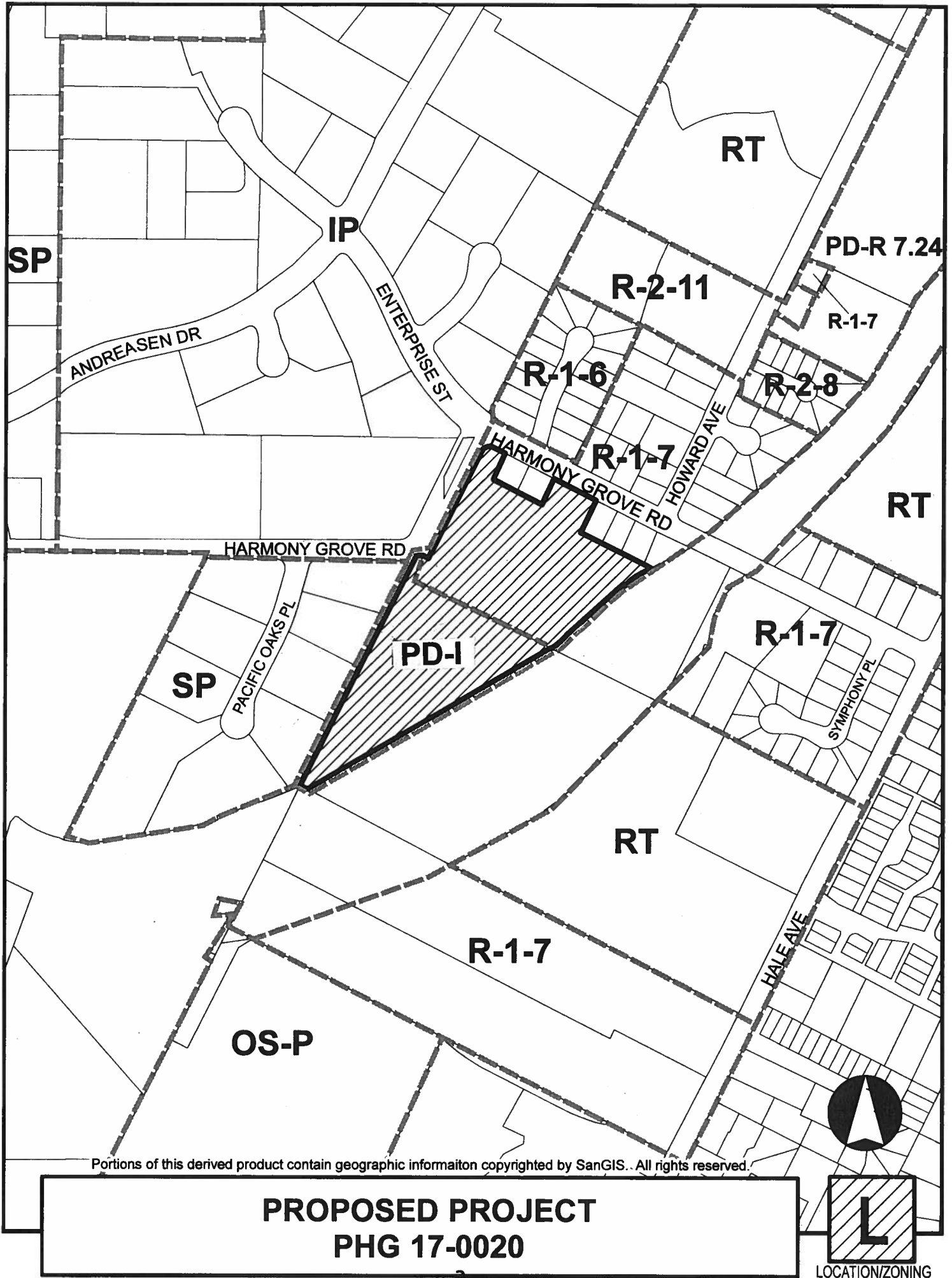
REASONS FOR STAFF RECOMMENDATION:

1. The proposed project would be consistent with the General Plan industrial land-use goal of providing "a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community." Staff believes the overall site design, building setbacks, landscaping and building architecture create a well-integrated and high quality planned industrial development that would not result in any adverse impacts to adjacent residential properties, and is compatible with other industrial park development throughout the area. The project also is similar in design quality to what was already approved via PHG15-0042 in 2016 and PHG16-0012 in 2017.
2. City staff evaluated the revised project and adopted 2016 IS/MND in light of the standards for subsequent environmental review pursuant to Section 15162 of the CEQA guidelines. Accordingly, and after careful review and consideration, a decision was made by the City of Escondido not to prepare a subsequent Mitigated Negative Declaration. To support this decision, an Addendum to the adopted 2016 IS/MND has been prepared. The Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the original environmental documents remain substantively unchanged by the revised project description; and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the 2016 IS/MND.

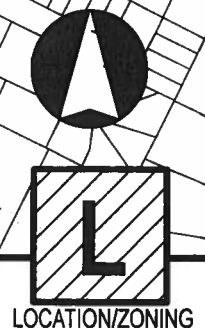
Respectfully Submitted,



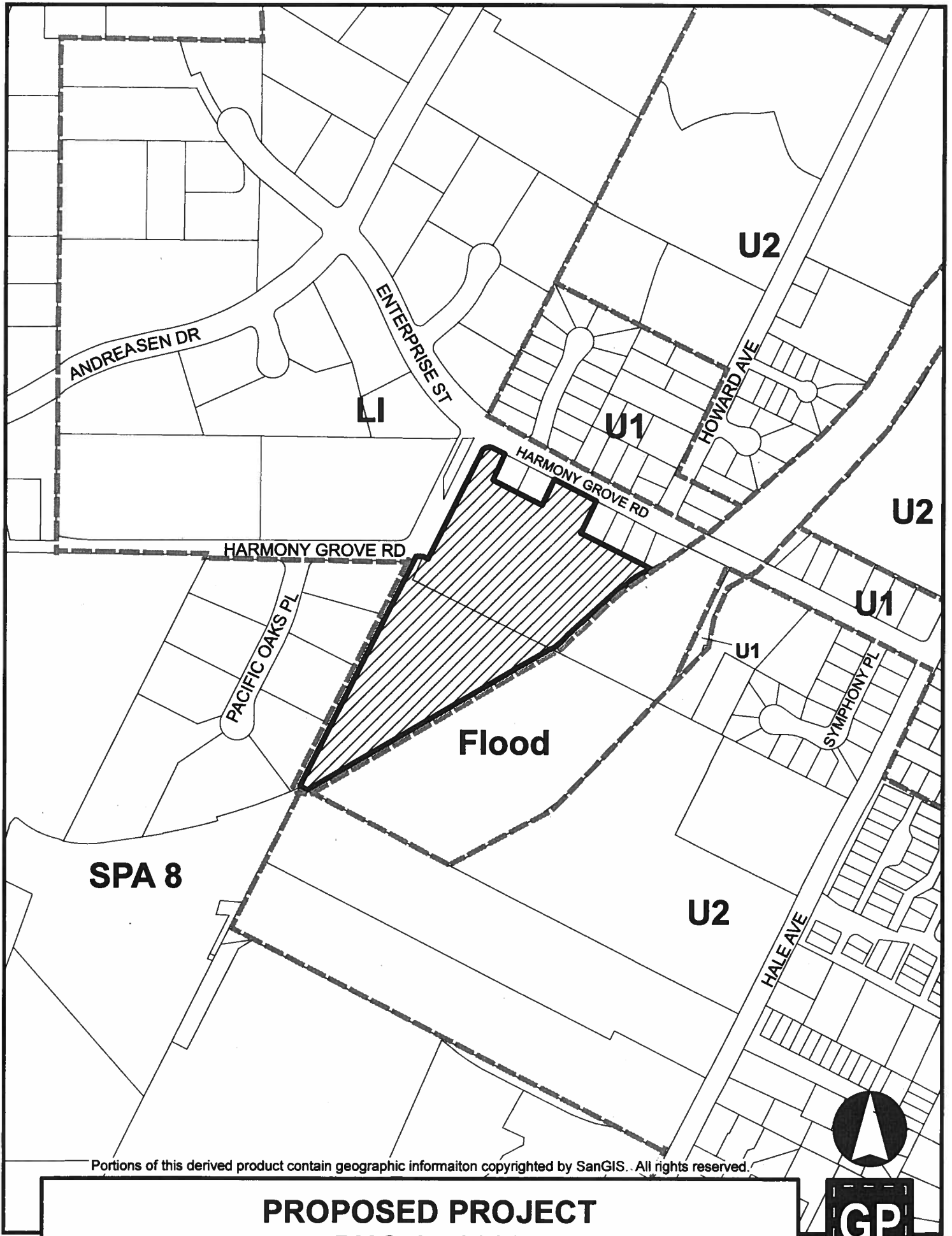
Jay Paul
Senior Planner



PROPOSED PROJECT
PHG 17-0020



LOCATION/ZONING



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PROPOSED PROJECT
PHG 17-0020



**MASTER PRECISE DEVELOPMENT PLAN
EXETER INDUSTRIAL PARK
HARMONY GROVE, ESCONDIDO**



D

SITE LEGEND

- ACCESSIBLE PATH OF TRAVEL 120 MAX. SLOPE, 24" MAX. CROSS SLOPE.
- PROPERTY LINE
- POLE MOUNTED LIGHT FIXTURE
- WALLMOUNT LIGHT FIXTURE
- TRANSFORMER WITH CONCRETE PAD, PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS
- LANDSCAPE AND IRRIGATION AREA
- FIRE LANE (MATCHED)
- PARKING STALL COUNT
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- KNOCK-OUT PANEL FOR FUTURE DOCK HIGH TRUCK DOOR
- FIRE HYDRANT
- P.L.V. WITH TAMPER

FIRE NOTES

1. A PDF OF THE SITE PLAN SHOWING ALL FIRE APPROX. ACCESS, AND KNOCK BOX LOCATION WILL BE REQUIRED PRIOR TO LUMBER BEING BROUGHT TO THE SITE FOR FIRE RESPONSE MAP UPDATES.
2. ROADWAY SHALL BE ALL WEATHER AND SHALL BE ABLE TO HOLD THE WEIGHT OF THE FIRE APPARATUS (75,000 LBS).
3. AN ADEQUATE WATER SUPPLY AND ALL WEATHER ACCESS ROAD SHALL BE INSTALLED PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ON SITE.

PARKING SUMMARY

REQUIRED SPACES (1,000 SF OFFICE / 250, 20, 250 SF WAREHOUSE / 1,000)	24 SPACES
TOTAL REQUIRED:	220 SPACES
TOTAL PROVIDED:	132 SPACES
STANDARD STALLS (8.5x18)	62 SPACES
COMPACT STALLS (5.5x14)	18 SPACES
CLEAN AIR VEHICLE STALLS:	5% REQUIRED
PER CAL GREEN TABLE 5.106.3.2	14 SPACES
E.V. CHARGING STALLS:	5% REQUIRED
PER CAL GREEN TABLE 5.106.3.3	8 SPACES
ACCESSIBLE STALLS:	220 SPACES
PARKING PROVIDED:	1,941,000
PARKING RATIO:	11 SPACES
SHORT TERM BICYCLE PARKING:	5% REQUIRED
PER CAL GREEN TABLE 5.106.3.1	11 SPACES
LONG TERM BICYCLE PARKING:	5% REQUIRED
PER CAL GREEN TABLE 5.106.3.2	14 SPACES
TRAILER STALLS PROVIDED:	14 SPACES

SITE SUMMARY

APN:	220-059-15-001/205-050-06-00
ZONING:	LP
LAND AREA:	47-481,443 SF (11.04 AC)
EASEMENT AREA:	47-15,932 SF (0.36 AC)
(GROSS) LAND AREA:	47-465,515 SF (10.68 AC)
TOTAL BUILDING AREA:	47-212,088 SF
LAND BUILDING RATIO:	2.28 : 1 = 44% = 44 FAR

concept design

SCREEN WALL CONCEPT



INDUSTRIAL BLDG

1-STORY (NO MEZZ.)
FOOTPRINT +/- 212,088 SF
TYPE: III-B
FULLY SPRINKLERED

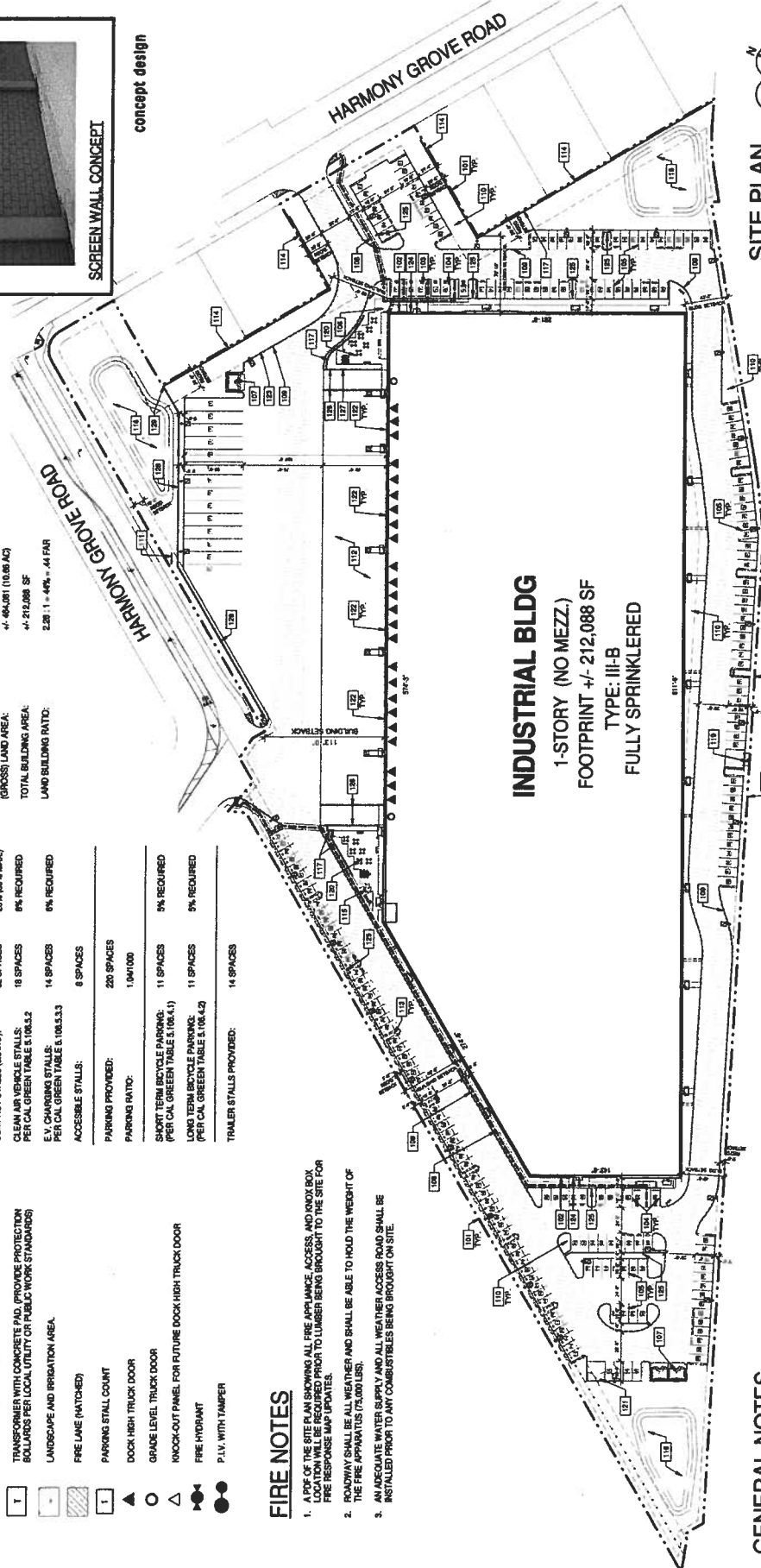
GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN UNLESS OTHERWISE NOTED. ALL ELEMENTS AND CONDITIONS ARE EXISTING.
 2. FINAL ENTRY AND DOOR LOCATIONS ARE SUBJECT TO CHANGE.
 3. FINAL TRANSFORMER LOCATIONS ARE SUBJECT TO CHANGE.
 4. SEE CIVIL SHEETS FOR ALL EXISTING PROPOSED UTILITY AND EASEMENT LOCATIONS.
 5. FINAL SITE LIGHTING LOCATIONS ARE SUBJECT TO CHANGE.
 6. SITE SIGNAGE UNDER SEPARATE REVIEW AND APPROVAL.
- ACCESSIBILITY**
1. DESIGN TEAM IS TO ESTABLISH AN ACCESSIBLE PATH TO THE RIGHT OF WAY UNLESS SPECIFICALLY EXEMPTED BY THE LOCAL BUILDING AUTHORITY.
 2. ALL ACCESSIBLE PATHS OF TRAVEL AND ACCESSIBLE FEATURES ON SITE ARE TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AS ADOPTED, INTERPRETED, AND ENFORCED BY THE LOCAL BUILDING AUTHORITY.
- CAL GREEN**
1. THE SITE SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE MINIMUM STANDARDS FOR NON-RESIDENTIAL MANDATORY MEASURES PER CAL GREEN CH. 5.
 2. THE GENERAL CONTRACTOR SHALL IMPLEMENT A BMP FOR ALL ACTIVITIES PER CAL GREEN REQUIREMENTS.

SITE PLAN NOTES

01. PROPERTY LINE SEE CIVIL DRAWINGS FOR NEARNESS & DISTANCE.
02. ACCESSIBLE ENTRY BARRIER.
03. ACCESSIBLE PARKING SPOTS WITH BRIMMING.
04. ACCESSIBLE PARKING SPOTS WITH BRIMMING.
05. PRINTED PARKING STIPES PER CITY STANDARDS.
06. SHORT TERM BICYCLE PARKING.
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SITE PLAN



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S

SITE PLAN

7

FLOOR PLAN



FLOOR PLAN

9

R



References

SKYLIGHT SIZE: 48" x 96" = 32 S.F.
(WAREHOUSE AREA S.F.) x 2.0%

210,488 x .02
32

SKYLIGHT: (2%)
COORDINATE EXACT LOCATION TO PREVENT CONFLICT
WITH FRAMING, FIRE SPRINKLER LINES, ELECTRICAL
CONDUITS AND LIGHTING. SEE STRUCTURAL DRAWINGS.

**FUTURE SOLAR
PER Cell/GREEN REQUIREMENT**
NOTE: SOLAR IS NOT APART OF THIS PERMIT.

NOTE: IF E.S.F.A. SPRINKLERS ARE UTILIZED, SMOKE VENT SKYLIGHTS ARE NOT REQUIRED.

SEE SHEET A02 FOR GENERAL

SEE SHEET A0.2 FOR GENERAL NOTES
302 BUILT UP ROOFING OVER WOOD DECK.

302 BUILD UP ROOFING OVER W/

303 ROOF RIDGE.

304 CRICKET.

305 SKYLIGHT.

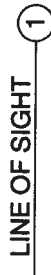
306 ENTRY CANOPY BELOW.

307 ROOF DRAIN AND OVERFLOW

308 FUTURE SOLAR AREA.

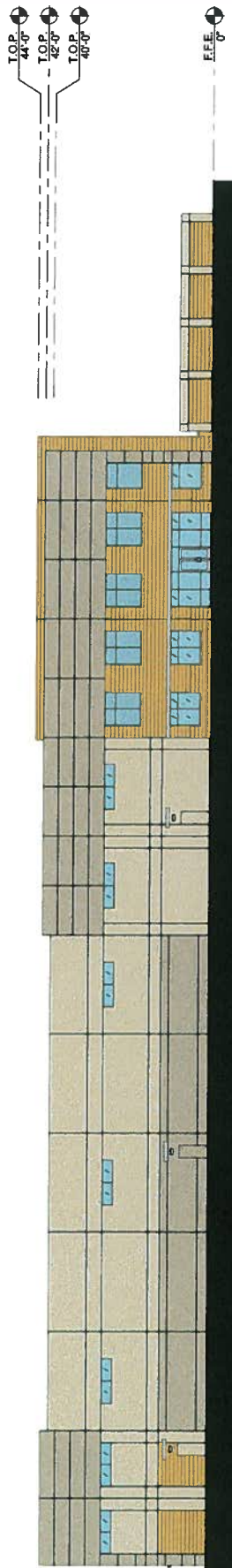
1. ALL FUTURE ROOF MOUNTED EQUIPMENT TO BE SCREENED FROM PUBLIC RIGHT-OF-WAY. FITUS WILL BE PLACED DURING THE T.I PHASE.

2. ROOF DRAINS SHOWN ARE APPROXIMATE LOCATIONS, FINAL LOCATIONS T.B.D.
3. ROOF HEIGHTS ARE GIVED ABOVE FIRST FLOOR FINISH ELEVATIONS
4. FINAL SKYLIGHT LOCATIONS T.B.D.

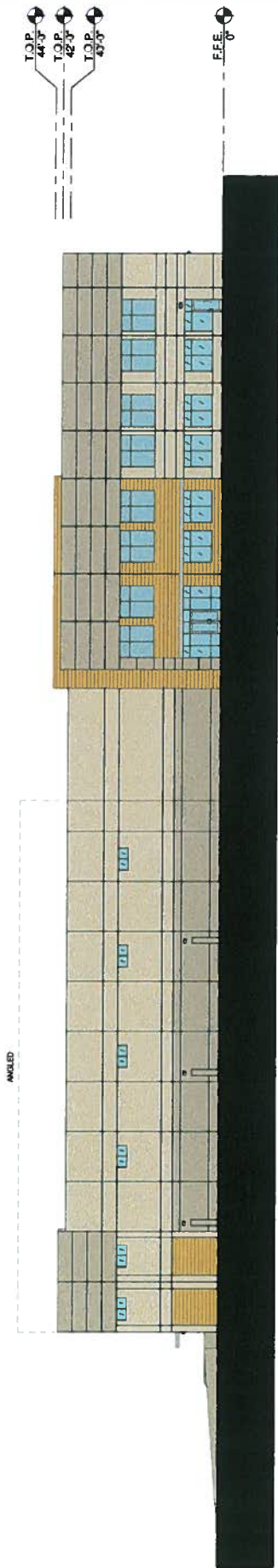


3





NORTH - EXTERIOR ELEVATION A



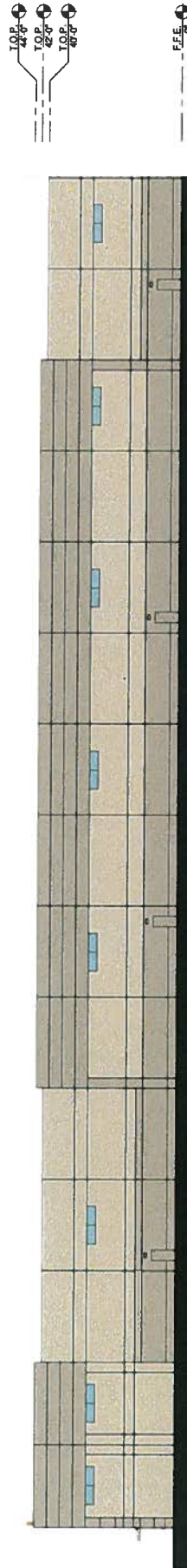
SOUTH - EXTERIOR ELEVATION B

PROPOSED PROJECT
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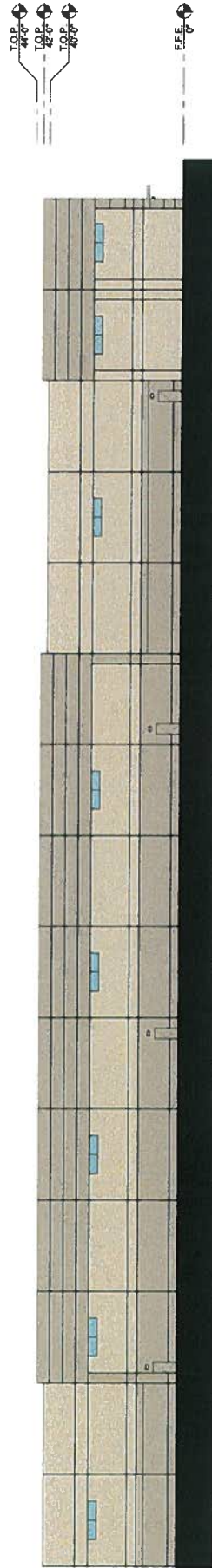
E



EAST - EXTERIOR ELEVATION- OVERALL D



EAST - EXTERIOR ELEVATION- PARTIAL D1



EAST - EXTERIOR ELEVATION- PARTIAL D2

PROPOSED PROJECT
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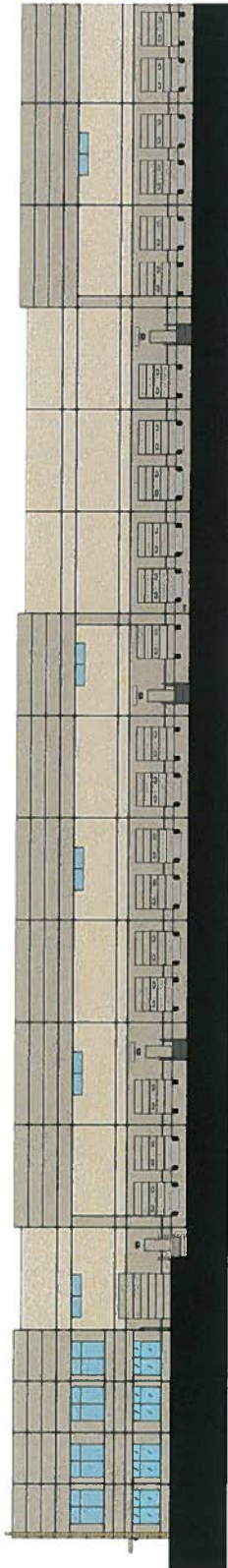
E

TOP 14'-0"
TOP 22'-0"
TOP 40'-0"
FFE 0'-0"



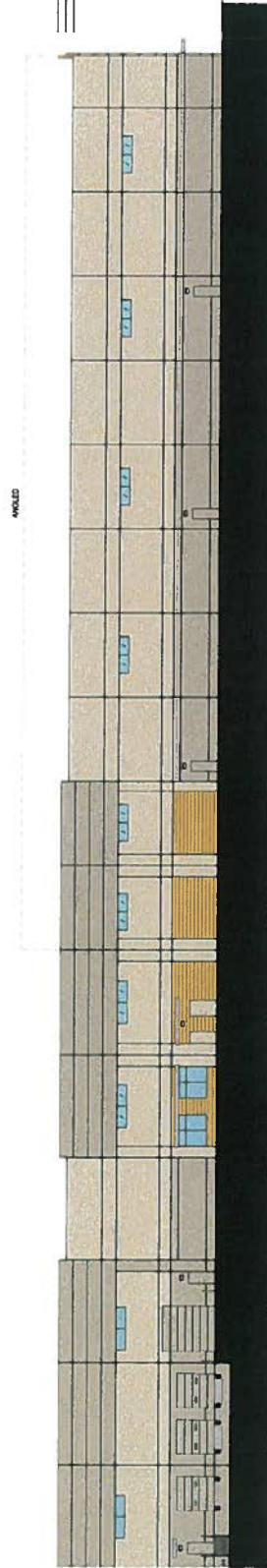
WEST - EXTERIOR ELEVATION- OVERALL C

TOP 14'-0"
TOP 22'-0"
TOP 40'-0"
FFE 0'-0"



WEST - EXTERIOR ELEVATION- PARTIAL C1

TOP 14'-0"
TOP 22'-0"
TOP 40'-0"
FFE 0'-0"



WEST - EXTERIOR ELEVATION- PARTIAL C2

PROPOSED PROJECT
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E



PROPOSED PROJECT
PHG 17-0020

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3D

RENDERING



PROPOSED PROJECT
PHG 17-0020

3D

RENDERING



PROPOSED PROJECT
PHG 17-0020

3D

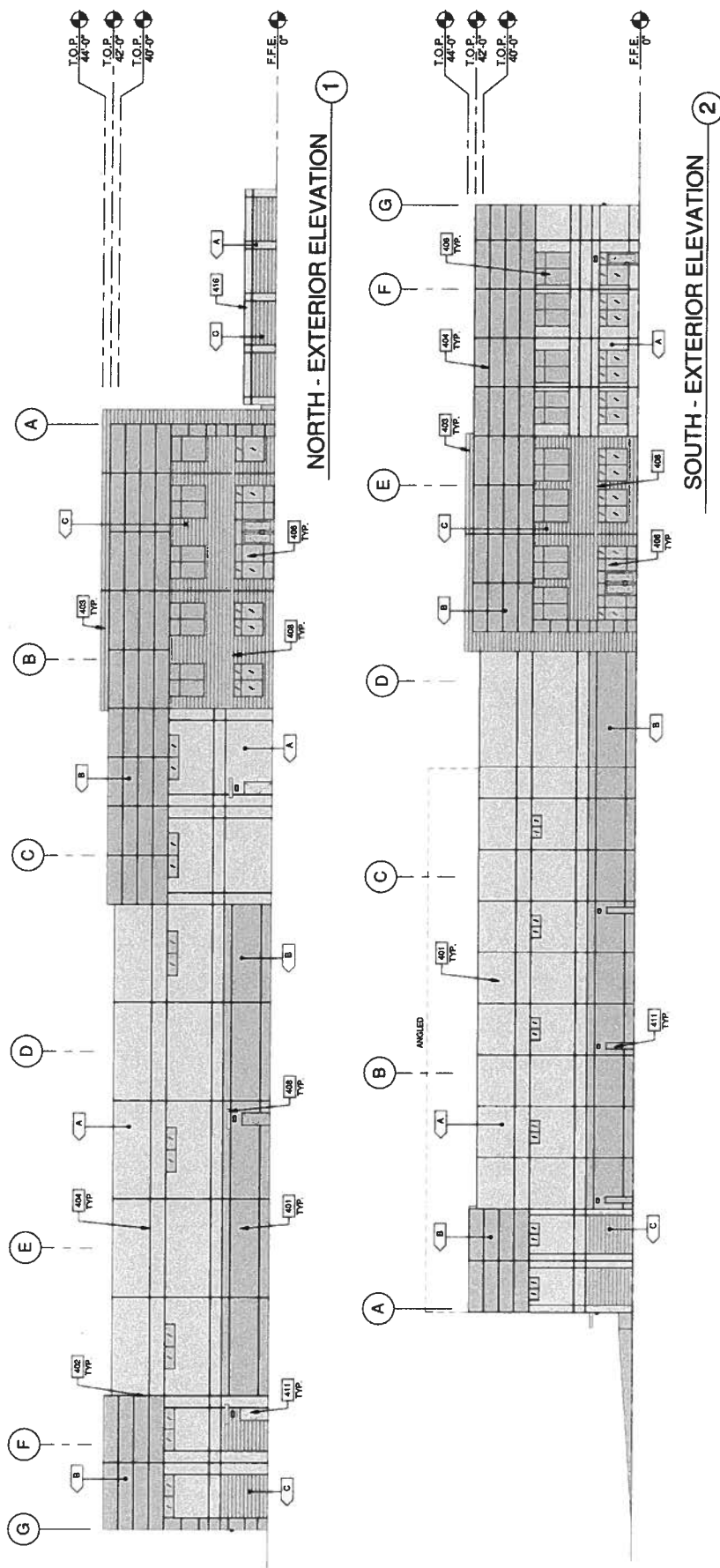
RENDERING

PROPOSED PROJECT PHG 17-0020

16

E

ELEVATIONS



FINISHES

COLOURS:
PROVIDE 6"X12" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR
OWNER/ARCHITECT REVIEW.

- A BASE COLOR: SHERWIN WILLIAMS "WOOL SKEIN" SW 6148
- B SECONDARY COLOR: SHERWIN WILLIAMS "ANALYTICAL GRAY" SW 7051
- C ACCENT COLOR: "TORCHLIGHT" SW 6374

GENERAL NOTES

1. ALL FUTURE ROOF TOP EQUIPMENT TO BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY.
2. SIGNAGE UNDER SEPARATE REVIEW AND APPROVAL.

NOTES

- 401 CONCRETE TILT-UP WALL FINISH PER SCHEDULE
- 402 ENTRY ACCENT WALL
- 403 3/4" W REVEAL
- 404 GLASS CANOPY SYSTEM W/ 1" INSULATED GLASS
- 405 METAL CANOPY PRE-FINISHED
- 406 HOLLOW METAL EXIT DOOR
- 407 8" TALL SCREEN WALL AT LOADING DOCK

LEGEND

GLASS:



SPANDREL GLASS

VISION GLASS

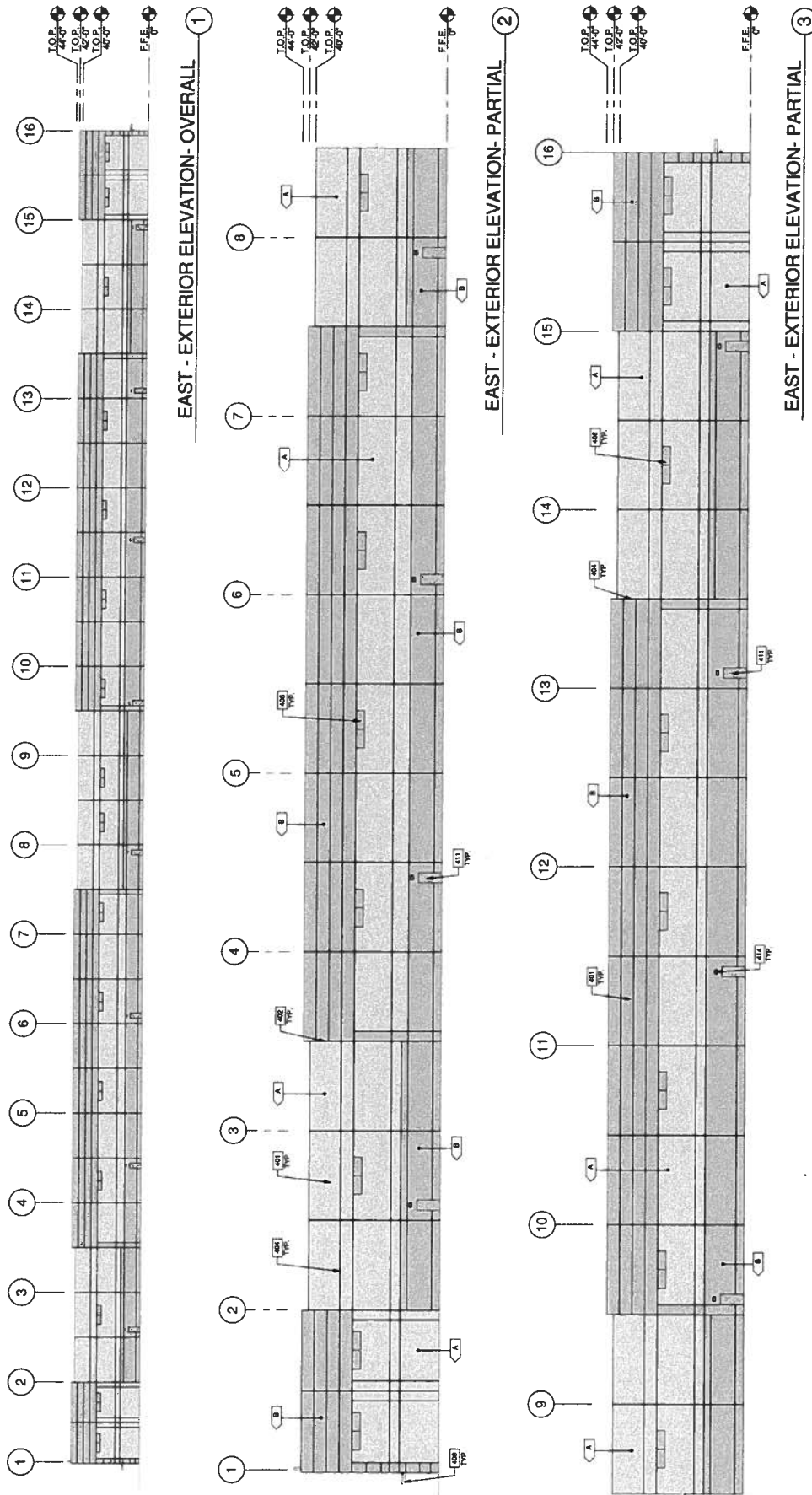
TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
1. 1/2" CLEAR
2. U FACTOR - 0.28 AND SIGMA 0.31
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

PROPOSED PROJECT PHG 17-0020

17

ELEVATIONS



NOTES

SEE SHEET A2.2 FOR GENERAL NOTES

401 CONCRETE TO LIP WALL FINISH PER SCHEDULE

402 CONCRETE WALL JOINT

403 3/4" REVEAL

404 ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLASS

405 ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLASS

406 HOLLOW METAL EXT. DOOR

407 WALL PACK LIGHT

LEGEND

GLASS

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:

WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PRINT

FINISHES

PROVIDE 6" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR INTERARCHITECT REVIEW.

BASE COLOR: SHERWIN WILLIAMS "MOONLIGHT" SW 6148

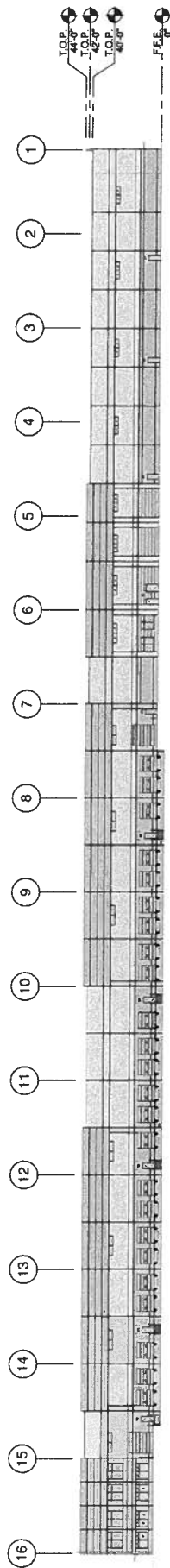
SECONDARY COLOR: SHERWIN WILLIAMS "ANATOLIAN GRAY" SW 7031

ACCENT COLOR: "TODOLIGHT" SW 6204

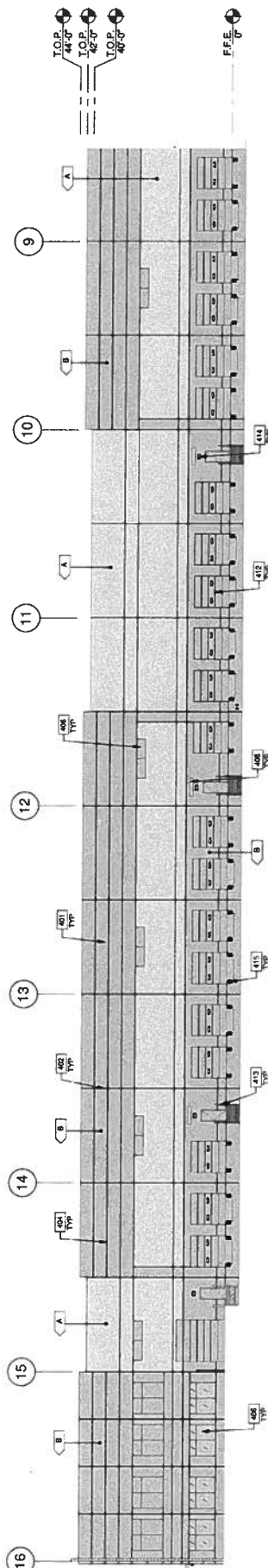
GENERAL NOTES

1. ALL FUTURE ROOF TOP EQUIPMENT TO BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY

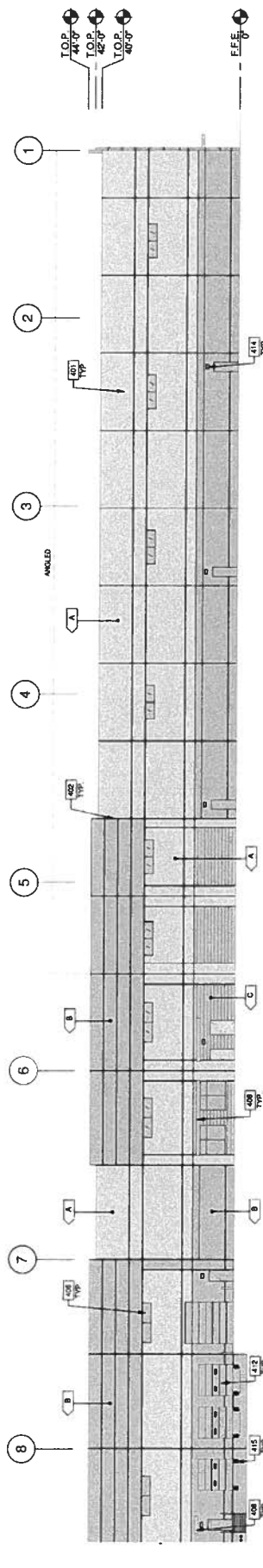
2. SIGNAGE UNDER SEPARATE REVIEW AND APPROVAL



WEST - EXTERIOR ELEVATION - OVERALL



WEST - EXTERIOR ELEVATION - PARTIAL



WEST - EXTERIOR ELEVATION - PARTIAL

FINISHES

COLORES:
PROVIDE 6" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW

- A BASE COLOR: SHERWIN WILLIAMS "WOOL GREY" SW 61 48
- B SECONDARY COLOR: SHERWIN WILLIAMS "NATURAL GRAY" SW 701
- C ACCENT COLOR: "TUDORLIGHT" SW 6274

GENERAL NOTES

1. ALL FUTURE ROOF TOP EQUIPMENT TO BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY
2. SIGNAGE UNDER SEPARATE REVIEW AND APPROVAL

LEGEND

- GLASS:
- VISION GLASS
 - SPANDREL GLASS
 - TEMPERED GLASS
- ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE
TEMPERED GLASS
U FACTOR = 0.28 AND SHGC = 0.31
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE REVIEW

NOTES

- SEE SHEET 14 FOR GENERAL NOTES
- 401 CONCRETE TILT-UP WALL FINISH PER SCHEDULE
 - 402 CONCRETE WALL JOINT
 - 404 3/4" VENEER
 - 405 ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLASS
 - 406 METAL CHOPPY PRE-FINISHED
 - 412 METAL SECTIONAL DOOR
 - 413 METAL GUARD RAIL
 - 414 WALL PACK LIGHT
 - 415 DOOR BUMPERS

PROPOSED PROJECT
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E



NOTES

1. ROOT BARRIERS SHALL BE INSTALLED AT ALL THRESH THRESH 4 FEET OF ANY WALKWAYS, INVERTMENT, CURBS OR WALLS. ROOT BARRIERS SHALL BE 1/2" THICK BY 3/4" DEEP ROOT PROOFING, 6000 PSI, 100% POLYETHYLENE, INSTALLED PER MANUFACTURER'S INSTRUCTIONS. NOTE: ROOT BARRIERS SHALL NOT BE TAMPED UNDER THE FOOTPAVIL.
2. VALVE/CLAMP WALKWAYS (LESS THAN 24" CLUSE WITH) AT LAYERS OF MUCK, PER SPECIFICATIONS, AT THE CONCLUSION OF PLANTING OPERATIONS. PROVIDE A 12" SETTING WITH 1" LONG LOGS, STAKES OR CLOUTS ETC ON GROUND.

[illegible]

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: R-1-7 zoning (Single-Family Residential, 7,000 SF min. lot size). Six single-family residences are situated immediately adjacent to the subject property, located along the southern side of Harmony Grove Road on lots generally ranging in size from 8,200 square feet to 9,600 square feet. Additional single-family development is located to the north across Harmony Grove Road. Industrial development also is located northwest of the project site along the northern and western side of Harmony Grove Road/Enterprise Street.

SOUTH: The Escondido Creek flood control channel is located to the south, and this section of the channel wraps or bends around the project site in a northeasterly to southwesterly direction. The channel also is also immediately east and southeast of the project site. A paved maintenance road (approximately 10 to 12 feet in width) is located off-site along the eastern and southeastern boundary of the project site. Vegetation to the south consists of non-native and native habitat located along the edges of the creek/maintenance road and within the creek. The City's Hale Avenue Resource Recovery Facility (HARRF) on Hale Avenue is located on the eastern side of the channel. Rural-estate residential development on large lots are located to the southwest of the site within the County of San Diego jurisdiction. The future extension of Citracado Parkway would be located to the south of the project site, generally on the southern side of Escondido Creek.

EAST: The Escondido Creek flood-control channel is located immediately east and southeast of the site. A paved maintenance road (which varies from 10 feet to 12 feet in width) is located along both sides of the flood control channel. The paved maintenance road is located at a slightly lower elevation than the proposed pad elevation for the new building. A mobile-home park is located further east across the flood-control channel. A small church and single-family homes are located to the east across the Escondido Creek channel.

WEST: Specific Plan zoning (SP) and Light Industrial zoning. Two separate industrial developments are located immediately to the west across Harmony Grove Road. The industrial uses appear to be industries related to manufacturing, warehousing, and/or distribution. A separate industrial development (Harmony Grove Industrial Park) is located immediately to the southwest of the project site, and contains a variety of light industrial uses. This development is part of the Escondido Research Technology Center Specific Plan. A 20-foot-wide Rincon Del Diablo Water District easement (which contains an 18-inch water line) separates the industrial development from the project site. The utility easement is paved with gravel. A split-face retaining wall is located along the western side of the water easement ranging from 6 feet in height towards the north and up to approximately 14 feet in height towards the south.

B. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** -- The Police Department expressed no concern regarding the proposed development and their ability to serve the site.
2. **Effect on Fire Service** -- The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service. Appropriate on-site circulation and turnaround areas are provided. The nearest fire station to the site is Station No. 6 located at 1735 Del Dios Highway.
3. **Traffic** -- Primary access to the site would be provided by two driveways. A single driveway near the southern knuckle/bend of Harmony Grove Road on the western side of the property would be designated as primary ingress/egress for truck delivery and warehouse distribution. Secondary access would be provided by a single driveway on the north side of the property fronting onto Harmony Grove Road. The site currently is vacant and does not generate trips under the existing condition; therefore, the proposed use would generate traffic at the site as well as trips on the existing roadway network. Based on the SANDAG warehouse trip generation rate (5 trips per 1,000 SF), the revised project is anticipated to generate 1,061 Average Daily Trips (ADT) with 138 a.m. and 159 p.m. peak-hour trips. This is an increase of 273 ADT compared to the 788 trips generated by the Escondido Innovative Center (EIC) project, but 455 trips less than both the combined trips from the Victory Industrial Park (VIP) with 728 ADT and Escondido Innovative Center project (1,517 total combined ADT). While the overall footprint of the proposed warehouse project is larger, the trip generation rate per

1,000 SF for a warehouse land use is lower than that studied in the IS/MNDs for EIC and VIP (8 trips per 1,000) which were planned for more traffic intensive industrial/business park development.

Although the revised project would generate less trips than both the EIC and VIP project combined, the traffic analysis prepared for the Addendum only evaluates the traffic generated from one of the industrial projects (EIC) and associated Initial Study/Mitigated Negative Declaration (IS/MND). The EIC IS/MND identified four project impacts and three mitigation measures that would reduce traffic impacts to less than a significant level. Although the number of trips would increase compared to the EIC project, the updated traffic analysis associated with the IS/MND Addendum indicated the four traffic impacts identified in the EIC IS/MND would continue to occur. However, the additional traffic generated by the revised project would not further reduce levels of service to substandard levels, and transportation impacts associated with the project revisions would be the same as those identified in the EIC IS/MND. Therefore, no additional significant impacts to street segments or intersections would occur with the implementation of the project, and all mitigation measures would continue to apply to the revised project, reducing all impacts to less than a significant level.

The traffic analysis concluded that all intersections in the study area are calculated to operate at LOS C or better with the exception of Harmony Grove Road/Hale Avenue, which currently operates at LOS D in the PM peak hour. Because the project would contribute to the delay at this intersection by more than 2.0 seconds and would result in a direct impact based on the City's significance criteria, mitigation is required to improve the circulation at this intersection with restriping to provide one dedicated right-turn lane and one through lane within the existing right-of-way. All roadway segments in the study area are calculated to operate at LOS C or better and would continue to operate at LOS C or better with the project with the exception of Harmony Grove Road to 9th Avenue. Due to project plus cumulative impacts, this roadway segments condition would worsen to a LOS F. Furthermore, segments of Enterprise Street between the project access Hale Avenue would also operate at LOS F, and the segment of Harmony Grove Road between Enterprise Street and Hale Avenue would degrade to LOS F. Therefore, a significant cumulative impact would occur at these roadways segments. Feasible mitigation measures are proposed to mitigate those impacts. The requisite analysis and description of applicable mitigation measures to reduce potentially significant effects are identified in the MND Addendum and are on file with the Planning Division, and also are incorporated herein by this reference. Any relevant mitigation measures associated with the Victory Industrial Project also have been incorporated into the project Conditions of Approval.

Staff received one letter from an adjacent industrial property owner (attached) to the west expressing concern regarding traffic and on-street parking issues associated with Harmony Grove Road and the proposed project. In order to address and mitigate potential traffic impacts, the project is required to widen Harmony Grove Road along the project's western frontage (between the western project entrance to Enterprise Street), along with providing a two-way left-turn lane to serve as a refuge for left-turning vehicles in and out of the project's main entrance. The turn lane would provide for improved traffic flow for through traffic at the southern knuckle/bend of Harmony Grove Road. The project also is required to restripe the approach on Hale Avenue to the intersection at Harmony Grove Road and Hale Avenue to provide one dedicated right-turn lane and one through lane. This would provide for improved traffic flow at this intersection. As part of the necessary restriping plan, the need to restrict on-street parking (red curb) along sections of Harmony Grove Road to enhance sight-distance would be evaluated. The project also is required to pay a fair share towards the Citracado Parkway Extension Project, which eventually would improve and redirect the flow of traffic along Harmony Grove Road to Citracado Parkway.

4. Utilities – Water and sewer is available from existing mains in the adjoining street or easements. The Engineering Department indicated the project would not result in a significant impact to public services or other utilities. Water service would be provided by the Rincon Del Diablo Water District by an existing 16-inch water line located to the west of the project site within Harmony Grove Road. Sewer service would be provided with the extension of an existing 8-inch main located northeast of the site along the Escondido Creek Channel maintenance road. The sewer system has adequate capacity to accommodate the project's needs.

Solid Waste – Trash service is provided by Escondido Disposal. The project is proposing trash enclosures to serve the building.

5. Drainage – The proposed drainage system is designed to convey on-site flow volumes in accordance with the City of Escondido drainage design standards. The Engineering Department determined the project would not materially degrade the levels of service of the existing drainage facilities. A Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) and a Preliminary Drainage Study were prepared to address the design of drainage and water quality features in accordance with SUSMP requirements. On-site drainage would be directed to three drainage basins, one in each corner of the 11.04-acre property, and after treatment, would be conveyed through a combination of 12-inch, 24-inch, and 30-inch high-density polyethylene pipe systems to drain into Escondido Creek via an existing 24-inch storm drain system.

C. ENVIRONMENTAL STATUS

The environmental document that was prepared for the revised project constitutes an Addendum to the December 2016 Final Initial Study/Mitigated Negative Declaration (IS/MND) that was adopted for the Escondido Innovative Center project (Recon Environmental Inc., 2016). The Addendum evaluates whether modifications/refinements to the proposed industrial development would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the adopted 2016 IS/MND. Although a separate IS/MND was adopted for each industrial project/site, the Addendum does not combine the previously approved projects and environmental documents together for evaluation purposes. The Addendum only evaluates the proposed project impacts in relation to one environmental document, which is the adopted IS/MND for the Escondido Innovative Center Project.

Similar to the Innovative project, the revised project consists of the development of an industrial building, but differs from the original project because it includes an increase in industrial square footage and the development of only one single industrial building. As confirmed in the IS/MND Addendum, the analyses and the conclusions in the adopted 2016 IS/MND remain current and valid. The proposed revisions to the original project would not cause any new significant effects not identified in the 2016 IS/MND nor increase the level of environmental effects to substantial or significant levels. Therefore, no new mitigation measures would be necessary to reduce significant effects. In addition, no change has occurred with respect to circumstances surrounding the proposed project and no new information has become available that would cause or show new or substantially more severe significant environmental effects than were identified in the adopted 2016 IS/MND. Therefore, no further environmental review is required beyond this IS/MND Addendum.

This Addendum incorporates the mitigation measures detailed in the Innovative 2016 IS/MND and clarifies selected mitigation measures applicable to the revised project description. With this Addendum, the proposed project would still be within the framework of the evaluation for the original project as documented in the 2016 IS/MND. Although, the Addendum only incorporates the Mitigation Measures and Mitigation Monitoring Program from the 2016 IS/MND, the project specific mitigation measures associated with the 2015 Victory Industrial Project IS/MND related to biological, cultural and tribal cultural resources have either been implemented and/or completed. In addition, all necessary wildlife agency permits have been obtained. Any necessary measures or conditions associated with the Victory Industrial Project will be incorporated into the project conditions for the revised Exeter project. The Final Addendum, appendices and corresponding technical studies for the Exeter project, as well as the Escondido Innovation Center and Victory Industrial Park projects may be viewed on the City's web site at the following link:

<https://www.escondido.org/exeter-industrial-project.aspx>

D. CONFORMANCE WITH CITY POLICY

General Plan

The project site was changed from Urban 1-Residential to Light Industrial (LI) during the 2012 General Plan update. The project would be consistent with the General Plan industrial land-use goal of providing “a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community.” The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of service on adjacent streets and intersections (as mitigated) or

public facilities; create excessive noise or compatibility impacts; and adequate on-site parking, circulation and public services would be provided to the site.

E. PROJECT ANALYSIS

Revisions to the project are proposed to allow for development of a single larger industrial building over an expanded project footprint. Specifically, the project changes are as follows:

- Consolidation of the Escondido Innovation Center Project (5.76 acres) and the Victory Industrial Park Project (5.25 acres) into one single development site of 11.04 acres;
- Change in occupancy mix from industrial park/office to primarily warehousing/distribution;
- Development of a single industrial building rather than up to five industrial buildings, and increase in industrial footprint and square footage from 189,500 square feet to 212,088 square feet (11.9% increase), and increase in overall lot coverage from 38% up to 44%;
- Increase in building height from 40 feet up to approximately 44 feet for certain architectural elements
- 8,700 cubic yard reduction in required import;
- Decrease in parking spaces from 418 spaces (for industrial/office mixed use) to 220 spaces (to accommodate warehousing/distribution only);
- Increase in the height of the wall adjacent to residences on the north from 6 feet to 8-feet-tall based on requests from adjacent property owners, and installation of a 10-foot-high screen wall along the Harmony Grove Road western frontage;
- Redesign of bioretention areas; and
- Shift main project entry driveway to the south approximately 125 feet to the corner of the Harmony Grove Road knuckle/bend and increase in driveway width.

Project Design and Conformance with Surrounding Development –

Building mass, architectural style, and landscaping are designed to be compatible with industrial development throughout the surrounding area, as well as provide transitional space and buffering to adjacent residential properties immediately on the north. The project site is adjacent to similar industrial park type development on the west and northwest. The project site plan and building architecture, materials and colors has been designed to be compatible with the quality of the buildings throughout the Harmony Grove industrial area incorporating increased setbacks and landscape buffers as required by the Industrial Park (IP) zoning requirements. As proposed for the previous projects, the proposed new building incorporates a variety of exterior colors, enhanced store-front type entry features, upper and lower story window elements, metal canopy/eyebrows over the main entries and select doors, varied vertical and horizontal score lines, as well as varied roof lines and corner elements to help break up the mass and scale of the larger building. Landscape planters also would be provided along the building elevations to help soften the building massing and provide additional visual relief. The new building design does not propose upper story mezzanine space, which would eliminate potential overlooking into the rear yards of the adjacent residential properties. The landscape plan provides adequate screening of the parking lot areas and drive aisles, along with 20-foot-wide landscape planter areas adjacent to the residential parcels. An eight-foot-high masonry screen wall would be installed adjacent to the single-family residential properties on the north to provide appropriate screening and to further enhance noise attenuation between the uses. A ten-foot-high decorative masonry screen wall is proposed along the Harmony Grove Road western frontage to further screen the tractor truck/trailer maneuvering and parking areas, along with sections of the truck loading docks from public view.

The Escondido Creek Flood Control Channel is located along the eastern and southern boundary of the site, and the architecture of the building along these elevations have been designed and include landscape planters to avoid any adverse visual impacts from Creek views. Pedestrian access also would be provided to the existing maintenance access road that runs along the creek to accommodate any future plans to extend the Class I Escondido Creek pathway along the northern side of the Creek from Harmony Grove Road to the future Citracado Parkway extension. Off-site grading is proposed along the edge of the maintenance road and the project is required to landscape and maintain this area, which provides additional screening opportunities from Creek views.

Parking –

Parking for industrial uses typically is based on the type of use (i.e., office, manufacturing, repair, warehouse/storage, etc.); and each use requires a different parking ratio (1:250, 1:500, 1:650, 1:800). This methodology tends to recognize that certain uses generate more traffic and parking demand than others and would allow for a variety of allowed uses for the building(s). The two original projects provided up to a combined total of 418 spaces and were parked at an approximate 1:495 parking ratio. This means that one parking space would be provided for every 495 square feet of building space. As compared to the original projects, the revised project seeks to decrease the number of parking spaces from 418 spaces to 220 spaces. The revised project is parked at a 1:964 ratio, where the current parking code would require one space for each 250 SF of office area and 1 space per 800 SF of warehouse/storage area, for a total of 294 required spaces. The proposed parking reduction partially is supported by the fact that the majority of the intended use of the building would be warehousing and distribution, with a small amount of supportive office space (up to 10,500 square feet). The larger warehouse and distribution type operation therefore is anticipated to generate fewer employees and customer related trips than would more intensive industrial office park and manufacturing type uses. To further support the proposed parking reduction, the applicant prepared a parking analysis to help understand the parking supply and demand for this particular project and intended use. The parking analysis looks to the parking ratio for cities with larger warehouse/distribution facilities (such as the City of Ontario) that would require 1 space per 1,000 square feet of floor area for the first 20,000 square feet and 1 space for 2,000 square feet for that portion over 20,000 square feet. Staff believes the amount of parking provide is more than sufficient for the project and the ratio provided would be able to adequately accommodate the intended use of the building, as restricted by the project's Conditions of Approval.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The subject parcels are located on the eastern periphery of the Harmony Grove neighborhood which was formerly a rural area used for ranching and citrus production. The Harmony Grove area has since been developed with single-family housing and light industrial uses. The subject property fronts onto and takes access from Harmony Grove Road on the north and west side, where the road bends around the property. At the time the original project was analyzed and contemplated for entitlement, it was noted that the project site was basically flat, possibly having been graded to some degree in the past, with scattered eucalyptus trees and a northeast-to-southwest trending drainage that located on the southern parcel. Escondido Creek borders the site along the eastern and southern perimeter. All previous structures that were located on the parcels have been removed. Subsequent to original project approval, grading permits have since been issued for each separate project site in conformance with the approved grading plan for each project, and rough grading for each site has begun.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. **Property Size:** 11.04 acres, 11.02 acres net (two parcels, 5.76 and 5.25 acres)
2. **Property APNs:** 235-050-15 and -58
3. **Building Data:**

	<u>Revised Project</u>	<u>Escondido Innovative</u>	<u>Victory Industrial</u>
No. of Bldgs.:	1	Up to 3 (two development options with 1 single bldg. or up to 3 bldgs.)	2
Building Size:	212,088 SF	Up to 98,500 SF	91,000 SF
Height:	1 story with no mezzanine level 40 feet to parapet with wall elements up to 44 feet	1 story with mezzanine level, up to 38 feet to parapet	1 story up with mezzanine level up to 35 feet and arch. wall elements up to 40 feet

IP Zone Comparison: IP zone does not have a height limit except when adjacent to residential development and limits height to 35 feet within 100 feet of residentially zoned property.

Lot Coverage:	44%	Up to 38% (ground floor area of 95,800 SF)	36.6% (ground floor area of 83,900 SF)
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IP Zone Comparison: IP zone limits lot coverage to maximum of 40%, but does not restrict overall floor area ratio (total building square footage)

- | | | | |
|--------------------|--|--|-----------------------------|
| 4. Parking: | 220 spaces
(1:964 ratio)

14 trailer parking stalls (12' x 55') | Up to 234 spaces
based on dev. options
with parking ratios of
1:368 and 1:497 | 184 spaces
(1:494 ratio) |
|--------------------|--|--|-----------------------------|

The City's Parking Ordinance would require a minimum of 1 space per 250 square feet of office space and minimum of 1 space per 800 square feet of warehouse space, which would require up to 294 spaces. The applicant is requesting to utilize a reduce parking ratio for the larger warehouse/distribution area similar to the parking ratio for cities with larger warehouse/distribution facilities that would require 1 space per 1,000

square feet floor area for the first 20,000 square feet and 1 space for 2,000 square feet for that portion over 20,000 square feet. Based on this standard, 116 parking spaces would be required. The project would provide 220 parking spaces.

5. Setbacks:	<u>Proposed</u>	<u>IP Requirement. for Comparison</u>
Front (North):	60' and 70'-10" to closest residential parcels	20' min.
Rear: (South)	330' to bldg.	None
Street Side: (West)	110' to bldg. to nearest pt. to Harmony Grove Road. 10'-high screen wall along portion of frontage setback approx. 6' from P/L	10' min.
Side: (West)	60' to bldg.	None
Side: (East-Channel)	40' to bldg.	None

Planned Development zoning establishes its own zoning standards, including setbacks and is not subject to the underlying zoning requirements. However, the project has been designed to be in substantial conformance with the Industrial Park (IP) zoning requirements, except where noted.

6. **Material/Colors:** Tilt-up concrete type walls with varied roof planes, horizontal and vertical score lines, lower story store-front glass windows and doors at office entry points features; upper story glazed windows along various elevations, steel tube canopies with aluminum panels above main entries and above select metal entry doors. Exterior concrete panel colors range from tan and medium tan with yellow accent features. Metal roll-up doors along western elevation painted to blend with wall color.
7. **Loading Area:** This project can accommodate a variety of truck loading with 24 at-grade loading docks with roll-up doors for full-sized tractor/trailers and two docks with drive-up ramps.
8. **Landscaping:** New ornamental landscaping to be provided around the project perimeter and throughout the project. The project also will maintain the landscaping for the off-site slopes along the eastern side of the project.
9. **Walls/Fencing:** A ten-foot-foot-high decorative masonry screen wall with pilasters is proposed along a portion of the western property boundary (along the Harmony Grove street-side frontage) to help reduce the physical and visual impact of the development, loading docks and trailer parking to the existing street views. A new, eight-foot-high decorative masonry block wall would be installed adjacent to the six single-family residential properties on the north to provide appropriate screening and additional noise attenuation. A new vinyl-clad chain-link fence will be provided along the eastern property boundary, with an access gate for maintenance and for future pedestrian access along the Escondido Creek maintenance road.
10. **Signage:** Wall signs would be subject to the Light Industrial (M1) sign standards in accordance with Article 66 of the Zoning Code. Any wall signage facing the single-family homes to the north would be required to be non-illuminated. One freestanding sign is proposed along the Harmony Grove street-side frontage (western boundary) to be located within the street-side setback. The size and height subject to the M-1 sign standards. The M-1 zone would allow one freestanding sign up to six feet in height per street frontage.
11. **Trash:** Two trash enclosure areas are proposed for the project.

- 12. Grading:** The site requires approximately 8,700 cubic yards (cy) less import than the grading anticipated for the two previously approved grading designs with approximately 67,000 cy import for the Victory project and up to 18,000 cy of import for the Innovative project. Import is necessary to raise the elevation of the site above the 100-year flood elevations to approximately 623 feet above mean sea level and to allow for proper sewer connection/flow.
- 13. Allowable Uses:** The list of allowable uses in the buildings and on-site activities would be subject to those uses allowed in the Industrial Park (IP) zone, and as conditioned for warehouse/distribution with limited office space.

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED PHG 17-0020 / ENV 16-0008 (A)

Environmental Document Determination

1. In order to evaluate the original project under the California Environmental Quality Act ("CEQA," codified at Public Resources Code Section 21000, et seq., as further governed by the CEQA Guidelines, found at 14 California Code of Regulations, Section 15000, et seq.), an Initial Study / Mitigated Negative Declaration (IS/MND) was prepared for the original project (Escondido Innovation Center, Project File Nos. PHG16-0012 and ENV16-0008). Upon receipt of a request by the project proponent to modify the Master and Precise Development Plan, as described herein, City staff evaluated the revised project in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 by preparing an appropriate technical reports to evaluate whether the revised project would result in any additional project-related impacts. Based on that evaluation, staff concluded the Final 2016 IS/MND adopted by the Escondido City Council for the Escondido Innovation Center project (City Council Ordinance No. 2017-02) fully analyzed and mitigated, where feasible, all potentially significant environmental impacts, if any, that would result from the revised project. Therefore, no subsequent MND is required. On that basis, staff prepared an MND Addendum pursuant to State CEQA Guidelines Section 15164.
2. State CEQA Guidelines Section 15164 requires lead agencies to prepare an Addendum to a previously adopted/certified environmental document if some changes or additions to the project are necessary, but none of the conditions requiring preparation of a subsequent EIR are present. The Planning Commission has reviewed and considered the adopted IS/MND and MND Addendum and finds that those documents taken together contain a complete and accurate reporting of all of the environmental impacts associated with the revised project, described herein. The Planning Commission further finds that the Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and that the adopted 2016 IS/MND and MND Addendum, taken together, reflect the City's independent judgment.
3. Based on the substantial evidence set forth in the record, including but not limited to the 2016 IS/MND and the MND Addendum, the Planning Commission finds that, based on the whole record before it, none of the conditions under State CEQA Guidelines Sections 15162 or 15163, requiring subsequent environmental review, have occurred because the revised project:
 - a) will not result in substantial changes that would require major revisions of the 2016 IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - b) will not result in substantial changes with respect to the circumstances under which the revised project is developed that would require major revisions of the 2016 IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
 - c) does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2016 IS/MND documents were certified or adopted, as applicable, showing any of the following: (i) that the modifications would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the Applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

4. Further, based on the substantial evidence set forth in the record, including but not limited to the 2016 IS/MND and the MND Addendum, the Planning Commission finds that the applicable mitigation measures identified in the 2016 IS/MND have been incorporated into a specific Mitigation Monitoring Program for the revised project and would ensure that any potential environmental impacts would be reduced to less than significant levels. No new mitigation measures are required to mitigate environmental impacts associated with the revised project. Therefore, the Addendum supports the City's consideration of the revised project, as outlined in the State CEQA Guidelines Section 15162 and 15164.
5. Pursuant to CEQA Guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the original 2016 IS/MND.

Master and Precise Development Plan Modification

1. Revisions to the project are proposed to allow for the development of a larger industrial building over an expanded project footprint. Specifically, the project includes the consolidation of two, separate entitled parcels, scheduled for industrial development (City File Nos. PHG16-0012 "Escondido Innovative Center," and PHG15-0042 "Victory Industrial Park"), into one comprehensive project and building constructed on 11.04 acres of industrial-zone land. The proposed request includes 212,088 square feet of industrial space and a change in occupancy mix from industrial park/office to warehousing/distribution. A 8,700 cubic yard reduction in required import is anticipated compared to the import requirements identified for the Escondido Innovative Center (PHG 16-0012 / ENV 16-0008) and the Victory Industrial Park (PHG 15-0042; ENV 15-0017) combined. An increase in the height of the wall is proposed adjacent to residences to the north from 6 feet to 8 feet in height based on requests from adjacent property owners. The nature of the Master and Precise Development Plan modification request is annotated in Section B of the November 28, 2017 Planning Commission staff report (Supplemental Details of the Request) and is incorporated herein by this reference.
2. The approval of the proposed Master and Precise Development Plan modification would be based on sound principles of land use, in consideration of the nature of the proposed project changes. The original project was determined previously by both the Planning Commission and City Council to be well-integrated with the surrounding properties. The proposed project, as revised, continues to support a land use development application that is well-integrated with the surrounding properties because adequate parking, access, on-site circulation, utilities, as well as appropriate setbacks and landscape buffers from adjacent residential and industrial uses, and the Escondido Creek Flood Control Channel would be provided (as detailed in the November 28, 2017 Planning Commission staff report and Mitigated Negative Declaration Addendum). The design of the buildings and quality of the architecture and landscaping would be compatible with the pattern of industrial development throughout the Harmony Grove industrial area. All vehicular traffic generated by the project will be accommodated safely and without degrading the level of service on the adjoining streets or intersection with the implementation of the Conditions of Approval and Mitigation Measures.
3. The proposed Master and Precise Development Plan modification would not cause deterioration of bordering land uses and the site is physically suitable for the proposed development because an industrial park type development is proposed and would be located adjacent to similar industrial park type development. The overall design of the project would produce an attractive planned industrial development that would be similar in design and architectural quality to existing industrial development located throughout the Harmony Grove industrial area.

The proposed grading design would not result in any manufactured slopes or pads that would create any significant adverse visual or compatibility impacts with adjacent lots, nor block any significant views. The Engineering Department indicated the project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the levels of service on any of the adjacent roadways or intersections because identified impacts have been mitigated to less than a significant level. The project would not result in the destruction of desirable natural features, nor be visually obstructive or disharmonious with surrounding areas because the site is located within a developed area characterized by a mix of industrial, single- and multi-family residential uses. Appropriate setbacks and buffer areas would be provided from adjacent residential and industrial uses, and the Escondido Creek. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project would not materially degrade the level of

service on adjacent streets and intersection or public facilities, create excessive noise, and adequate on-site parking, circulation and public services could be provided.

4. The uses proposed with the Master and Precise Development Plan modification would have a beneficial effect no obtainable under existing zoning regulations because the project proposes a comprehensively design and consolidated industrial development that would be compatible with the surrounding neighborhood. The Planned-Industrial (PD-I) zoning designation facilitates development of the project in accordance with Chapter 33, Article 26 of the Zoning Code that encourages the planned development process for industrial park type development. Planned Developments may set their own development standards to encourage creative approaches to the use of land through variation in the siting of buildings and design that enhances the appearance and livability of the community. The proposed development utilizes a variety of setbacks and orientation of the building to correspond to and reduce potential impacts to the variety of adjacent land uses and the built environment. The project provides a comprehensive and self-contained development, which creates an environment of sustained desirability and stability through the controls offered and regulated through the Planned Development process.
5. The revised Project is consistent with the City's General Plan, which allows for light industrial development. The proposed project would not conflict with any specific plans for the area because the site is not subject to any adopted specific plans for the property or within a designated General Plan Specific Planning Area. The adjacent industrial development on the west is located within Specific Planning Area 8 (ERTC) and the range of industrial uses proposed for the project site and the design of the project would be compatible with the adjacent industrial specific plan and other industrial development throughout the surrounding area.

EXHIBIT "B"

CONDITIONS OF APPROVAL PHG 17-0020 / ENV 16-0008 (A)

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. If blasting occurs, verification of a San Diego County Explosive Permit and a policy or certificate of public liability insurance shall be filed with the Fire Chief and City Engineer prior to any blasting within the City of Escondido.
3. Access for use of heavy fire-fighting equipment as required by the Fire Chief shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials, and there shall be no foundation inspections given until on-site fire hydrants with adequate fire flow are in service to the satisfaction of the Fire Marshal.
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Community Development. All requirements of the Public Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75). A copy of the lighting plan shall be included as part of the building plans, to the satisfaction of the Planning Division. Additional shielding may be required for lights adjacent to and in close proximity to the single-family properties to address any glare or light overspill.
7. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08). The reduce potential nuisance noise to adjacent residential properties, especially during evening hours, the facility shall not utilize audible outdoor paging or alarms systems. The distribution trucks/trailers associated with the warehouse/distribution operations also shall not utilize backup alarms, unless specifically required by OSHA. If backup warning devices are required by OSHA, then appropriate alternative systems shall be used, if allowed or available, to include, but not limited to an observer that signals that it is safe to do so. Truck/trailer parked in the designated trailer parking area may not idle for more than five minutes and no power generated equipment associated with the trucks or trailers may be utilized. Information signage installed adjacent to the loading docks and trailer parking area to enforce this condition shall not be counted against allowable wall signage, as may be determined by the Director of Community Development.
8. As proposed, the buildings, architecture, color and materials, and the conceptual landscaping of the proposed development shall be in accordance with the staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division.

9. The proposed uses of the buildings/site shall be limited to warehouse/distribution along with limited office space/uses in accordance with the project Details of Request. Any changes in occupancy/use shall only be those Permitted and Conditionally Permitted Principal Uses for the Industrial Park (IP) zone, along with Permitted Accessory Uses and Structures. If over time, the applicant or project proponent decides to change the occupancy and type of use mix, applicant/project proponent may have to demonstrate that said parking provisions continue to satisfy all requisite on-site parking needs, to the satisfaction of the Director of Community Development.
10. Signage for the proposed building shall be in conformance with a sign program prepared for the project. Signage for the proposed buildings shall be in conformance with general signage requirements for the M1 zone, unless specifically modified by the Final Sign Program and this Master and Precise Development Plan. Wall signs (size and height standards) would be regulated by the M1 sign standards, in accordance with Sec.33-1395.6 and other requirements of Article 66 of the Zoning Code. As reflected in the plans, one monument sign is proposed along the western Harmony Grove Road frontage (within the street-side yard setback). Up to two monument signs shall be permitted, as authorized by this permit (one per street frontage). Any monument signs placed along the northern project frontage (adjacent to the secondary driveway) shall be non-illuminated (internally or externally) or illuminated in such a manner to minimize lighting impacts to adjacent residential properties to the satisfaction of the Community Development Director. Any wall signage on the northern building elevation (facing the residential parcels) also shall not be illuminated.

A final Sign Program shall be submitted to the City for approval as part of the final building plans. A separate sign permit would be required for any building signage in conformance with the City's Sign Ordinance.

11. Any rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building, to the satisfaction of the Director of Planning and Building. The final building plans shall clearly indicate that any proposed rooftop equipment is properly screened. A cross section and roof plan shall be included (which details the location and height of all rooftop equipment) to demonstrate that the height of the parapet is sufficient to screen the mechanical equipment.

Ground mounted equipment should be located to avoid conflict with pedestrian circulation and access, as well as to screen the equipment from view as much as possible, including but not limited to the existing residences, public view from Harmony Grove Road, and views from the Escondido Creek. Appropriate decorative screening shall be placed around the ground-mounted units where visible from the exterior of the project.

12. The on-site parking spaces shall be striped in accordance with the Zoning Code. As indicated on the plans and project Details of Request, 220 on-site spaces shall be provided and maintained in conjunction with this development.

Minor modifications to the number of parking spaces required may be approved by the Director of Community Development to address any necessary future site plan issues such as, but not limited to address ADA parking, path of travel, health and safety, maintenance or code related issues.

13. Driveways and fire lanes do not allow for parking, and curb markings and fire lane signs are required, to the satisfaction of the Fire Marshall. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage.

14. Ingress and Egress for commercial trucks/vehicles shall be restricted to the Harmony Grove Road western driveway. Informational signage shall be installed along the northern driveway indicating "No Commercial Vehicle Access, Use Western Driveway" or similar type language. The sign(s) shall be included with the Building Plans.
15. Maneuvering and loading activities for large semi-tractor truck/trailers and other large commercial truck/vehicles shall be restricted to the vehicle maneuvering area(s) and loading docks along the western area of the project site, as identified on the project site plan(s).
16. All new utilities shall be underground.
17. The project applicant/owner shall create an easement over the project site to provide appropriate maintenance access to the existing storm water basin/features.
18. Any proposed retaining walls and perimeter or screen walls shall incorporate decorative block materials, with decorative pilasters at appropriate intervals and property boundaries. This shall be noted on the project improvement plan (i.e., type of block, color, decorative cap, etc.). Any perimeter walls shall apply an anti-graffiti coating, which shall be specified on plans for the walls. The trash enclosures also shall utilize a decorative masonry block material or exterior finish. The sides of the enclosures shall incorporate appropriate landscaping to screen the enclosures, to the extent feasible.
19. The project shall provide for appropriate pedestrian and bicycle access to the Escondido Creek Channel to accommodate for the future extension of the Escondido Creek bicycle and pedestrian path. Any landscape features shall accommodate unimpeded access to the pedestrian and bicycle access point.
20. Prior to the issuance of building permits for the project, a Lot Tie Agreement shall be prepared and recorded to tie both parcels together (APNs 224-050-15 and -58).
21. Prior to the issuance of grading permits, impacts to non-native grassland shall be mitigated at a ratio of 0.5:1 and shall consist of 1.28 acres. Mitigation shall be provided by either 1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or 2) purchase of non-native grassland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City.
22. Prior to the issuance of grading permits, impacts to disturbed wetland shall be mitigated at a ratio of 3:1 and shall consist of 0.002 acre of wetland creation and 0.004 acre of wetland restoration or enhancement. Mitigation shall be provided by either 1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or 2) purchase of wetland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City. Additionally, prior to the issuance of grading permits, the project shall obtain a California Department of Fish and Wildlife 1600 Streambed Alteration Agreement, a San Diego Regional Water Quality Control Board Construction General Permit (401), and a U.S. Army Corps of Engineers Section 404 permit.
23. The City of Escondido hereby notifies the applicant that State Law (AB 3158) effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning

Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2,216.25 for a project with a Mitigated Negative Declaration. (These fees include an additional authorized County administrative handling fee of \$50.00, which needs to be included with each and every document submitted or filing.) Please note that the filing fee is adjusted annually based on changes to the price deflator as published by the by the US Department of Commerce. The 2017 total filing/documenting fee of \$2,266.25 is effective January 1, 2017.

Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid.

24. The project shall be in compliance with all of the following mitigation measures:

Biological Resources Mitigation:

MM-BIO-1: Prior to issuance of grading permits, the following shall be identified on the grading plan: A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances, and proposed disturbance activities to determine an appropriate distance of a temporal buffer.

MM-BIO-2: Prior to issuance of grading permits, the following shall be identified on the grading plan: If project construction cannot avoid the period of January 1 through September 1, a qualified biologist shall survey potential nesting vegetation within the project site for nesting birds prior to commencing any project activity. Surveys shall be conducted at the appropriate time of day, no more than three days prior to vegetation removal or disturbance. Documentation of surveys and findings shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds are observed and concurrence is received, project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 200 feet (500 feet for special status species and raptors) in all directions on-site, and this area shall not be disturbed until after September 1 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the breeding season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.

MM-BIO-3: Prior to the issuance of grading permits, impacts to non-native grassland shall be mitigated at a ratio of 0.5:1 and shall consist of 1.09 acres. Mitigation shall be provided by either (1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or (2) purchase of non-native grassland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City.

Cultural Resources Mitigation:

MM-CUL-1: An archaeological resources monitoring program shall be implemented, which shall include the following:

1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City of Escondido that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the City.

The City, prior to any preconstruction meeting, shall approve all persons involved in the monitoring program.

2. The qualified archaeologist and a Native American representative(s) shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. Native American monitors/representatives from the Rincon Band of Luiseño Indians, the San Luis Rey Band of Mission Indians and the Kumeyaay Nation shall be invited to participate in the monitoring program.
3. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full time to perform inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features.
4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the project manager at the time of discovery. The archaeologist, in consultation with the project manager for the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities shall be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency, then carried out using professional archaeological methods. If any human bones are discovered, the County coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposal of the remains.
6. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
7. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.
8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.

MM-CUL-2: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.

1. A qualified paleontologist or a paleontological monitor shall be on-site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either

increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).

2. In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense.
3. A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.

Transportation/Traffic Mitigation

MM-TRA-1: The intersection at Harmony Grove Road and Hale Avenue – Prior to the issuance of occupancy permits, restripe the approach on Hale Avenue within the existing 22-foot southbound lane to provide one dedicated right-turn lane (12 feet wide) and one through lane (10 feet wide) extending 125 feet from the stop bar. Appendix H of the TIA shows the conceptual Harmony Grove Road improvements.

MM-TRA-2: The road segment along Harmony Grove Road, between Project Access A and Enterprise Street – Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way along the project frontage to Enterprise Street to provide a two-way left-turn lane serving as a refuge for left-turning vehicles in and out of the project site and nearby industrial driveways, thus allowing for improved flow for through traffic along Harmony Grove Road. From the project driveway to Enterprise Street (a length of approximately 415 feet), widen Harmony Grove Road extending north along the project frontage to provide a 13- to 18-foot northbound lane and an 11-foot two-way left-turn lane for a total paved width varying between 38 and 54 feet.

MM-TRA-3: The road segment along Harmony Grove Road between Enterprise Street and Hale Avenue – Prior to the issuance of occupancy permits, the applicant shall pay a fair share toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.

Tribal Cultural Resources Mitigation

MM-TCR-1: The City of Escondido Planning Division (City) recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the project location (TCA Tribe) prior to issuance of a grading permit. The purposes of the agreement are: (1) to provide the applicant with clear expectations regarding tribal cultural resources and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

MM-TCR-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a

TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

MM-TCR-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

MM-TCR-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

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

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

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

MM-TCR-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely

Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

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

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

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division in conjunction with the submittal of the Grading and Improvements Plans, and shall be equivalent or superior to the concept plan attached as exhibit(s) in the staff report(s). A plan check fee of will be collected at the time of submittal. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in the City's Landscape Standards as well as the State Model Water Efficient Landscape Ordinance. The plans shall be prepared by, or under the supervision of a licensed landscape architect.
2. The landscaping plan shall include specimen sized evergreen trees, to the satisfaction of the Planning Division. Root barriers shall be provided in accordance with the Landscape Ordinance. The applicant and future owners shall be responsible for landscaping and ongoing maintenance (landscape and irrigation) of the off-site slopes (within the City property) along the Escondido Creek Channel. Permanent irrigation shall be provided.
3. Appropriate landscape planters shall be incorporated around certain perimeters of the buildings, as indicated on the concept landscape plan.
4. The final fencing design shall be included with the landscape plans. Standard chain-link fencing is not allowed (black or green vinyl-clad fencing is acceptable). Screening shrubs and vines shall be incorporated into the landscape design along eastern side of the perimeter fence to provide additional visual screening into the site. An appropriate mix of planting shall be incorporated in front of the 10-foot-high screen wall to soften the views of the wall from Harmony Grove Road.

5. The landscape design for the storm water basins shall be a visual amenity for the project to include an appropriate variety of plants and features (trees, shrubs and groundcover). The landscape should include appropriate outdoor amenities for the employees (i.e., outdoor seating and shade areas). The landscape plan also shall include appropriate access for future pedestrian and bicycle access to the adjacent Escondido Creek.
6. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
7. All manufactured slopes, or slopes cleared of vegetation shall be landscaped within thirty (30) days of completion of rough grading. If, for whatever reason, it is not practical to install the permanent landscaping, then an interim landscaping solution may be acceptable. The type of plant material, irrigation and the method of application shall be to the satisfaction of the Planning Division and City Engineer.
8. Prior to occupancy of the buildings, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
9. The installation of the landscaping and irrigation shall be inspected by the project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.

Fire

The following conditions shall be incorporated into the final construction plans to the satisfaction of the Fire Marshall.

1. Due to size of the building multiple FDC / PIV may be required. FDC / PIV shall be a central location in a "bank" for easy access. Shall be within 40 ft. of a fire hydrant.
2. A minimum of 4 hydrants spaced at 350' shall be required. Additional may be required due to lot and building size.
3. Provide a separate fire underground plan, grading plans shall not be accepted in lieu of an underground plan. Provide a note on the plan. Remove all other items from this plan, i.e. sewer, storm water, and public improvements.
4. Thrust blocks shall be in accordance with NFPA 24.
5. Provide the building address on the final plans.
6. Buildings with high piled storage shall have exit doors every 100 lineal feet and be in accordance with CFC 3206.6

**ENGINEERING CONDITIONS OF APPROVAL
PHG17-0020 Exeter Industrial Park**

GENERAL.

1. The Developer shall provide the City Engineer with a current Preliminary Title Report covering subject property with the submittal of the final engineering plans.
2. The location of all existing on-site utilities and storm drain facilities shall be determined by the Developer's engineer. If a conflict occurs with proposed structures, these facilities shall be relocated subject to approval of the owner of the utility/facility prior to issuance of Building Permits.
3. Improvement plans prepared by a Civil Engineer are required for all public street and sewer improvements and a Grading/Private Improvement plan prepared by Civil Engineer is required for all grading, drainage and private onsite improvement design. Landscaping Plans shall be prepared by a Landscape Architect.
4. The developer shall post securities in accordance with the City prepared bond and fee letter based on a final estimate of grading and improvements cost prepared by the project engineer. The project owner is required to provide a Cash Clean Up deposit for all grading, private Improvements and onsite drainage improvements prior to approval of Grading Plans and issuance of Grading Permit. This Cash Clean Up Deposit amount shall be 10% the total cost of the project private improvements, drainage and landscaping. The project owner is required to provide Performance (100% of total public improvement cost estimate), Labor and Material (50% of total public improvement cost estimate) and Guarantee and Warranty (10% of total public improvement cost estimate) bonds for all public improvements prior to approval Improvement Plans and issuance of Building Permit. All improvements shall be completed prior to issuance of Occupancy Permit.
5. As surety for the construction of required off-site and on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the developer with the City of Escondido prior to the approval of Grading Permit.
6. No construction permits will be issued until the Final Engineering Plans and the Storm Water Quality Management Plan (SWQMP) have been approved and appropriate securities are deposited and agreements executed to the requirements of the City Engineer and City Attorney.
7. If site conditions change adjacent to the proposed development prior to completion of the project, the developer will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
8. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected to the satisfaction of the City Engineer.

9. The project owner shall submit to the Planning Division 3 copies of the approved Site Plan to be certified by the Planning Division and one of these Certified Site Plan must be submitted to the Engineering Department prior to any of the Final Engineering plans being approved.

STREET IMPROVEMENTS AND TRAFFIC

1. Public street improvements shall be designed in compliance with City of Escondido Design Standards and requirements of the City Engineer. Private site improvements shall be designed in accordance with the requirements of the City Engineer, Fire Marshal and Planning Director and shall be shown on the Grading/Improvement Plans.
2. The developer shall construct street improvements, including but not limited to, concrete curb, gutter, sidewalk, street lights, paving and base on the following street adjoining the project boundary:

STREET
Harmony Grove Road

CLASSIFICATION
Industrial Street (52' curb to curb)

See appropriate typical sections in the current Escondido Design Standards for additional details.

3. The Developer shall be responsible for construction of project entrances and offsite improvements on Harmony Grove Road in accordance with the project Certified Site Plan and to the requirements of the City Engineer. All required improvement plans shall be approved by the City Engineer and improvements bonded for prior to issuance of Building Permits and shall be constructed prior to project occupancy.
4. The Developer shall be responsible for the design and construction of a traffic signal relocation and modification at the intersection of Harmony Grove Road and Enterprise Street to accommodate the required widening of Harmony Grove Road and the reconstruction of the 30-foot radius curb return on the southwest corner of this intersection. The developer shall submit traffic signal modification improvement plans for review and approval by the City Engineer and City Traffic Engineer.
5. Access to this project shall be improved with alley-type driveways in accordance with Escondido Standard Drawing G-5-E with a minimum throat width of 28 feet.
6. The Developer shall be responsible to prepare and submit a signing and striping plan for proposed signing and striping improvements on Harmony Grove Road and intersections of Harmony Grove Road and Enterprise Street and Harmony Grove Road and Hale Avenue in accordance with the project tentative plans and to the requirements of the City Engineer.
7. The Developer shall be responsible to remove existing striping on Harmony Grove Road and intersection of Harmony Grove Road and Hale Avenue and slurry seal and re-stripe in accordance with the project tentative plans and traffic study mitigation exhibits and to the requirements of the City Engineer. All required signing and striping plans shall be approved

by the City Engineer prior to issuance of Building Permits and shall be constructed prior to project occupancy.

8. Adequate horizontal sight distance shall be provided at all project entrances, and restrictions on landscaping may be required at the discretion of the City Engineer.
9. The Developer will be required to provide a detailed detour and traffic control plans, for all construction within existing right-of-way, to the satisfaction of the City Engineer. This plan shall be approved prior the issuance of an Encroachment Permit for construction within the public right-of-way.
10. Pedestrian access routes shall be provided into the project to the satisfaction of the City Engineer and the City Building Official.
11. All unused driveways shall be removed and replaced with full height curb and gutter and sidewalk in accordance with City standards.
12. All damaged paving on Harmony Grove Road shall be replaced. As directed by the City Engineer, a 1 1/2" grind and 2" min. AC overlay may be required in whole lane widths where multiple utility trench patches associated with this project have degraded the surface of the roadway.
13. The Developer shall be required to construct a 6800 lumen minimum street light in accordance with Escondido Standard Drawing No. E-1-E at each project entrance.
14. All gated entrances and areas shall be designed and improved to the satisfaction of the City Engineer and the Fire Marshal.

GRADING

1. A site grading and erosion control plan shall be approved by the Engineering Department. The first submittal of the grading plan shall be accompanied by 3 copies of the preliminary soils and geotechnical report. The soils engineer will be required to indicate in the soils report and on the grading plan, that he/she has reviewed the grading and retaining wall design and found it to be in conformance with his or her recommendations.
2. A site landscaping and irrigation plan shall be submitted to the Engineering Dept. with the 2nd submittal of the grading plans.
3. All new and disturbed slopes along the Escondido Creek Flood Control Channel and within the City owned property(s) shall be landscaped to the satisfaction of the Community Development Director and City Engineer and maintained and irrigated by the project in perpetuity.
4. All onsite parking and access drives are private and shall be designed and constructed to the requirements of Fire Marshal, Community Development Director and City Engineer. All proposed onsite project improvements shall be included on Grading Plans and be subject to review and approval by the City Engineer, Fire Marshall and Director of Community Development.

5. All proposed retaining walls shall be shown on and permitted as part of the site grading plan. Profiles and structural details shall be shown on the site grading plan and the Soils Engineer shall state on the plans that the proposed retaining wall design is in conformance with the recommendations and specifications as outlined in the Geotechnical Report. Structural calculations shall be submitted for review by a Consulting Engineer for all walls not covered by Regional or City Standard Drawings.
6. Erosion control, including silt fences, straw wattles, interim sloping planting, gravel bags, or other erosion control measures shall be provided to control sediment and silt from the project. The developer shall be responsible for maintaining all erosion control facilities throughout the development of the project.
7. The project owner shall be responsible for the recycling of all excavated materials designated as Industrial Recyclables (soil, asphalt, sand, concrete, land clearing brush and rock) at a recycling center or other location(s) approved by the City Engineer.
8. A General Construction Activity Permit is required from the State Water Resources Board prior to issuance of Grading Permit and the WDID number shall be listed on the Grading plans.
9. All blasting operations performed in connection with the improvement of the project shall conform to the City of Escondido Blasting Operations Ordinance.

DRAINAGE

1. A Final Storm Water Quality Management Plan(SWQMP) in compliance with City's latest adopted Storm Water Standards (2015 BMP Manual) shall be prepared for all onsite and newly created impervious frontage and required offsite improvements and submitted for approval together with the final improvement and grading plans. The Storm Water Quality Management Plan shall include hydro-modification calculations, treatment calculations, post construction storm water treatment measures and maintenance requirements.
2. All site drainage with emphasis on the parking and drive way areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention basins as the primary method of storm water treatment and hydro-modification compliance. The landscape plans will need to reflect these areas of storm water treatment.
3. All on-site trash enclosure areas shall drain toward a landscaped area and include a roof over the enclosure in accordance with the City's Storm Water Management requirements and to the satisfaction of the City Engineer.
4. All onsite storm drains, storm water storage facilities and bio-retention basins constructed with this project shall be considered private. The responsibility for maintenance of these storm drains and all post construction storm water treatment facilities shall be that of the property owner.
5. The Developer will be required to submit a signed, notarized and recorded copy of Storm Water Control Facility Maintenance Agreement to the City Engineer. The maintenance

agreement shall indicate property owner's responsibility for maintenance of all proposed frontage Green Street landscaping, onsite drainage system, storm water treatment and hydro-modification facilities and their drainage systems.

WATER SUPPLY

1. This project is located within the Rincon Del Diablo Municipal Water District. It will be the developer's responsibility to make all arrangements with the Rincon District as may be necessary to provide water service for domestic use and fire protection.
2. All onsite detector checks and fire hydrants shall be designed to be located as determined by the Fire Marshal and approved by the Rincon Del Diablo Municipal Water District.

SEWER

1. The Developer is required to design and construct an onsite/offsite public sewer system and access to serve the project in accordance with the City of Escondido Design Standards and to the requirements of Utilities Engineer.
2. All sewer laterals will be considered a private sewer system. The property owner will be responsible for all maintenance of these laterals to the public sewer main.
3. All sewer laterals shall be 6" PVC minimum with a standard clean-out at the edge of the public right of way and/or at all angle points and shall be designed and constructed per current UPC.
4. No trees or deep rooted bushes shall be planted within 10' of any sewer lateral or within 15' of any public sewer main.

EASEMENTS AND DEDICATIONS

1. The Developer shall make all necessary dedications for public rights-of-way on the following street contiguous to the project to bring the roadways to the indicated classification.

STREET

Harmony Grove Road

CLASSIFICATION

Industrial (36' CL to R/W)

2. The developer shall dedicate to the public a 20-foot radius corner rounding at the intersection of Harmony Grove Road and Enterprise Street.
3. Necessary public utilities easements for sewer shall be granted to the City. The minimum easement width is 20 feet.
4. All easements, both private and public, affecting subject property shall be shown and delineated on the grading and improvement plans.
5. The project owner is responsible for making the arrangements to quitclaim all easements of record which conflict with the proposed development prior to issuance of building permit,

unless approved by the easement owner. If an easement of record contains an existing utility that must remain in service, proof of arrangements to quitclaim the easement once new utilities are constructed must be submitted to the City Engineer prior to issuance of Grading or Building permits, as determined by the City Engineer.

Material necessary for processing a dedication, easement, or quitclaim shall include: a current grant deed or title report, a legal description and plat of the dedication, easement, or quitclaim signed and sealed by a person authorized to practice land surveying (document size) and traverse closure tapes. The City will prepare all final documents.

REPAYMENTS, FEES AND CASH SECURITIES

1. The project owner shall be required to pay all development fees, including any repayments in effect prior to approval of the grading or public improvement plans. All development impact fees are paid at the time of Building Permit or as determined by the Building Official.
2. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public or private property and improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security and the grading permit will be revoked by written notice to the project owner until the required cash security is replaced. The cleanup cash security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security deposit for the project shall be \$50,000.
3. The project owner shall provide the city with cash contribution in the amount of \$151,000 (256 ADT x \$590/trip) towards future construction of Citracado Parkway between Andreasen Drive and Harmony Grove Village Parkway. The required cash contribution shall be deposited with the City Engineer prior to issuance of Building Permit.

UTILITY UNDERGROUNDING AND RELOCATION

1. All existing overhead utilities within the subdivision boundary or along fronting streets shall be relocated underground as required by the Undergrounding Ordinance. The developer may request a waiver of this condition by writing a letter to the City Engineer explaining his/her reasons for requesting the waiver. The developer will be required to pay a waiver fee as adopted by City Council resolution and the existing overhead utilities may still need to be relocated to accommodate the project and/or any required public improvements.
2. All new dry utilities to serve the project shall be constructed underground.
3. The Developer shall sign a written agreement stating that he has made all such arrangements as may be necessary to coordinate and provide utility construction, relocation and undergrounding.

**ADDENDUM TO THE FINAL
MITIGATED NEGATIVE DECLARATION
FOR THE ESCONDIDO INNOVATION CENTER
PROJECT**

Project Case #PHG 16-0012; ENV 16-0008; Ordinance No. 2017-02
Address: 1925 Harmony Grove Road
Escondido, CA 92029
Assessor Parcel No. 235-050-5800

Prepared for:

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

Prepared by:

RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101

November 2017

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APPENDICES

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C:	Air Quality Analysis for the Harmony Grove Industrial Project, RECON Environmental, August 28, 2017
D:	Greenhouse Gas Analysis for the Harmony Grove Industrial Project, RECON Environmental, August 28, 2017
E:	Final Engineering Drainage Study for 1925, 2005 Harmony Grove Road, Escondido, CA, Masson & Associates, Inc., September 5, 2017
F:	City of Escondido Priority Development Project Storm Water Quality Management Plan, Masson & Associates, Inc., November 9, 2017
G:	Noise Analysis for the Harmony Grove Industrial Project, RECON Environmental, September 19, 2017
H:	Victory Industrial Park/Escondido Innovation Center: Warehouse Proposal, Linscott, Law, & Greenspan, September 22, 2017

A. Introduction

On January 11, 2017, the Escondido City Council adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program for the Escondido Innovation Center (EIC) Project (PHG 16-0012; ENV 16-0008; Ordinance No. 2017-02), referred to herein as the EIC MND. The Initial Study and MND evaluated the impacts of a proposed industrial development on 5.76 acres, south of Harmony Grove Road in the City of Escondido. The analysis identified several mitigation measures to address and mitigate potentially significant impacts to less than significant levels. The adopted EIC MND is included as Appendix A.

The EIC Project (PHG 16-0012; ENV 16-0008) had a companion industrial development planned for construction on 5.25 acres of land immediately to the south, also on the southern side of Harmony Grove. The City Council adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program for this project, called the Victory Industrial Park (VIP) (PHG 15-0042; ENV 15-0017), on September 28, 2016. Subsequent to the EIC and VIP project approvals in January 2017 and September 2016 respectively, the applicant has refined the project details and design, including: (1) the consolidation of the EIC and VIP planned development sites into a 11.04-acre site and (2) construction of a larger industrial building within a larger project footprint. Other project revisions are listed in Section D of this document. In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, the City, acting as a lead agency, must accumulate and evaluate EIC and VIP Project revisions into a single CEQA addendum. This addendum addresses the proposed modifications to the EIC Project and provides an evaluation of potential environmental impacts in relation to the original project evaluated in the adopted MND for the EIC Project. The addendum is an informational document, intended to be used in the planning and decision making process as provided for under Section 15164 of the CEQA Guidelines. The addendum does not recommend approval or denial of the proposed modification to the project. The conclusion of this addendum is that the proposed changes to the project will neither result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the previously adopted MND. Thus, a subsequent MND need not be prepared.

B. Statutory Background

The City of Escondido is the CEQA lead agency responsible for the proposed EIC Center project. Under the CEQA, an addendum to a certified Environmental Impact Report (EIR) or a Negative Declaration may be prepared if minor technical changes or additions to the proposed project are required or if none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR [or MND] have occurred (CEQA Guidelines § 15164[b]). An addendum is appropriate if the project changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The addendum need not be circulated for public review (CEQA Guidelines §15164[c]); however, an addendum is to be considered along by the

decision-making body prior to making a decision on the project (CEQA Guidelines § 15164[d]).

This MND addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the EIC MND remain substantively unchanged by the revised project description detailed herein and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous MND. Further, rather than only focusing on the characterization of whether the project is “new” or “old,” the City has also evaluated the previous environmental document to determine if it retains any relevance in light of the proposed changes, and if any major revisions to the document are required due to the involvement of new, previously unstudied significant environmental effects. The subsequent review provisions of CEQA are designed to ensure that an agency proposing changes to a previously approved project explores environmental impacts not considered in the original environmental document. This assumes that some of the environmental impacts of the modified project are considered in the original environmental document, such that the original document retains relevance to the decision-making process. If it is wholly irrelevant, then it is only logical that the agency starts over from the beginning. The City has determined that project changes will not require major revisions to the initial environmental document. Accordingly, recirculation of the MND for public review is not necessary pursuant to Section 15164 of the CEQA Guidelines. Therefore, a decision was made by the City of Escondido not to prepare a subsequent Negative Declaration pursuant to Section 15162 of the CEQA guidelines. To support this decision, the following discussion describes the proposed project modifications and the associated environmental analysis.

C. Summary of Original Project Description

The EIC MND evaluated two options for industrial development on a 5.76-acre site (1925 Harmony Grove Road; Assessor’s Parcel Number [APN] 235-050-5800). Option A considered development of the site with one 98,500-square-foot industrial building and Option B considered development of the site with three industrial buildings with a total square footage of 86,010 square feet. The project square footage for Option A is used for comparative purposes in this addendum, as it represents the worst case project for purposes of evaluating impacts of the proposed project changes. The EIC MND project boundaries and site plan for Option A are shown in Figures 1 and 2, respectively. Approximately 15,000 to 18,000 cubic yards of import were proposed to raise the elevation of the site above the 100-year flood elevations, to approximately 624 feet above mean sea level (AMSL). Primary access to the site was identified at the western project boundary via Harmony Grove Road. A driveway along the northern perimeter was also proposed, with its use being limited to smaller trucks and vehicles. The project included improvements to Harmony Grove Road along the property’s western frontage, as well as construction of new curb, gutter, and pavement.

The EIC MND found potentially significant impacts would occur to biological resources (raptors, nesting birds, and non-native grasslands), land use (a conflict with applicable habitat conservation plan), cultural resources and tribal cultural resources (potential

disturbance of resources during grading), paleontological resources (potential disturbance of fossils during grading), and transportation/traffic (Harmony Grove/Hale Avenue intersection; Harmony Grove Road from Project Access A to Enterprise Street; Harmony Grove Road from Enterprise Street to Hale Avenue; and Hale Avenue from Harmony Grove Road to 9th Avenue). Mitigation was incorporated that would reduce all impacts to less than significant.

D. Project Revisions

Since adoption of the EIC MND, revisions to the project are proposed to allow for development of a larger industrial building over an expanded project footprint. Specifically, the project changes are identified below:

- Increase in project footprint from 5.76 acres to 11.04 acres
- Change in occupancy mix from industrial park/office to warehousing
- Increase in industrial square footage from 98,500 square feet to 212,088 square feet of industrial space
- A 8,700-cubic-yard reduction in required import compared to the import requirements identified for the EIC Project (PHG 16-0012; ENV 16-0008) and the VIP Project (PHG 15-0042; ENV 15-0017) combined
- Increase in parking spaces from 198 spaces to 220 spaces
- Increase in the height of the wall adjacent to residences to the north from 6 feet to 8 feet tall based on requests from adjacent property owners (Appendix B)
- Redesign of bioretention areas
- Shift main project entry driveway to the south approximately 125 feet

The revised project footprint and site plan are shown in Figures 3 and 4, respectively. The revised project would develop a 212,088-square-foot industrial building on a triangular-shaped 11.04-acre project site. The building would accommodate 201,588 square feet of warehouse space in addition to 10,500 square feet of office space. The design of the wall adjacent to residents to the north was revised to an 8-foot-tall wall to accommodate a request by the adjacent property owners to increase the wall height. Three detention basins would be installed on the project site, located at each of the three corners of the site. The main access to the project site would be from the west side of the project site, approximately 550 feet south of Enterprise Street. A secondary project access driveway would be provided at the north end of the project site along Harmony Grove Road. Truck access would be limited to the main project access on the west side of the project site. Surface parking, landscaping, and fire and emergency access drives would be provided around the perimeter of the building. Parking for 220 vehicles (including seven accessible stalls) and 14 trailer truck stalls would be provided on-site. Refer to Figure 5 for the project landscape plan. Figures 6, 7 and 8 provide north-south, west and east elevations of the proposed buildings, respectively. Figures 9a through 9c provide project renderings.

The focus of the impact analysis contained herein will focus on whether the expanded project footprint and increased industrial square footage proposed with the revised EIC

project would result in any new or more severe impacts not previously identified in the adopted EIC MND.

E. Environmental Setting

Project site is located in the City of Escondido, west of Interstate 15, and south of State Route 78. The site is located at the eastern terminus of Enterprise Street, south and east of Harmony Grove Road, and just north of Escondido Creek. The project site encompasses two parcels (APNs 235-050-1500 and 235-050-5800) totaling 11.4 acres. The EIC MND evaluated development on the northern project parcel (APN 235-050-5800) only. The northern project parcel is undeveloped, consisting of non-native grassland, eucalyptus woodland, and disturbed lands. The revised project footprint now encompasses a larger 11.04-acre area that includes the parcel directly to the south of the original project area. This southern project parcel was recently approved for development with two industrial buildings totaling 91,000 square feet in addition to associated surface parking, landscaping, and infrastructure (Victory Industrial Park; PHG 15-0042; ENV15-0017 approved by City Council September 28, 2016). Since adoption of the Victory Industrial Park (VIP) MND, a grading permit for the VIP project site was issued and the site has been graded. Thus, the existing condition of the expanded project footprint is disturbed from recent grading and site preparation for development.

The area surrounding the project site is generally developed with industrial uses to the west and northwest; single-family residences immediately adjacent to the north (north and south of Harmony Grove Road), and the natural drainage channel of Escondido Creek located along the eastern and southern boundary of the project site. The Escondido Hale Avenue Resource Recovery Facility (HARRF) is located southeast of the site across Escondido Creek with large rural-estate residential development further to the southwest. The Escondido Creek is in a concrete-lined channel north of the project site and is a natural channel along the eastern boundary of the project site with a paved utility maintenance access road that runs along the channel adjacent to the project site.

Image Source: Nearmaps (flown June 2017)



 Project Boundary

RECON

M:\JOBS5\8811\common_gis\fig1_eic.mxd 9/20/2017 sab

FIGURE 1
EIC MND Project Boundary



Image Source: Nearmaps (flown June 2017)



 Project Boundary

RECON

M:\JOBS5\8811\common_gis\fig3_eic.mxd 9/20/2017 sab

FIGURE 3
Revised EIC Project Boundary

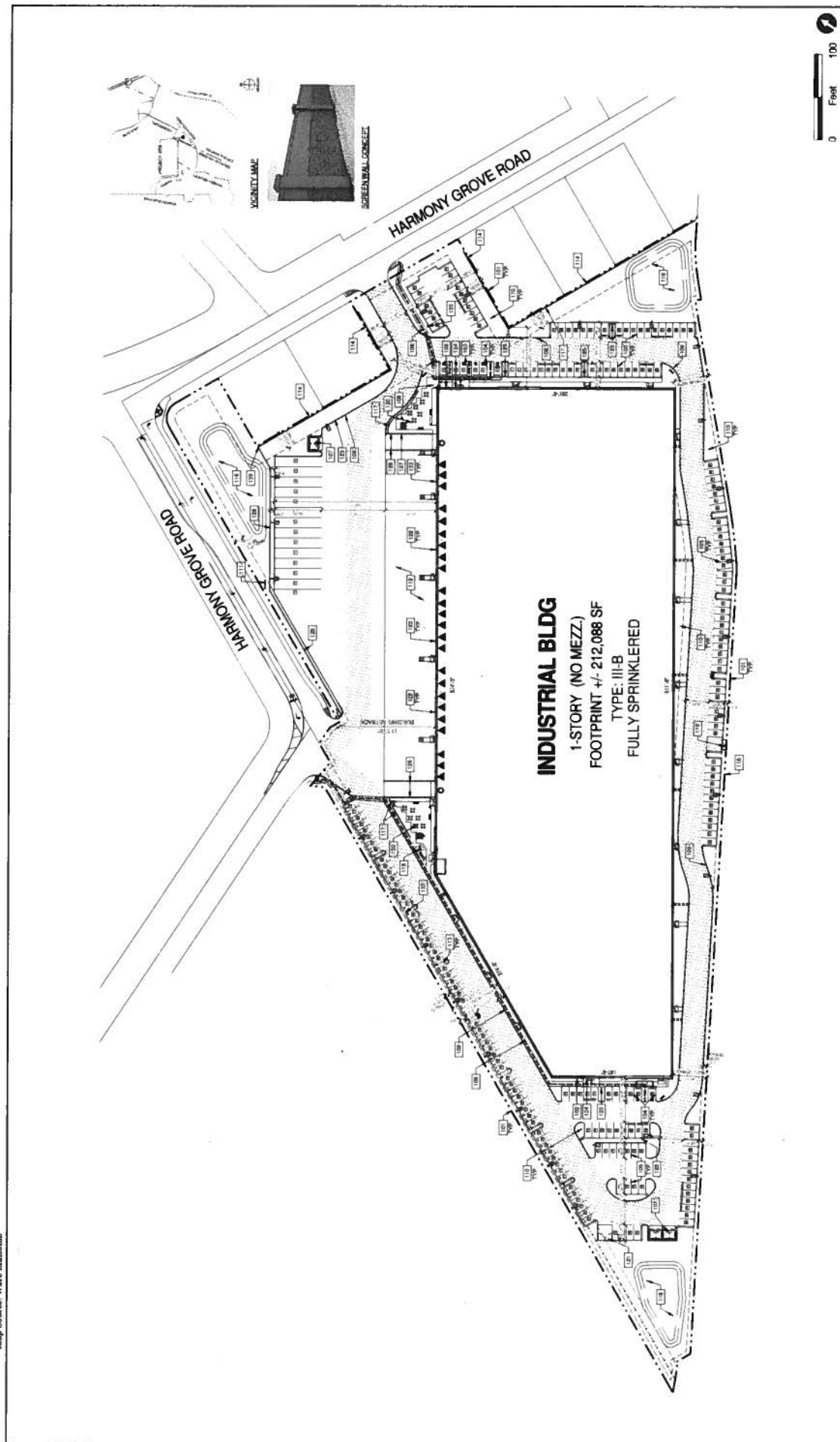


FIGURE 4
Revised EIC Site Plan

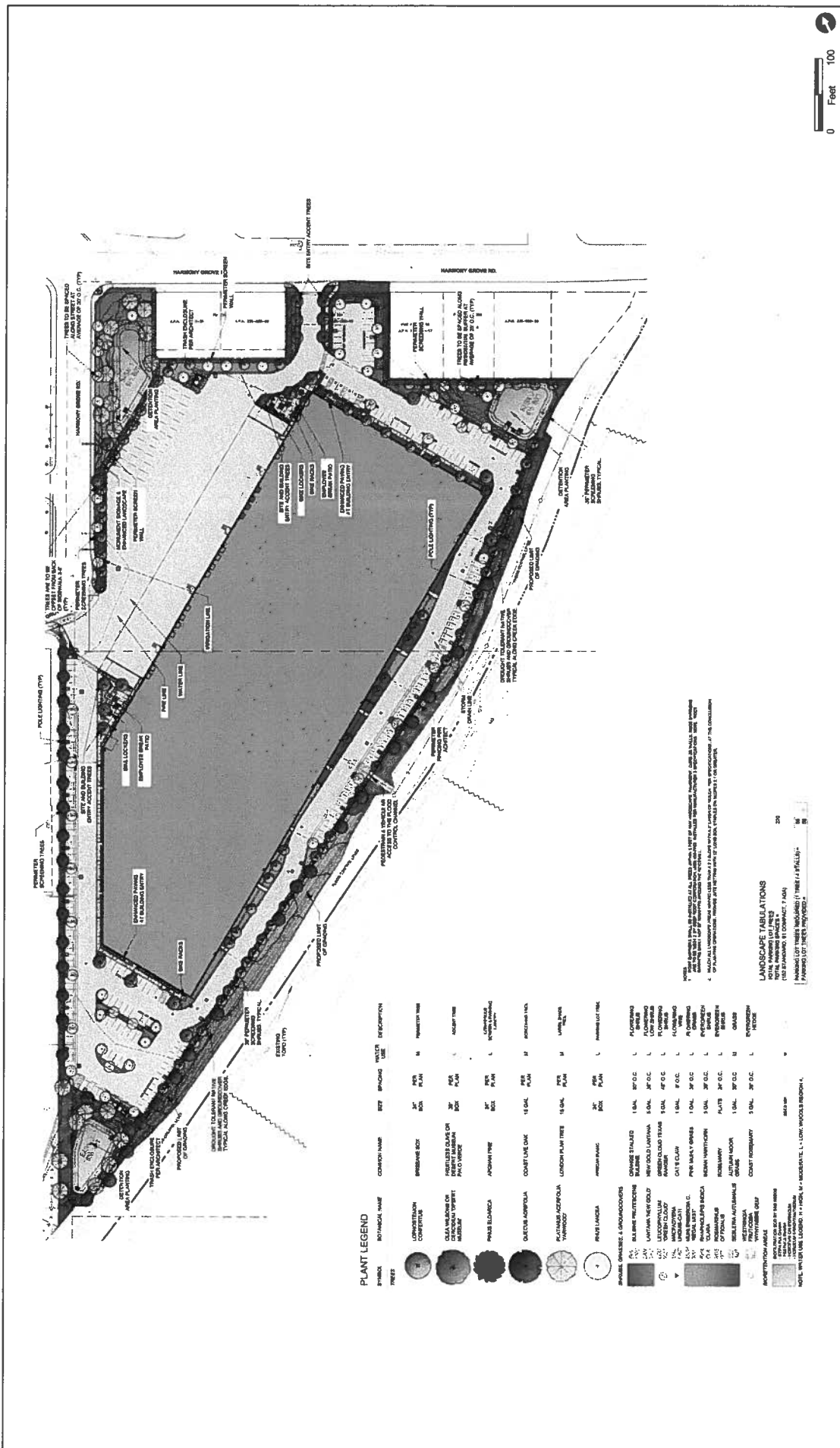
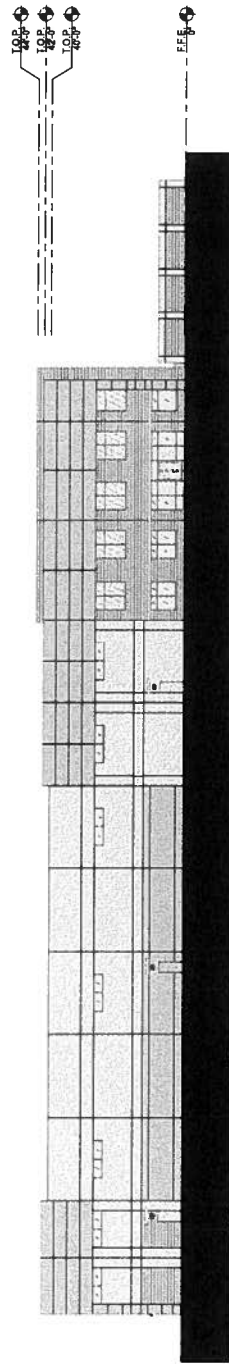
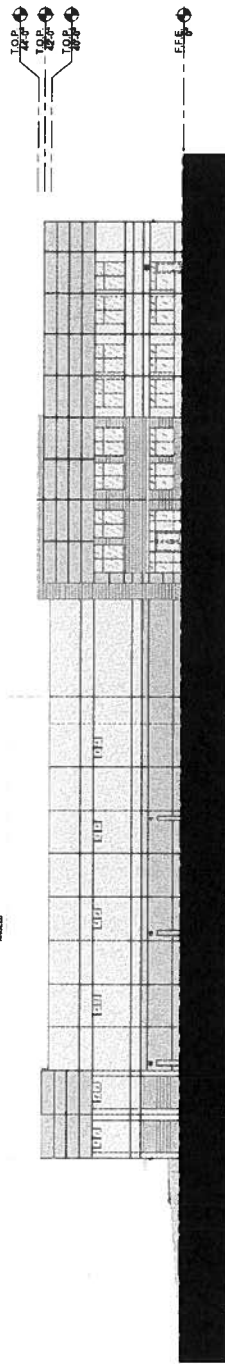


FIGURE 5
Landscape Plan



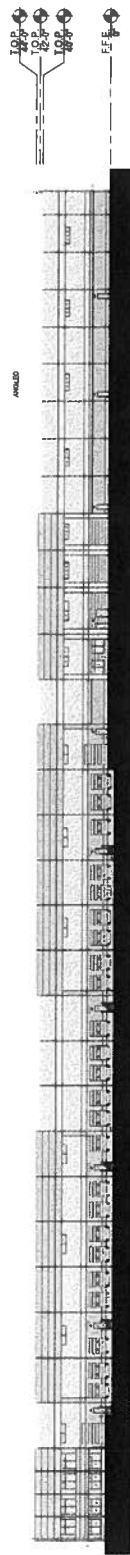
NORTH - EXTERIOR ELEVATION **A**
SCALE 1/8" = 1'-0"

AWEB

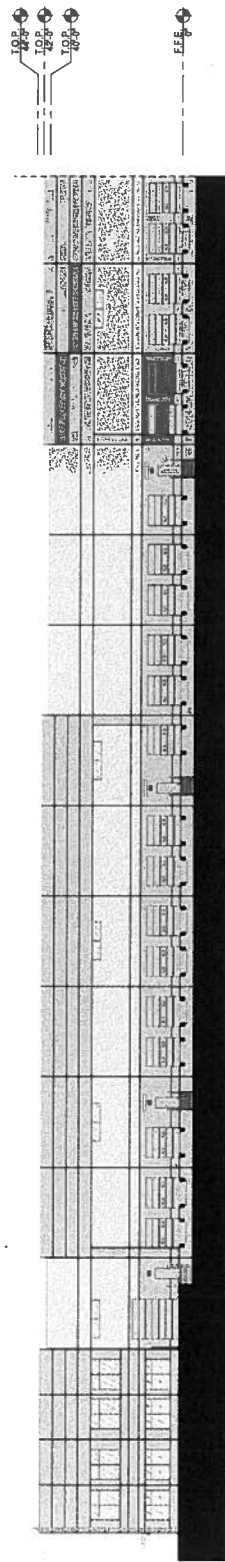


SOUTH - EXTERIOR ELEVATION **B**
SCALE 1/8" = 1'-0"

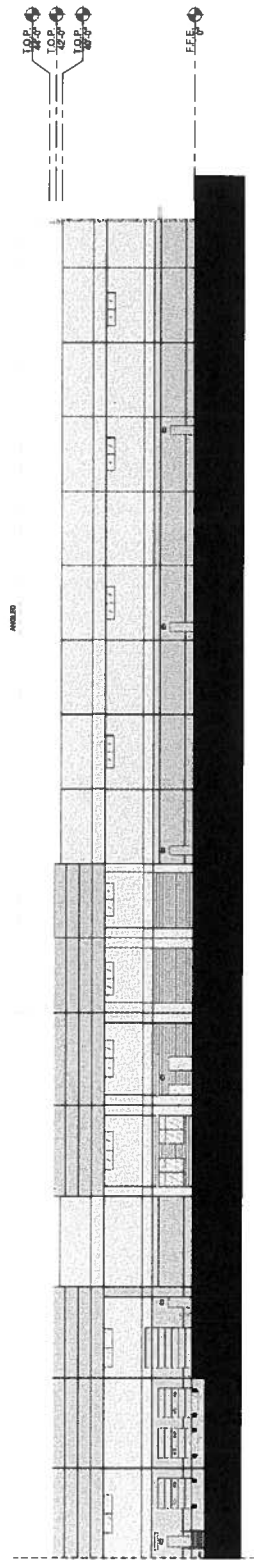
FIGURE 6
North-South Elevations



WEST - EXTERIOR ELEVATION - OVERALL
SCALE 1/8" = 1'-0"

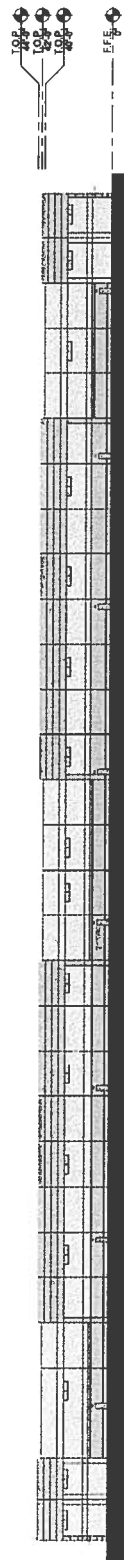


WEST - EXTERIOR ELEVATION - PARTIAL
SCALE 1/8" = 1'-0"

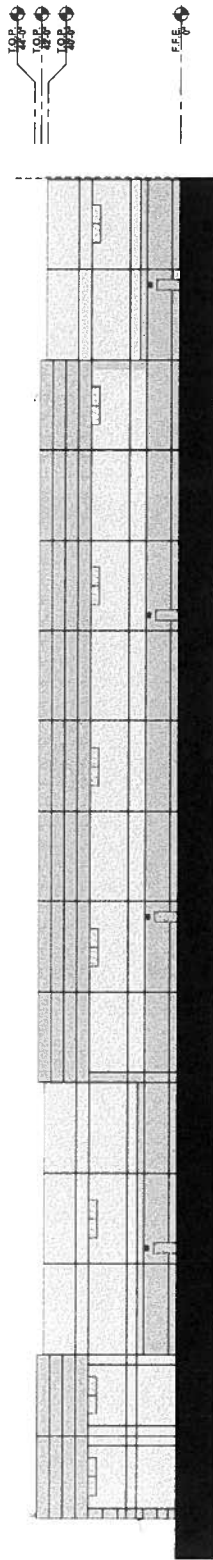


WEST - EXTERIOR ELEVATION - PARTIAL
SCALE 1/8" = 1'-0"

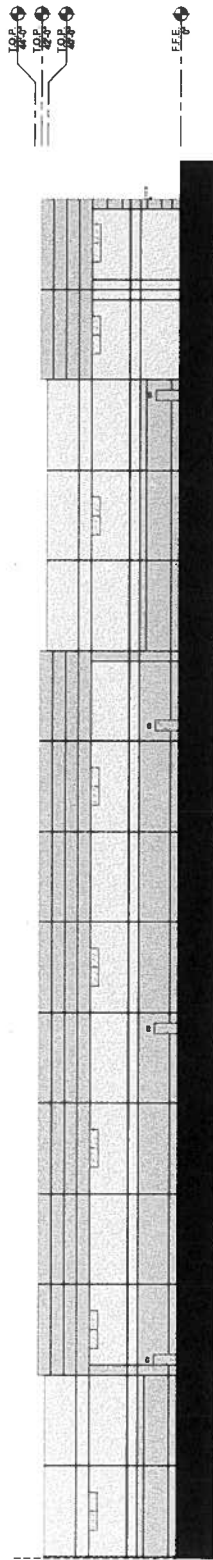
FIGURE 7
West Elevations



EAST - EXTERIOR ELEVATION- OVERALL (D)
SCALE: 1/8" = 1'-0"



EAST - EXTERIOR ELEVATION- PARTIAL (D1)
SCALE: 1/8" = 1'-0"



EAST - EXTERIOR ELEVATION- PARTIAL (D2)
SCALE: 1/8" = 1'-0"

FIGURE 8
East Elevations

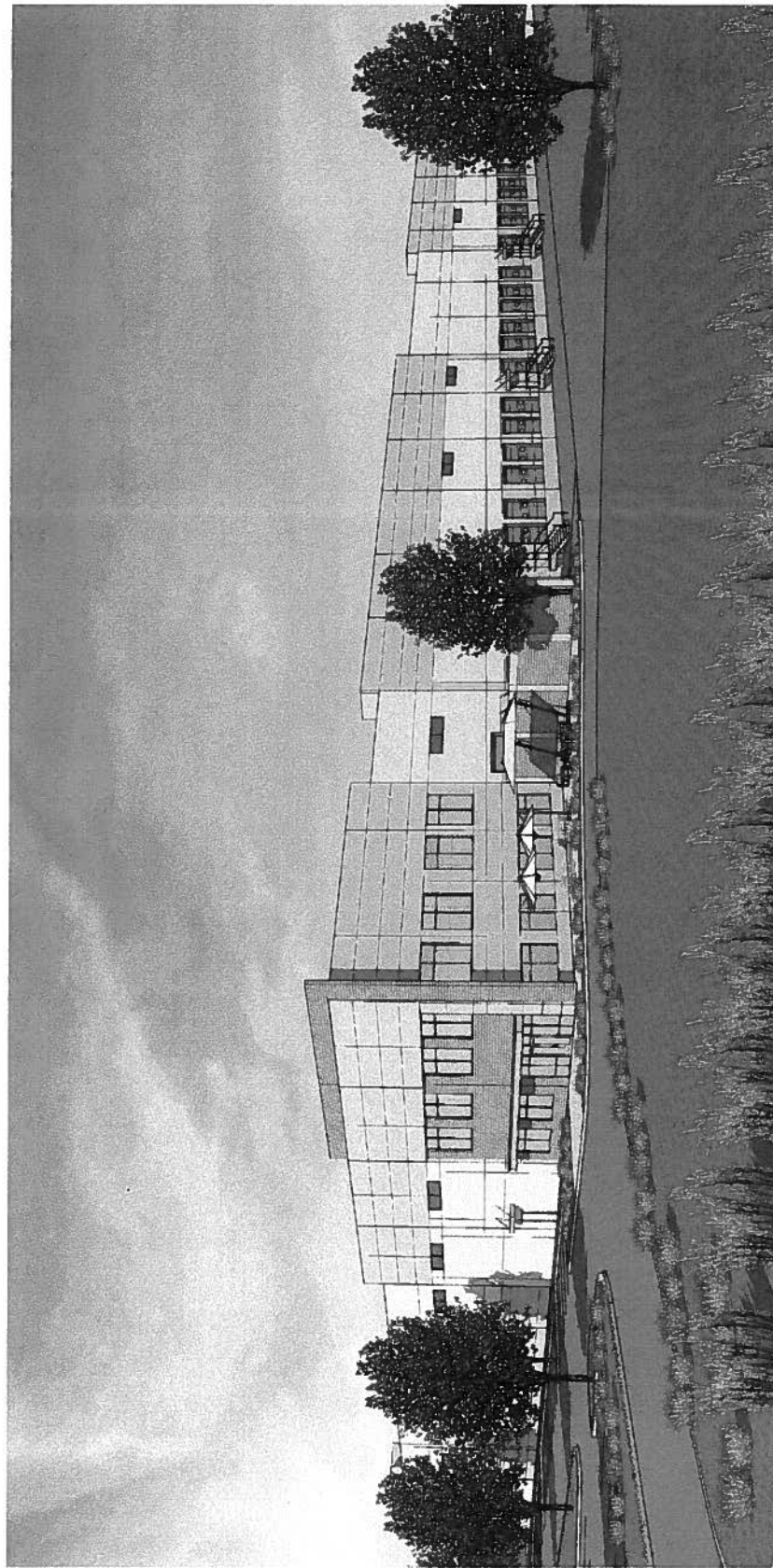


FIGURE 9a
Project Renderings

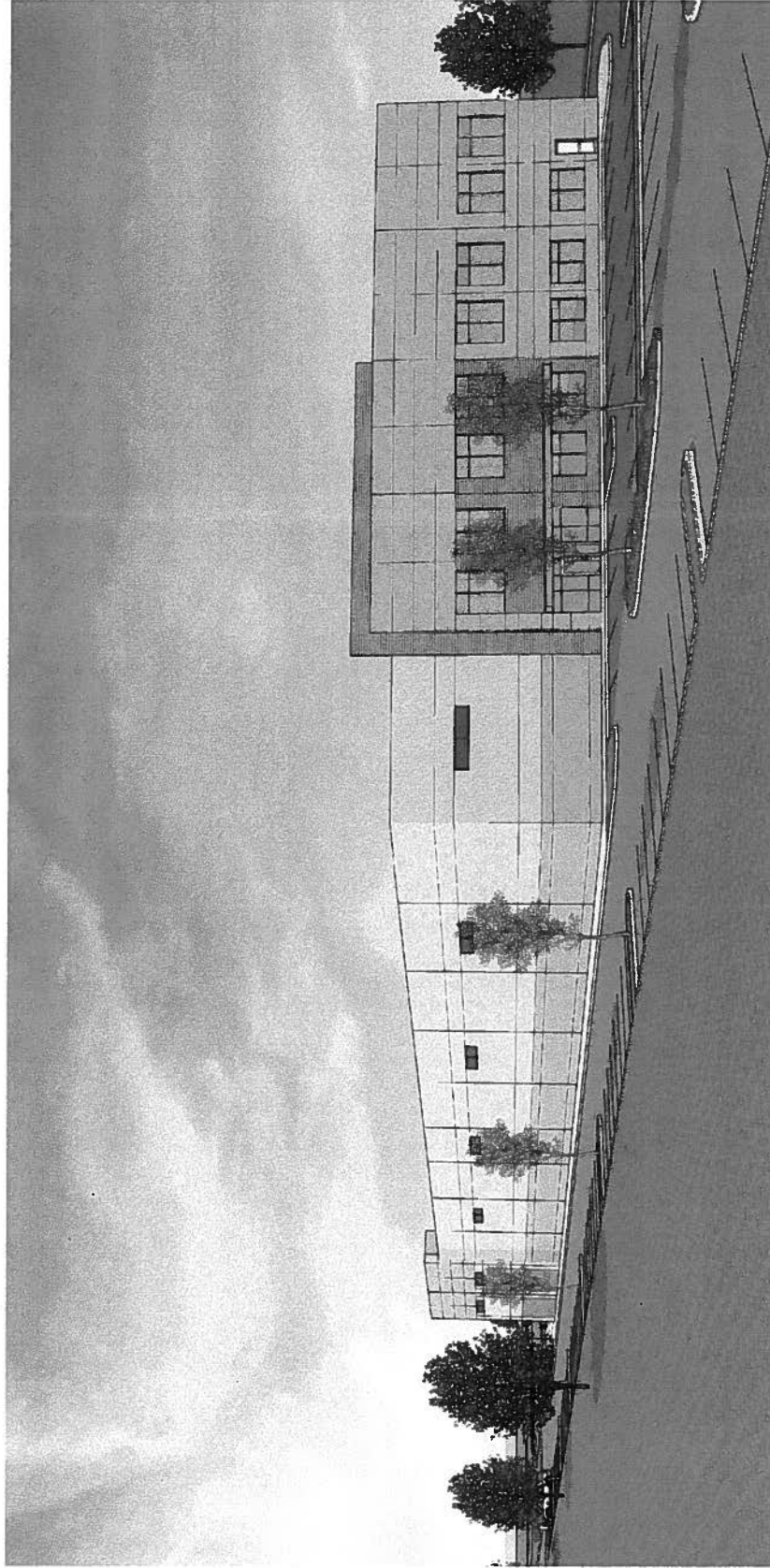


FIGURE 9b
Project Renderings

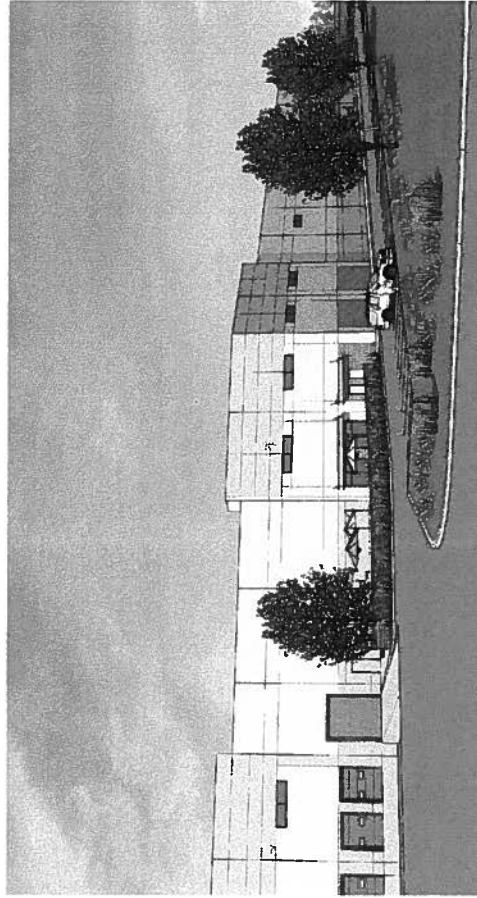
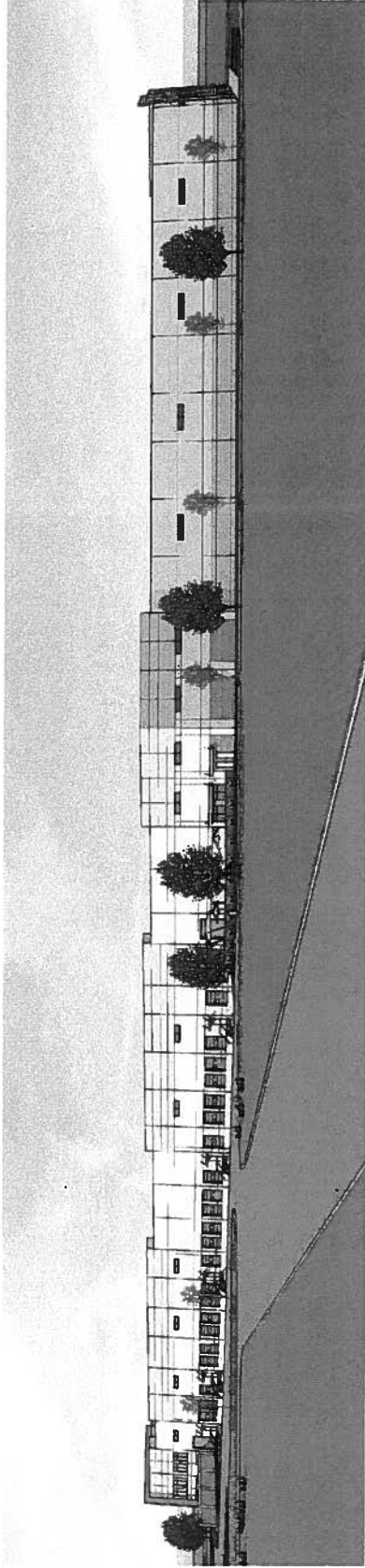


FIGURE 9c
Project Renderings

F. Impact Analysis

This document is an addendum to the previously adopted EIC MND referenced above. This MND addendum provides the project-specific environmental review pursuant to the CEQA to demonstrate the adequacy of the EIC MND relative to the revised project. As indicated above, the previous MND identified significant impacts and mitigation related to biological resources, cultural resources and tribal cultural resources, paleontological resources, and transportation/traffic. The analysis below discusses the adequacy and applicability of previous mitigation measures to the proposed project. In addition, the analysis below addresses whether any new or more severe impacts would result from the project revisions and whether any additional mitigation measures beyond those previously identified in the MND would be required.

1. Aesthetics

Escondido Innovation Center MND

The EIC MND identified a less than significant impact related to aesthetics. The MND found that the project site is not located within the immediate vicinity of notable ridgelines, that public views are limited, and that the project would not have an adverse effect on a scenic vista identified in the City's General Plan. In addition, the project would have no impact on a scenic resource within a state scenic highway corridor, as there are no officially designated or eligible highways within the project area and there are no scenic resources on the project site.

In addition, the EIC MND found that with the proposed building architectural details, proposed landscaping, and truck circulation plan that directs large truck traffic to the western project driveway, the proposed industrial operations would not substantially degrade the existing character or quality of the site and its surroundings, and impacts would be less than significant. The EIC MND found that impacts associated with lighting and glare would be less than significant, as new nighttime lighting as a result of the project would be compatible with existing development and would not adversely affect nighttime views in the area, as all new lighting would be required to be in compliance with the City's Outdoor Lighting Ordinance (Escondido Municipal Code, Chapter 33, Article 35).

Revised Project

The revised project would result in development of a larger industrial building over a larger area, and would increase building height from 38 feet to 40 feet. Additionally, building parapets and architectural features would be provided in certain locations that would increase the height of the structure up to 44 feet. Overall, while the square footage of the project would be greater, the overall scale and architectural features would be similar to the original project and to industrial developments in the surrounding area. Refer to Figures 6 through 8 for project elevations showing architectural features and Figures 9a through 9c for project renderings. The building design would incorporate architectural variation in

materials, colors, and design elements that would break up the massing of the structure and provide visual interest. Similar to the EIC, the project would not be located within the immediate vicinity of notable ridgelines, and the project would not have an adverse effect on a scenic vista identified in the City's General Plan. Views from the surrounding roadways adjacent to the project site do not include any scenic resources that are identified as significant, and there are no designated state scenic highways within the project area.

Development of the larger industrial building would alter the existing character of the vacant property; however, development would be consistent with the light industrial buildings in the surrounding area. The larger footprint included with new proposed changes is of the type and intensity of use generally characteristic of the surrounding industrial area. The proposed buildings would be designed with exterior colors, materials, and architectural features compatible with adjacent industrial development and surrounding land uses, similar to the EIC project. The on-site buildings would be set back from the property line per the City of Escondido's Development Standard setback criteria. The bulk, scale, and design of the proposed buildings would be consistent with the visual character and quality of the surrounding area. The project would comply with the City's Municipal Code for lighting. All loading areas would be screened from view, to the maximum extent possible, with a screening wall that is of high-quality material and compatible to the main structure on the subject site and to other structures nearby. Therefore, the visual character and quality impacts of the project would be less than significant, consistent with the EIC MND.

Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

2. Agricultural Resources

Escondido Innovation Center MND

The EIC MND identified no impact related to agricultural and forest/timberland resources, as the project site is not used for agriculture or forestry and the area has been developed with single-family residences and light industrial uses. The site is not zoned for agricultural or forest land uses and is not adjacent to areas zoned for or in agricultural use or forestland. The EIC MND identified no impact related to agricultural or forestry resources.

Revised Project

The new project area added to the project site has not been used for agricultural resources or forestry, is not adjacent to such uses, and is not zoned or designated for agriculture or forestry uses. Thus, similar to the EIC MND, the revised project would have no impact to agricultural, forestry, or timberland resources.

Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

3. Air Quality

Escondido Innovation Center MND

The Air Quality Analysis prepared for the EIC MND concluded that the project would have a less than significant impact related to air quality and odors, and that the project would not conflict with or obstruct implementation of the Regional Air Quality Strategy (RAQS) or the California State Implementation Plan (SIP). Additionally, the EIC MND concluded that project construction and operational emissions would not exceed significance thresholds as determined under the Escondido Municipal Code. As such, the project would not generate emissions in quantities that would result in an exceedance of the National Ambient Air Quality Standards or California Ambient Air Quality Standards for ozone, particulate matter less than 10 microns (PM₁₀) or 2.5 microns (PM_{2.5}) in diameter. Emissions would be less than significant and, therefore, the project would not result in a cumulatively considerable increase in any criteria pollutant for which the region is in nonattainment. In addition, the MND concluded that fugitive dust emissions would be temporary and would not generate an ongoing, substantial source of emissions that could adversely affect surrounding sensitive receptors, as the project would be required to comply with San Diego Air Pollution Control District rules and regulations.

Revised Project

The revised project would result in a greater square footage of industrial uses compared to what was analyzed in the EIC MND. Thus, the revised project was evaluated in an Air Quality Analysis prepared by RECON Environmental, Inc., dated August 28, 2017 (Appendix C). The air quality analysis was conservative as it was based on a slightly larger building square footage (212,275 sf analyzed versus 212,088 sf proposed) and was based on trip generation estimates of this larger square footage. As detailed in the air quality analysis, no additional significant impacts were identified as a result of the revised project square footage and project footprint. Similar to the EIC MND, the proposed light industrial use would be consistent with the General Plan land use designation for the site, which is LI-Light Industrial and ensures that the project would be consistent with the RAQS. As detailed in Appendix C and summarized below, project emissions are not anticipated to exceed applicable regional thresholds for either construction or operation emissions. Table 1 summarizes the estimated construction emissions generated by the revised project, while Table 2 summarizes the estimated operational emissions generated by the revised project.

Table 1
Summary of Worst-case Construction Emissions
 (pounds per day)

	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Site Preparation	5	48	23	0	21	12
Excavation/Shoring	5	60	36	0	11	6
Building Construction	3	28	22	0	3	2
Paving	2	15	15	0	1	1
Architectural Coatings	15	2	2	0	0	0
Maximum Daily Emissions	15	60	36	0	21	12
<i>Significance Threshold</i>	<i>75</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>55</i>

Table 2
Summary of Project Operational Emissions
 (pounds per day)

	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	5	0	0	0	0	0
Energy Sources	0	0	0	0	0	0
Mobile Sources	2	16	19	0	5	1
Total	7	16	20	0	5	1
<i>Significance Threshold</i>	<i>55</i>	<i>250</i>	<i>550</i>	<i>250</i>	<i>100</i>	<i>55</i>

Neither the original EIC project nor the revised project would result in regional emissions that would exceed National Ambient Air Quality Standards or California Ambient Air Quality Standards or contribute to existing violations but would result in a less than significant air quality impact. In addition, similar to the EIC project, the revised project would not result in a signalized intersection to operate at a Level of Service E or worse and would therefore not result in a carbon monoxide (CO) hot spot. Impacts to sensitive receptors would be less than significant. Exposure to odors would be the same as identified in the EIC MND and would be less than significant. Therefore, similar to the EIC MND, all air quality impacts would be less than significant.

Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

4. Biological Resources

Escondido Innovation Center MND

The EIC MND evaluated potential biological resource impacts associated with development of the 5.76-acre EIC project site. The following potentially significant biological resources impacts were identified:

- **Sensitive Species:** The EIC MND identified impacts to nesting raptors (i.e., Cooper's hawk) or nesting migratory birds if tree removal or construction occurs during the typical breeding season (January 1 to September 1)

- **Sensitive Habitat:** The EIC MND identified significant impacts to 2.17 acres of non-native grassland.

No impacts were identified to wetlands or vernal pools as none of these resources were identified on the project site. Additionally, no impact was identified to any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors or nursery sites. No conflicts with local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance were identified. The EIC MND identified the following mitigation measures to reduce potentially significant impacts:

MM-BIO-1 Prior to issuance of grading permits, the following shall be identified on the grading plan:

A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances, and proposed disturbance activities to determine an appropriate distance of a temporal buffer.

MM-BIO-2: Prior to issuance of grading permits, the following shall be identified on the grading plan:

If project construction cannot avoid the period of January 1 through September 1, a qualified biologist shall survey potential nesting vegetation within the project site for nesting birds prior to commencing any project activity. Surveys shall be conducted at the appropriate time of day, no more than three days prior to vegetation removal or disturbance. Documentation of surveys and findings shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds are observed and concurrence is received, project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 200 feet (500 feet for special status species and raptors) in all directions on-site, and this area shall not be disturbed until after September 1 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the breeding season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.

MM-BIO-3: Prior to the issuance of grading permits, impacts to non-native grassland shall be mitigated at a ratio of 0.5:1 and shall consist of 1.09 acres. Mitigation shall be provided by either (1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or (2) purchase of non-native grassland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City.

The MND concluded that implementation of these mitigation measures would ensure compliance with the City's Multiple Species Conservation Program Draft Subarea Plan and would reduce biological resource impacts to less than significant.

Revised Project

The revised project encompasses a larger project footprint than what was evaluated in the EIC MND, from 5.76 acres to 11.04 acres. The additional area included in the revised project was the subject of a previous environmental analysis associated with the VIP project (PHG 15-0042; ENV15-0017), which was approved by City Council on September 28, 2016. The VIP MND identified a number of biological resource impacts and identified mitigation to reduce biological resource impacts to less than significant. Since the approval of the VIP project, all biological resource mitigation for that project site has been satisfied and the entire area has been graded in anticipation of development. Specifically, 0.01 acre of wetland re-establishment mitigation credits were purchased at the Brook Forest Mitigation Bank and 1.28 acres of non-native grassland credits were purchased at the Daley Ranch Conservation Bank. Prior to grading of the site, a Nesting Bird Survey was conducted that concluded no nesting birds were present. Evidence of mitigation satisfaction is on record with the City. Thus, the additional area that is now part of the revised EIC project is now 100 percent disturbed from authorized grading, and the prior habitat that was present on the project site was fully mitigated prior to grading. Therefore, the environmental documents for EIC and VIP retain their relevance as the new proposed changes have been adequately analyzed for biological analysis, impacts, and mitigation requirements; and the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous EIC MND or as been previously mitigated through implementing the MMRP, as of this writing, for the VIP Project. Thus, no new or more severe impacts to biological resources would occur from the revised EIC project footprint.

The mitigation measures for biological resources identified in the EIC MND would apply to the revised project and would become conditions of the revised project approval. These mitigation measures would fully mitigate for the biological resource impacts of the revised EIC project. Thus, major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

5. Cultural Resources

Escondido Innovation Center MND

The EIC MND did not identify a significant impact to historical resources as no historical structures or features were located on the project site. A records search was completed, which identified 48 previously recorded cultural resources within a one-mile radius of the project site. None of these resources was mapped within or adjacent to the project site. No Sacred Lands were identified in the project area by Native American monitors/representatives from the San Luis Rey Band of Mission Indians and the

Kumeyaay Nation; however, two bedrock milling features were found during the archaeological survey. Archaeological testing was conducted by RECON around these milling features, and the testing concluded that the site does not represent a significant archaeological resource as defined by CEQA or the City of Escondido.

The MND determined that ground-disturbing activities, such as grading or excavation have the potential to directly or indirectly impact undiscovered subsurface archaeological resources, which would represent a significant impact. No dedicated cemetery or human remains were identified on the project site. However, in the unlikely event that remains are located on-site, such remains would be handled in accordance with procedures of the Public Resources Code Section 5097.98, the California Government Code Section 27491, and the Health and Safety Code Section 7050.5. The EIC MND included the following mitigation measure in order to ensure impacts to archeological materials would be minimized, and buried cultural resources recovered and handled properly.

MM-CUL-1: An archaeological resources monitoring program shall be implemented, which shall include the following:

1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City of Escondido that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the City. The City, prior to any preconstruction meeting, shall approve all persons involved in the monitoring program.
2. The qualified archaeologist and a Native American representative(s) shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. Native American monitors/representatives from the Rincon Band of Luiseno Indians, the San Luis Rey Band of Mission Indians and the Kumeyaay Nation shall be invited to participate in the monitoring program.
3. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full time to perform inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features.
4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the project manager at the time of discovery. The archaeologist, in consultation with the project manager for the lead

agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities shall be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency, then carried out using professional archaeological methods. If any human bones are discovered, the County coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC [Native American Heritage Commission], shall be contacted in order to determine proper treatment and disposal of the remains.

6. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
7. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.
8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.

With implementation of MM-CUL-1, the EIC MND found impacts to cultural resources would be less than significant.

In regards to paleontological resources, the EIC MND determined that the Pleistocene-age alluvium that underlies the project site has a high potential to yield scientifically significant vertebrate fossils, resulting in a potentially significant impact to unique paleontological resources should the grading disturb the alluvium. The MND included the following mitigation measure that requires a paleontological monitor be present on-site during grading activities of the Pleistocene-age alluvial deposits and to recover any fossils if found, thereby reducing this impact to a less than significant level.

MM-CUL-2 Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would

likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below.

1. A qualified paleontologist or a paleontological monitor shall be on-site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).
2. In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense.
3. A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.

With implementation of MM-CUL-2, the EIC MND found impacts to paleontological resources would be less than significant.

Revised Project

Similar to the EIC MND, the revised project would have no impact related to historical resources due to a lack of any significant historic resources or structures within the project site. The area being added to the EIC project site with the revised project has been completely graded. Archaeological, Native American, and paleontological monitoring was completed in association with the mitigation requirements of the VIP project MND. Thus, since the area being added to the EIC project footprint has been completely disturbed associated with authorized grading, no new impacts to any unknown or buried resource would result from this additional project area. The mitigation measures identified in the EIC MND related to archaeological/Native American monitoring and paleontological monitoring would continue to apply to the revised project, which would ensure impacts to archeological materials would be minimized, and buried cultural resources recovered and handled properly.

Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

6. Geology and Soils

Escondido Innovation Center MND

The Preliminary Geotechnical Investigation prepared for the EIC project evaluated the general geologic and geotechnical conditions for the EIC site.

The EIC MND found that there are no known Alquist–Priolo Earthquake Fault Zones or active faults that traverse the property, and the risk of earthquake ground rupture is low. All earthwork would be conducted in accordance with the City’s Grading and Erosion Control Ordinance, and the recommendations of the Preliminary Geotechnical Investigation and structures would be consistent with seismic design requirements of the California Building Code. Potential soil liquefaction risk was determined to be low due to a lack of permanent near-surface groundwater. Impacts related to landslides, soil erosion, subsidence, lateral spreading, and expansive soils were determined to be less than significant. The EIC MND concluded that that implementation of geotechnical report recommendations and conformance with the California Building Code guidelines would ensure that impacts associated with geological and soil conditions would be less than significant. Thus, no mitigation was required for the EIC MND.

Revised Project

While the revised EIC project would result in construction of a larger industrial building over an expanded project footprint, the geological conditions underlying the expanded project footprint are substantially similar to the conditions reported in the EIC MND. A Geotechnical Investigation was completed for the expanded portion of the project site associated with the environmental analysis for the VIP MND. The Geotechnical Investigation completed for the VIP MND found that all impacts related to geology and soils (seismic risk, landslides, soil erosion, subsidence, lateral spreading, and expansive soils) would be less than significant. Similar to the EIC MND, the revised project would be required to comply with the City’s Grading and Erosion Control Ordinance, and California Building Code seismic design standards, and would be required to implement site-specific Geotechnical Report recommendations that would ensure impacts related to geology and soils are less than significant.

Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

7. Greenhouse Gas Emissions

Escondido Innovation Center MND

A site specific Greenhouse Gas Analysis was prepared for the EIC MND that determined impacts associated with Greenhouse Gas (GHG) emissions would be less than significant. As detailed in the GHG evaluation prepared for the EIC MND, the project would result in total emissions of 1,082 metric tons (MT) of carbon dioxide equivalent (CO₂E) annually. This is less than the identified 2,500 MT CO₂E screening threshold adopted by the City. As the project would not exceed the 2,500 MT CO₂E screening threshold for GHG emissions, the EIC MND found that the project would not conflict with implementation of the Climate Action Program (CAP) and would not interfere with the City's ability to achieve the GHG reduction goals outlined in the CAP, nor would it conflict with the Assembly Bill 32 mandate for reducing GHG emissions at the state level. GHG impacts of the EIC project were determined to be less than significant.

Revised Project

In order to account for the potential increase in GHG emissions associated with a larger project square footage and project footprint, a Greenhouse Gas Analysis was prepared by RECON Environmental, Inc. (Appendix D) that reflects the revised EIC project. The GHG analysis was conservative as it was based on a slightly larger building square footage (212,275 square feet analyzed versus 212,088 square feet proposed) and was based on trip generation estimates of this larger square footage. As detailed in the GHG analysis, the project site currently consists of a vacant lot and is not a significant source of GHG emissions. The report details six categories of emissions: (1) construction, (2) vehicle, (3) energy, (4) area sources, (5) water/wastewater, and (6) solid waste disposal. The following table summarizes the GHG emissions generated by the revised project. As shown in Table 3, the project would generate a total of 1,705 MT CO₂E annually.

As such, project GHG emissions would not exceed the City's 2,500 MT CO₂E screening threshold for GHG emissions and would be consistent with the applicable local and state GHG reduction regulations. While the revised EIC project would result in an increase in emissions (623 MT CO₂E) compared to the emissions reported in the EIC MND, the increase in emissions is not substantial and would be below the City's 2,500 MT CO₂E screening threshold, resulting in a less than significant impact. The estimated increase in emissions is attributed to vehicle, water use, solid waste disposal, and construction sources. However, the calculated emissions amount of 1,705 MT CO₂E for the revised project is less than the combined emission amounts for the EIC and VIP projects (which was estimated to be 1,883 MT CO₂E total annually). Similarly, the revised project would not interfere with the City's ability to achieve the GHG reduction goals outlined in the CAP nor would it conflict with the Assembly Bill 32 mandate for reducing GHG emissions at the state level. Thus, the revised EIC project would not result in a cumulatively considerable impact associated with GHG emissions.

Table 3 Project GHG Emissions (MT CO ₂ e per Year)	
Emission Source	Project GHG Emissions
Vehicles	1,192
Energy Use	240
Area Sources	0
Water Use	178
Solid Waste Disposal	76
Construction	19
TOTAL	1,705
SOURCE: Appendix D.	

Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

8. Hazards and Hazardous Materials

Escondido Innovation Center MND

The EIC MND determined that impacts related to hazards and hazardous materials associated with the project would be less than significant. As detailed in the EIC MND, all project operations would be conducted in compliance with regulations, including the proper use, transport, and disposal of hazardous materials and preparation of a Hazardous Materials Business Plan. Compliance with regulations would ensure that potential hazardous material use impacts of the project would be below a level of significance. The Phase I Environmental Site Assessment (ESA) prepared for the EIC MND found that the project site is not identified on the California Department of Toxic Substances Control, Hazardous Waste, and Substances Site List compiled pursuant to Government Code Section 65962.5. No impacts related to airport hazards were identified, as there are no airports within a two mile radius of the project site. The project would not alter or impede existing evacuation route and would not impair implementation of goals and policies contained in the City's Community Protection Element of the General Plan. Wildfire impacts were determined to be less than significant, as the project would comply with City Fire Department standards and would install fire-resistive landscaping.

Revised Project

The revised EIC project would result in similar types of project operations within a larger industrial building and a larger footprint. Similar to the originally evaluated EIC project, project construction and operations would be conducted in compliance with hazardous materials regulations, including the proper use, transport, and disposal of hazardous materials and preparation of a Hazardous Materials Business Plan (if warranted) for project operations. All of the same regulatory framework would apply, and the revised project would not involve any changes that would increase the severity of a potential impact

related to hazards and hazardous materials. Regarding the expanded project footprint, a Phase I ESA prepared for the VIP MND showed that the land within the expanded project footprint is included in the Hazardous Waste Information System (HAZNET) database. According to the database, unspecified organic liquid mixture, waste oil, and mixed oil, organic solids, and latex waste were generated in 2004 and were most likely associated with a former painting company that operated on-site. However, the potential for localized areas of contamination was determined to be a *de minimis* condition, which would not represent a hazard to humans or the environment. Thus, development of an industrial building over the expanded project footprint would result in a less than significant impact related to hazardous materials and contamination.

The City of Escondido General Plan Figure VI-6 illustrates the wildfire risk within the City. As shown on that map, the site is identified as having a high wildland fire risk. The area around the project is mostly developed and consists of industrial to the northwest and west, residential to the northeast and east, and the undeveloped Escondido Creek drainage along the southeastern edge of the project. The entire site would be graded and would comply with Fire Code regulations. Additionally, landscaping would comply with City of Escondido Fire Department standards for planting in the high fire severity zone. The revised project would therefore result in a less than significant impact associated with the increased exposure of people or structures to a wildfire risk. Thus, as with the EIC MND, the project would have a less than significant impact related to wildfire hazards.

Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

9. Hydrology and Water Quality

Escondido Innovation Center MND

The EIC MND determined that impacts associated with hydrology and water quality were less than significant. The Storm Water Quality Management Plan (SWQMP) and Preliminary Drainage Study prepared for the EIC project identified two drainage basins existing on-site, with one basin draining via sheet flow to the northeast edge of the site, and the second basin draining via sheet flow to the south onto the adjacent property. The project proposed a bio-retention basin and a bio-filtration basin into the design of the project in order to detain and treat storm water runoff before being discharged into Escondido Creek, which is an impaired water body as listed on the Clean Water Section 303(d) list. The MND also identified that the project would incorporate source control, site design, and structural best management practices (BMPs), as well as construction and post-construction BMPs. Implementation of these BMPs, along with regulatory compliance, would preclude any violations of applicable standards and discharge regulations. In addition, the project site would be designed to raise the surface elevation of the site to provide for a graded first-floor elevation of approximately 624 feet amsl in order to reduce the potential for on-site flooding in the event of overtopping or failure of the levee system

associated with Escondido Creek. Project impacts related to hydrology and water quality were found to be less than significant.

Revised Project

Similar to the EIC project, the project would be required to comply with applicable hydrology, hydromodification, and water quality regulations, including all current storm water regulations. In order to address updated drainage and storm water management for the revised project design and expanded project footprint, a Drainage Study and Storm Water Quality Management Plan were completed for the revised project footprint (Appendices E and F, respectively). The results of these reports are summarized below.

Hydrology

The existing drainage pattern for the expanded project site sheet flows southerly and ultimately drains onto Escondido Creek. The site slopes gently from north to southwesterly at an average 2 percent slope. In the existing condition, two drainage basins exist on-site. Runoff concentrates at a southerly corner of the site before draining into Escondido Creek. The remainder of the site runoff concentrates at the northeast edge of the site draining onto Harmony Grove Road. Off-site runoff is not expected to change as a result of project implementation.

The proposed drainage conditions include three drainage basins with a gentle slope to the north, southeast, and southwest. Drainage basin 1 would drain northeasterly via rooftop gutter and parking lot curb and gutter onto a proposed bio-filtration basin located in the northeast corner of the site. Drainage basin 2 would drain easterly via rooftop gutter and parking lot curb and gutter, and a storm drain system into a proposed bio-filtration basin located in the southeast corner of the site. Drainage basin 3 would drain southwesterly via rooftop gutter and parking lot curb and gutter onto a proposed bio-filtration basin located in the northwest corner of the site. Once treated, the on-site drainage basins would drain onto Escondido Creek via the proposed storm drain system. The off-site runoff from northeast of the project site would bypass the site through a proposed storm drain system that also conveys runoff from basin 1 that ultimately would drain into Escondido Creek.

Runoff is expected to increase by 22.0 cubic feet per second (cfs) due to the addition of impervious surfaces to the project site. Table 4 summarizes the rate of runoff flow in the existing and proposed conditions.

Table 4 Runoff Rates				
Basin	Area (acres) Pre-Project	Q ₅₀ (cfs) Pre-Project	Area (acres) Post-Project	Q ₅₀ (cfs) Post-Project
1	0.89	1.0	3.8	12.0
2	10.0	11.2	4.1	12.9
3	-	-	2.9	9.2
Total	10.9	12.2	10.9	34.2
SOURCE: Appendix E.				

However, with the installation of proposed detention basins, runoff will be retained within biofiltration basins and the overall peak flow rate of water exiting the site would be reduced to below pre-project conditions. The overall peak flow rate of water leaving the site is summarized in Table 5. With implementation of the biofiltration basins, impacts to hydrology would be less than significant.

Table 5 Runoff Rates			
Point of Connection	Q ₅₀ – Pre-Project (cfs)	Q ₅₀ – Post-Project (without bio-filtration) (cfs)	Q ₅₀ – Post-Project (with bio-filtration and retention) (cfs)
1	12.2	34.2	1.45
SOURCE: Appendix E.			

Similar to the EIC, the project site would be designed to raise the surface elevation of the site to provide for a finished floor elevation of approximately 624 feet amsl in order to reduce the potential for on-site flooding in the event of overtopping or failure of the levee system associated with Escondido Creek. Similar to the EIC MND, the revised project impacts related to hydrology and flooding would be less than significant.

Water Quality

According to the SWQMP prepared for the revised project, the project site is located within the Carlsbad 904 Hydrologic Unit. Downstream receiving waters include Escondido Creek and the San Elijo Lagoon, which empties into the Pacific Ocean. Escondido Creek is a Clean Water Act Section 303(d) listed water body that is impaired for benthic community effects, bifenthrin, DDT, indicator bacteria, malathion, manganese, nitrogen, phosphate, selenium, sulfates, total dissolved solids, and toxicity. The San Elijo Lagoon is a 303(d) listed water body that is impaired by eutrophic, indicator bacteria, sedimentation/siltation, and toxicity. The Pacific Ocean is a 303(d) listed water body impaired by trash. Best Management Practices have been incorporated into the project design to reduce pollutants to receiving waters from the project site as follows:

Source Control BMPs:

- Prevention of illicit discharges into the MS4 by directing irrigation water away from impervious surfaces
- Storm drain stenciling and signage
- Protecting trash storage areas from rainfall, run-on, runoff, and wind dispersal by locating trash containers in a roofed, walled enclosure, and away from storm drains

Site Design BMPs:

- Minimize impervious area by installing parking and driveway aisles to minimum required widths
- Minimize soil compaction by avoiding compaction in planned landscaped areas and till and amend soil for improved infiltration capacity
- Runoff collection
- Landscaping with native or drought-tolerant species

Structural BMPs:

- Bio-filtration basins

With adherence to existing regulations and implementation of BMPs identified in the SWQMP, project water quality impacts would be less than significant. Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

10. Land Use Planning

Escondido Innovation Center MND

The EIC MND found that construction of an industrial development would not create any new land use barriers, preclude the development of surrounding parcels, or otherwise divide or disrupt the physical arrangement of the surrounding established community, and that no impact would occur with respect to physically dividing an established community. In addition, the MND found that the project would be consistent with the General Plan land use designation of Light Industrial (LI). The original EIC project required a zone change from single-family residential to Planned Development-Industrial (PD-I). Overall, the MND found the project would be consistent with applicable land use plans, policies, or regulations. Conflicts with the applicable habitat conservation plan or natural community plan were reduced to less than significant through application of the biological resources mitigation measures (MM-BIO-1, MM-BIO-2, and MM-BIO-3).

Revised Project

Similar to the EIC project, the revised project would not create any new land use barriers, preclude the development of surrounding parcels, or otherwise divide or disrupt the physical arrangement of the surrounding established community, as the areas surrounding the project site are mostly developed and consist of industrial and residential uses to the north and northwest; industrial development to the west; residential uses to the northeast and east; and currently undeveloped lands (Escondido Creek) along the eastern boundary and to the immediate south.

The entire project site (including the new project area being added) is designated in the Escondido General Plan as Light Industrial (LI) and is zoned as Planned Development-Industrial (PD-I). The project would be consistent with the General Plan industrial land use goal of providing “a variety of industrial uses located and designed to assure compatibility with adjoining land uses offering diverse jobs for the community.” Similar to the EIC MND, conflicts with the applicable habitat conservation plan or natural community plan would be reduced to less than significant through application of the biological resources mitigation measures (MM-BIO-1, MM-BIO-2, and MM-BIO-3) identified in the EIC MND.

Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

11. Mineral Resources

Escondido Innovation Center MND

The EIC MND concluded that no impacts to mineral resources would occur, as it would not be feasible to use the site for mining operations due to the site's zoning and land use designation, the location of the site adjacent to residential and industrial uses, and the relatively small property size. In addition, the City's General Plan does not identify the project site as an existing or former extraction site, and the site is underlain by undocumented fill, unmapped topsoil, alluvium, and gabbroic rock. No impacts to mineral resources were identified in the EIC MND.

Revised Project

The underlying geologic conditions on the project site have not substantially changed from what was previously analyzed in the EIC MND. Similar to the EIC MND, it would not be feasible to use the expanded project site for mining operations due to the site's zoning and land use designation, the location of the site adjacent to residential and light industrial uses, and the site's size. The City's General Plan does not identify the project site as an existing or past extraction site. Thus, similar to the EIC MND, implementation of the proposed project would result in no impact related to the loss of a local, regional, or state mineral resource.

Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

12. Noise

Escondido Innovation Center MND

The Noise Analysis prepared for the EIC MND identified that the project would have a less than significant impact related to noise. As detailed in the EIC MND, the project would have the potential to result in a temporary increase in noise during construction activities; however, this temporary noise level increase would not exceed the 75 average equivalent A-weighted decibels (dB(A) L_{eq}) for surrounding sensitive receptors, resulting in a less than significant impact. An increase in traffic noise due to project implementation was estimated to result in a less than 1 dB increase in noise level over the existing conditions, resulting in a less than significant impact. Operational noise impacts were determined to be less than significant, as the operational noise levels during daytime and nighttime hours were estimated to be less than the Noise Ordinance limit of 70 dB(A) L_{eq} for light industrial uses.

Additionally, noise levels would not exceed 45 dB(A) L_{eq} and would be less than the Noise Ordinance limit of 50 dB(A) for residential uses. The EIC MND also identified less than significant impacts related to vibration, ambient noise level increases, and airport noise.

It was not known at the time of the MND analysis what the permitted industrial uses would be for the EIC Project; however, it was anticipated that uses could include business offices, wholesalers, day care, and warehousing. Regardless, the primary noise sources on-site would be rooftop heating, ventilating and air conditioning (HVAC) equipment, and the loading dock. Since on-site operational noise is affected by the proposed configuration of buildings and the location of proposed loading docks, on-site operation noise impacts were calculated for both project Option A and Option B, as described below.

- HVAC Equipment – for both project options, the HVAC equipment would be shielded from view by building parapets that extend 6 inches above the top of the mechanical equipment.
- Loading Dock – Under Option A, the loading dock would be located at the southern side of the building near the southern property line. Under Option B, the loading dock would be located at the eastern side of Building C near the eastern project boundary. The on-site maneuvering associated with the delivery trucks for both options consists of the truck entering the site and traveling toward and backing into the loading dock. The analysis assumed that deliveries would occur during daytime and nighttime hours.

Revised Project

Based on the revised project design including the larger structure and expanded project footprint, an updated Noise Analysis was completed for the revised EIC project (Appendix G). The results of the noise analysis The results of the Noise Analysis for the revised EIC project are summarized below.

Construction Noise

Project construction would result in noise associated with the grading, building, and paving of the project, resulting in potential short-term noise impacts to surrounding properties. There are residential properties to the north, south, and east of the project site, and noise modeling for the construction phase of the project was conducted at 16 receiver locations within the adjacent residential areas. Based on the noise modeling, construction noise levels would range from 56 to 71 dB(A) at the nearest residential uses. While construction activity would lead to an overall increase in ambient noise levels within the project vicinity, the exposure would be temporary and would not exceed the City's threshold of 75 dB(A) L_{eq} at the nearest residential property. In addition, construction activities would generally occur over a time period from 7:00 am to 5:00 pm on weekdays, and would therefore comply with the City Municipal Code Sections 17-234 and 12-238. Therefore, temporary increases in noise levels from construction activities would be less than significant.

Traffic Noise

The revised EIC project would increase traffic volumes on local roadways. However, the project would not substantially alter the vehicle classifications mix on local or regional roadways nor would the project alter the speed on an existing roadway or create a new roadway. As a result, the primary factor affecting off-site noise levels would be increased traffic volumes.

Based on the City's significance standards, noise increases that do not result in increases in excess of General Plan standards are not considered significant, and noise increases that result in a 3 dB(A) or less incremental increase in noise beyond the General Plan's noise standards are not considered significant. Traffic noise calculations were modeled within roadways closest to the project site, as these locations would represent the greatest concentration of project-related traffic. Table 6 summarizes the traffic noise level increases due to the project, the cumulative noise increase in the future, and the project's contribution to any cumulative increases in traffic noise.

Table 6 Traffic Noise Impacts - CNEL at 50 Feet							
Roadway and Segment	Existing	Existing Plus Project	Increase	Cumulative	Cumulative Plus Project	Cumulative Increase	Project Contribution to Cumulative Increase
Harmony Grove Road West of Enterprise Street	65	66	<1	69	69	3	<1
Enterprise Street to Hale Avenue	67	68	<1	69	70	2	<1
Hale Avenue Harmony Grove Road to 9th Avenue	66	66	<1	67	67	2	<1
Enterprise Street Andreasen Drive to Harmony Grove Road	64	65	<1	66	66	2	<1
NOTE: Differences may vary due to independent rounding. SOURCE: Appendix G.							

As shown in Table 6, the project would result in a less than 1 dB increase in traffic noise over the existing conditions along affected roadway segments for both the existing plus project and cumulative plus project conditions. As such, the project would result in less than significant direct and cumulative impacts to traffic noise.

On-Site Noise

The project's primary on-site noise-generating sources would be HVAC equipment and noise at loading docks. The revised project anticipates two roof-mounted HVAC units and one roof-mounted Air Handling Unit (AHU), which is much fewer than the number of HVAC/AHU units proposed as part of the original EIC Project. The reduced amount of HVAC capacity with the revised project is based on varying space occupancies, building utilization, and desired ventilation rates in accordance with occupancy patterns. The occupancy of the revised project is primarily warehousing and distribution (with intermittent occupancy), which has different temperature needs than office uses where use

space is regularly occupied and there is a higher demand for temperature control. Similar to the project design associated with the EIC MND, the HVAC equipment would be shielded from view by building parapets that extend 6 inches above the top of the mechanical equipment. In order to limit truck idling noise at loading docks, signage would be installed at truck docks providing notice that engines must be turned off during loading and unloading (as shown on project plans). Additional project design revisions would further reduce truck noise at adjacent property lines, including installation of an 8-foot-tall wall at the north end of the property, adjacent to the residences. The height of the wall was increased by 2 feet from the original design based on the requests of adjacent property owners (refer to Appendix B).

Operational noise levels for the project were modeled at 26 receiver locations along the project's boundary line. Based on the noise modelling completed for the project, daytime on-site generated noise levels would range from 26 to 45 dB(A) L_{eq} at the residential property lines and 37 to 59 dB(A) L_{eq} at the industrial property lines. Nighttime noise levels would range from 25 to 42 dB(A) L_{eq} at the residential property lines and 37 to 59 dB(A) L_{eq} at the industrial property lines. As such, the on-site day/nighttime noise levels would not exceed the City's Noise Ordinance limits of 50/45 dB(A) for residential and 70/70 dB(A) for the industrial at the property lines, resulting in a less than significant impact.

Similar to the EIC MND, noise levels associated with the project would not conflict with the City's Noise Ordinance or the General Plan noise standards, resulting in a less than significant impact. Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

13. Population and Housing

Escondido Innovation Center MND

The EIC MND identified no impacts related to population and housing. The project would not displace any existing housing units or people, as there are no housing units located on-site.

Revised Project

Similar to the EIC project, the proposed project would not displace any existing housing units or people, as there are no housing units located within the expanded site footprint. Therefore, similar to the EIC MND, the proposed project would have no impact in regards to population and housing. Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

14. Public Services

Escondido Innovation Center MND

The EIC MND identified less than significant impacts related to public services. The EIC MND found that any increase in demand for fire, police, parks, and other facilities would be offset by the payment of Public Facilities Fees. The EIC MND found that no impacts to schools would occur, as the project would not result in an increase in student enrollment.

Revised Project

The revised EIC project would construct a larger industrial building over a larger project footprint; however, the proposed industrial land use would remain the same. Similar to the EIC MND, the proposed project would offset any impacts to public services by the payment of Public Facilities Fees, and the project would not generate any new student enrollment. Thus, the proposed project would have a less than significant impact related to public services.

Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

15. Recreation

Escondido Innovation Center MND

The EIC MND did not identify any impacts related to recreational resources, because the project did not include any recreational facilities or require the construction or expansion of any recreational facilities, as the project would not increase demand for these facilities.

Revised Project

The project does not propose any recreational facilities, and the proposed industrial building would not generate a new population base that would warrant the need for additional recreational facilities. Thus, similar to the EIC MND, the project would not result in any significant environmental impacts related to the construction or expansion of recreational facilities. Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

16. Transportation/Traffic

Escondido Innovation Center MND

A Traffic Impact Analysis was prepared for the EIC project, and the results are documented in the EIC MND. As detailed in the EIC MND, the worst-case project (Option A) would generate 788 average daily trips (ADT), with a total of 87 trips during the AM peak hour and 95 trips during the PM peak hour. Impacts at street segments and intersections were analyzed consistent with the City's Significance Determination Thresholds. The City used the San Diego Traffic Engineer's Council and the San Diego Chapter of the Institute of Transportation Engineers (SANTEC/ITE) guidelines in determining levels of significance. Based on the SANTEC/ITE guidelines, a Level of Service (LOS) D, E, or F is considered an unacceptable operation. The MND identified four traffic and circulation impacts associated with the project: (1) Direct and cumulative impact at the Harmony Grove/Hale Avenue intersection; (2) Cumulative impact along Harmony Grove Road from Project Access A to Enterprise Street; (3) Cumulative impact along Harmony Grove Road from Enterprise Street to Hale Avenue; and (4) Direct and cumulative impact along Hale Avenue from Harmony Grove Road to 9th Avenue.

The EIC MND MMRP identified four project impacts and three mitigation measures that would reduce traffic impacts to less than significant, as shown in Table 7:

Table 7 EIC Transportation Impacts and Mitigation Measures	
Direct and cumulative impact at the Harmony Grove/ Hale Avenue intersection	MM-TRA-1: Prior to the issuance of occupancy permits, restripe the approach on Hale Avenue within the existing 22-foot southbound lane to provide one dedicated right-turn lane (12 feet wide) and one through lane (10 feet wide) extending 125 feet from the stop bar. The TIA for the EIC MND shows the conceptual Harmony Grove Road improvements.
Cumulative impact along Harmony Grove Road from Project Access A to Enterprise Street	MM-TRA-2: Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way along the project frontage to Enterprise Street to provide a two-way left-turn lane serving as a refuge for left-turning vehicles in and out of the project site and nearby industrial driveways, thus allowing for improved flow for through traffic along Harmony Grove Road. From the project driveway to Enterprise Street (a length of approximately 415 feet), widen Harmony Grove Road extending north along the project frontage to provide a 13- to 18-foot northbound lane and an 11-foot two-way left-turn lane for a total paved width varying between 38 and 54 feet.
Cumulative impact along Harmony Grove Road from Enterprise Street to Hale Avenue	MM-TRA-3: Prior to the issuance of occupancy permits, the applicant shall pay a fair share toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.
Direct and cumulative impact along Hale Avenue from Harmony Grove Road to 9 th Avenue	MM-TRA-1 and MM-TRA-3 would reduce the direct and cumulative impact to less than significant.

No other significant impacts were identified related to air traffic patterns, design features, emergency access or conflicts with policies plans or programs affecting public transit, bicycle, or pedestrian facilities. The project would retain the existing sidewalks along Harmony Grove Road and would not alter any public transit or the Class III bicycle facilities as proposed in the City of Escondido Bicycle Facilities Master Plan.

Revised Project

Due to the additional square footage associated with the revised EIC project, a trip generation analysis was prepared for the revised project and is included as Appendix H. This analysis evaluated potential impacts associated with the revised project to determine if the revised project would result in any new or more severe impacts in comparison to the impacts identified in the EIC MND. As detailed above, the EIC MND reported 788 ADT from the 98,500 square feet of industrial/business park space. The revised EIC project is designed to be used as a warehouse use, and thus the warehouse trip generation rates were used to develop trip generation for the revised project. While the overall footprint of the currently proposed warehouse project is larger, the trip generation rate per 1,000 square feet for the warehouse land use is lower than that studied in the EIC MND (8 ADT/1,000 square feet for industrial/business park, vs. 5 ADT/1,000 square feet for warehouse).

Based on the warehouse trip generation rate, the revised EIC project is anticipated to generate 1,061 ADT, resulting in an increase of 273 ADT compared to the original EIC trip generation. AM/PM peak hour traffic trips for the proposed project would be 138/159, resulting in an increase of 51/64 AM/PM peak hour trips over those anticipated for the EIC MND. Table 8 below summarizes the results of the trip generation rate analysis.

Land Use	Size	Daily Trip Ends (ADTs)		AM Peak Hour					PM Peak Hour				
		Rate	Volume	% of ADT	In:Out	Volume			% of ADT	In:Out	Volume		
					Split	In	Out	Total		Split	In	Out	Total
Proposed	212,275 ¹	5/1,000 sf	1,061	13%	7:3	97	41	138	15%	4:6	64	95	159
EIC MND	98,500	8/1,000 sf	788	11%	9:1	78	9	87	12%	2:8	19	76	95
Difference	113,775	-	273	-	-	19	32	51	-	-	45	19	64

SOURCE: Appendix H.
sf = square feet
¹A slightly higher square footage was analyzed in the traffic report that which would provide a conservative analysis compared to the 275,088 sf proposed by the current project design.

Based on these estimated trip generation rates, a relatively nominal increase in terms of traffic volume generation would be expected from the revised EIC project over what was analyzed and anticipated in the EIC MND. The four traffic impacts identified in the EIC MND would continue to occur, and the mitigation measures identified in the EIC MND would be applied to the revised project.

In addition to the standard trip generation analysis detailed above, an additional trip generation analysis was completed for the project that uses a passenger car equivalent (PCE) factor to account for truck intensive uses that are typically associated with warehouse operations. This analysis essentially increases the number of trips by a certain factor to account for the negative effects of heavy vehicles in the LOS analyses. A factor between 2.0 and 4.0 is typically applied to some or all of a land use's trip generation to account for heavy vehicles. The inclusion of a 3.0 PCE factor was applied to the project's trip generation rates.

In order to determine how much of the project's 1,061 ADT could be increased with the PCE before an impact were to occur, LLG conducted a "reserve capacity" analysis of the street system to determine when the LOS C-operating locations would first degrade to LOS D. The project's revised driveway configuration was assumed for the analysis. The most sensitive location was the Harmony Grove Road/ Project Access "B" intersection, located on the northeastern side of the site. Thus, a reserve capacity analysis was completed for this intersection to determine what amount of additional ADT could be generated before a significant impact would result.

The reserve capacity analysis showed that a project contribution of 2,500 ADT could occur before the Harmony Grove Road/Driveway "A" intersection degraded to LOS D, resulting in a significant impact. As the project would generate 1,061 ADT (non-PCE), an additional 1,439 ADT of trips could be generated without resulting in a significant impact to the Harmony Grove Road/ Driveway "A" intersection. Using a conservative PCE factor of 3.0, the 1,439 ADT of available "reserve driveway non-PCE ADT" would amount to 480 PCE adjusted ADT ($1,439 \text{ reserve ADT} \div 3.0 \text{ PCE} = 480 \text{ ADT w/PCE}$). This means that up to 45 percent of the vehicles entering and exiting the site could be trucks ($480 \text{ PCE-adjusted ADT} \div 1,061 \text{ total driveway} = 45 \text{ percent}$) without resulting in a significant impact. Actual truck volume is expected to be much lower, as national trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual cite truck-traffic operations related to warehouse uses at approximately 20 percent of trips.

It should also be noted that while the Citracado Parkway Extension was not assumed in this analysis, the EIC MND mitigation measures included a fair share contribution to this improvement, and the improvement would ultimately improve traffic operations at this intersection. The Harmony Grove Road/Driveway "A" intersection, which was the focus of the reserve analysis, has the least available capacity to add trips among all of the EIC MND impacts identified. Thus, as demonstrated above, the additional trips generated by the revised project would not result in any additional impacts to the Harmony Grove Road/Driveway "A" intersection, nor any of the other segment/intersection impacts identified in the EIC MND. Details of the reserve capacity analysis are included as Appendix H.

The additional traffic generated by the revised project would not reduce LOS to substandard levels, and no additional impact to segments or intersections would occur with the implementation of the project. Transportation impacts associated with the project revisions would be the same as those identified in the EIC MND, and all EIC MND

mitigation measures (MM-TRA-1 to MM-TRA-3) would continue to apply to the revised project, reducing all impacts to less than significant. Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

17. Tribal Cultural Resources

Escondido Innovation Center MND

Tribal consultation for the EIC MND was initiated on August 22, 2016 by the City of Escondido. The Rincon Band of Luiseño Indians responded to the tribal consultation letter indicating the project site is within the historic Luiseño Territory and within Rincon's specific area of cultural interest and recommended that a Luiseño Tribal Monitor be present for all ground-disturbing activities. Although there are no known tribal cultural resources on-site, the potential discovery of tribal cultural resources during grading was identified as a potentially significant impact in the EIC MND. Thus, Native American monitoring during grading activities was included as a project mitigation measure (see MM-CUL-1). This mitigation measure includes the requirement of monitors/representatives from the Rincon Band of Luiseño Indians to be invited to participate in the monitoring program in addition to the San Luis Rey Band of Mission Indians and the Kumeyaay Nation who participated in initial archaeological survey and testing program. In addition, the tribes requested inclusion of the following mitigation measures to reduce potentially significant impacts to tribal cultural resources to less than significant:

MM-TCR-1: The City of Escondido Planning Division (City) recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the project location (TCA Tribe) prior to issuance of a grading permit. The purposes of the agreement are: (1) to provide the applicant with clear expectations regarding tribal cultural resources and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

MM-TCR-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the

City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

MM-TCR-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

MM-TCR-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

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

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

MM-TCR-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine

the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

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

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

MM-TCR-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery

program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

Revised Project

The revised EIC project includes development within a larger project footprint. However, the expanded project footprint was already graded in anticipation of industrial development and Native American monitoring was completed for all project grading within the expanded, project footprint consistent with the mitigation requirements for the VIP MND. All mitigation measures identified in the EIC MND (referenced above) would continue to apply to the revised EIC project, and no other project changes were identified that would result in any new or more severe impacts to tribal cultural resources.

Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

18. Utilities and Service Systems

Escondido Innovation Center MND

The EIC MND found that the project would result in a less than significant impact related to utilities, including natural gas, communication systems, water, sewer, storm water drainage, and solid waste disposal. All project wastewater would be treated to the applicable water quality standards in the nearby wastewater treatment plant, and no wastewater facility improvements would be necessary to serve the EIC project. Existing water and wastewater facilities were found to be adequate to serve the EIC project. The EIC MND found that storm water facilities in the surrounding area would be adequate to serve the project site. Water would be adequate to supply the proposed use based on the consistency of the proposed land use with the City's General Plan and consideration of the site's water supply needs in water supply planning documents.

The EIC project would connect to existing wastewater infrastructure and wastewater generation was not anticipated to exceed current City wastewater capacity. In addition, the MND stated that the EIC project would minimize construction waste by recycling construction and demolition waste where possible. Operational waste would be collected by the Escondido Disposal, Inc. and disposed of at regional landfills. The MND found that the EIC project would not result in a need for new or expanded solid waste facilities off-site.

Revised Project

Similar to the EIC MND conclusions, the project would not result in significant utilities-related impacts. The project would include all necessary improvements to provide utility service to the project, and the environmental impacts of such improvements are considered in this addendum. Water and sewer connections would be required and would occur either on-site or within adjacent streets. Regarding water supply, the project land use would be consistent with that allowed by the General Plan and, thus, the anticipated water use based on the planned industrial land use was considered in water supply planning documents.

Similar to the original EIC project, the revised project would also involve demolition and construction that would generate solid waste that would be disposed of at regional landfills, green waste centers, and recycling centers, as appropriate. Operational waste would be collected by Escondido Disposal, Inc. and be disposed of at regional landfills. The project would not result in a need for new or expanded solid waste facilities off-site. Thus, project impacts related to solid waste would be less than significant.

Major revisions to the EIC MND are not required due to changes to the project; there have been no substantial changes in circumstances requiring major MND revisions; and there is no new information showing greater significant effects than disclosed in the EIC MND.

19. Mandatory Findings of Significance

Escondido Innovation Center MND

The project was found to result in potentially significant impacts related to biological resources, cultural resources, tribal cultural and paleontological resources, land use, and transportation/traffic. As previously described, all of these impacts were reduced to below a level of significance with implementation of mitigation measures **MM-BIO-1, MM-BIO-2, MM-BIO-3, MM-CUL-1, MM-CUL-2, MM-TCR-1 through MM-TCR-10, and MM-TRA-1, MM-TRA-2, and MM-TRA-3.**

All other project impacts were found to be less than significant without mitigation, and no deficiencies related to the City's General Plan Quality of Life Standards were found to occur. The project would not result in environmental effects that would cause a substantial adverse effect on human beings either directly or indirectly.

Revised Project

Similar to the EIC project, the project would result in potentially significant impacts to biological resources, cultural and paleontological resources, tribal cultural resources, and traffic/transportation. However, all of these impacts would be reduced to less than significant through implementation of the EIC MND mitigation measures **MM-BIO-1, MM-BIO-2, MM-BIO-3, MM-CUL-1, MM-CUL-2, MM-TCR-1 through MM-TCR-10, and**

MM-TRA-1, MM-TRA-2, and MM-TRA-3. No additional impacts were identified as a result of the revised project, and no deficiencies were identified related to the City's General Plan Quality of Life Standards as a result of the EIC project revisions.

G. Material Used in Preparation of this Analysis

Appendices

- A. Final Initial Study/Mitigated Declaration for Planned Development and Zone Change for Escondido Innovation Center Project, RECON Environmental Inc., December 2016.
- B. Correspondence from Property Owners
- C. Air Quality Analysis for the Harmony Grove Industrial Project, RECON Environmental, August 28, 2017
- D. Greenhouse Gas Analysis for the Harmony Grove Industrial Project, RECON Environmental, August 28, 2017
- E. Final Engineering Drainage Study for 1925, 2005 Harmony Grove Road, Escondido, CA, Masson & Associates, Inc., September 5, 2017
- F. City of Escondido Priority Development Project Storm Water Quality Management Plan, Masson & Associates, Inc., November 9, 2017
- G. Noise Analysis for the Harmony Grove Industrial Project, RECON Environmental, September 19, 2017
- H. Victory Industrial Park/Escondido Innovation Center: Warehouse Proposal, Linscott, Law, & Greenspan, September 22, 2017

Figures

- Figure 1: EIC MND Project Boundary
- Figure 2: EIC MND Site Plan (Option A)
- Figure 3: Revised EIC Project Boundary
- Figure 4: Revised EIC Site Plan
- Figure 5: Landscape Plan
- Figure 6: North-South Elevations
- Figure 7: West Elevations
- Figure 8: East Elevations
- Figure 9a: Project Renderings
- Figure 9b: Project Renderings
- Figure 9c: Project Renderings

MITIGATION AND MONITORING PROGRAM

PROJECT NAME: Escondido Innovation Center, Escondido, CA 92025

PROJECT DESCRIPTION: The project is a revision to the approved Escondido Innovation Center project. The revised project involves development of a 212,088-square-foot industrial building over 11.04 acres. Three detention basins would be installed on the project site, located at each of the three corners of the site. The main access to the project site would be from the west side of the project site, approximately 550 feet south of Enterprise Street. A secondary project access driveway would be provided at the north end of the project site along Harmony Grove Road. Surface parking would be provided on the project site, surrounding the industrial building. Fire and emergency access drives would be provided around the perimeter of the building. Parking for 220 vehicles (including eight accessible stalls) and 14 trailer truck stalls would be provided on-site. While the revisions to the original EIC project would result in a larger industrial building over an expanded project footprint, the MND addendum demonstrates that the following mitigation measures, as identified in the original EIC MND, are adequate to reduce impacts to less than significant.

APPROVAL BODY/DATE: The original EIC MND and mitigation measures detailed below were approved by City Council on January 11, 2017. These mitigation measures will continue to apply to the revised EIC project and would reduce all potentially significant impacts to less than significant.

CONTACT: Mike Strong, Assistant Planning Director

PHONE NUMBER: 760-839-4556

Impact	Mitigation Measure	Responsible Party	Certified Completion	Comments
Potential impact to raptors protected by the California Department of Fish and Wildlife, and potential impact to nesting birds protected by the Migratory Bird Treaty Act	MM-BIO-1: Prior to issuance of grading permits, the following shall be identified on the grading plan: A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to September 1). If active nests are found, their situation shall be assessed based on topography, line of sight, existing disturbances, and proposed disturbance activities to determine an appropriate distance of a temporal buffer. MM-BIO-2: Prior to issuance of grading permits, the following shall be identified on the grading plan: If project construction cannot avoid the period of January 1 through September 1, a qualified biologist shall survey potential nesting vegetation within the project site for nesting birds prior to commencing any project activity. Surveys shall be conducted at the appropriate time of day, no more than three days prior to vegetation removal or disturbance. Documentation of surveys and findings shall be submitted to the City for review and concurrence prior to conducting project activities. If no nesting birds were observed and concurrence was received, project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 200 feet (500 feet for special status species and raptors) in all directions on-site, and this area shall not be disturbed until after September 1 or until the nest becomes inactive. If threatened or endangered species are observed within 500 feet of the work area, no work shall occur during the breeding season (January 1 through September 1) to avoid direct or indirect (noise) take of listed species.	Applicant		
		Applicant		

Impact	Mitigation Measure	Responsible Party	Certified Completion	Comments
Impact to 2.17 acres of non-native grassland	MM-BIO-3: Prior to the issuance of grading permits, impacts to non-native grassland shall be mitigated at a ratio of 0.5:1 and shall consist of 1.09 acres. Mitigation shall be provided by either (1) preservation of equivalent or better habitat at an off-site location via a covenant of easement or other method approved by the City to preserve the habitat in perpetuity, or (2) purchase of non-native grassland or equivalent habitat credits at an approved mitigation bank, to the satisfaction of the City.	Applicant		
Potential impact to unknown subsurface archaeological resources	MM-CUL-1: An archaeological resources monitoring program shall be implemented, which shall include the following: 1. Prior to issuance of a grading permit, the applicant shall provide written verification to the City of Escondido that a qualified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the City. The City, prior to any preconstruction meeting, shall approve all persons involved in the monitoring program. 2. The qualified archaeologist and a Native American representative shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. Native American monitors/representatives from the Rincon Band of Luiseño Indians, the San Luis Rey Band of Mission Indians and the Kumeyaay Nation shall be invited to participate in the monitoring program. 3. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full-time to perform inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and any discoveries of prehistoric artifacts and features.	Applicant		

Impact	Mitigation Measure	Responsible Party	Certified Completion	Comments
Potential impact to unknown subsurface archaeological resources (cont.)	4. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. 5. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the project manager at the time of discovery. The archaeologist, in consultation with the project manager for the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency, then carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. 6. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.			

Impact	Mitigation Measure	Responsible Party	Certified Completion	Comments
Potential impact to unknown subsurface archaeological resources (cont.)	7. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation 8. A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.			
Potential impact to unknown subsurface paleontological resources	MM-CUL-2: Prior to commencement of project construction, a qualified paleontologist shall be retained to attend the project pre-construction meeting and discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely affect previously undisturbed areas of Pleistocene-age alluvial deposits, then monitoring shall be conducted as outlined below. 1. A qualified paleontologist or a paleontological monitor shall be on site during original cutting of Pleistocene-age alluvial deposits. A paleontological monitor is defined as an individual who has at least one year of experience in the field identification and collection of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic unit shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction of a qualified paleontologist).	Applicant		

Impact	Mitigation Measure	Responsible Party	Certified Completion	Comments
Potential impact to unknown subsurface paleontological resources (cont.)	2. In the event that well-preserved fossils are discovered, a qualified paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriate scientific institution (such as the San Diego Museum of Natural History) at the applicant's expense. 3. A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the City within three months of terminating monitoring activities.			
Direct and cumulative impact at the Harmony Grove/ Hale Avenue intersection	MM-TRA-1: Prior to the issuance of occupancy permits, restripe the approach on Hale Avenue within the existing 22-foot southbound lane to provide one dedicated right-turn lane (12 feet wide) and one through lane (10 feet wide) extending 125 feet from the stop bar. The TIA for the EIC MND shows the conceptual Harmony Grove Road improvements.	Applicant		
Cumulative impact along Harmony Grove Road from Project Access A to Enterprise Street	MM-TRA-2: Prior to the issuance of occupancy permits, widen Harmony Grove Road within the existing right-of-way along the project frontage to Enterprise Street to provide a two-way left-turn lane serving as a refuge for left-turning vehicles in and out of the project site and nearby industrial driveways, thus allowing for improved flow for through traffic along Harmony Grove Road. From the project driveway to Enterprise Street (a length of approximately 415 feet), widen Harmony Grove Road extending north along the project frontage to provide a 13- to 18-foot northbound lane and an 11-foot two-way left-turn lane for a total paved width varying between 38 and 54 feet.	Applicant		

Impact	Mitigation Measure	Responsible Party	Certified Completion	Comments
Cumulative impact along Harmony Grove Road from Enterprise Street to Hale Avenue	MM-TRA-3: Prior to the issuance of occupancy permits, the applicant shall pay a fair share toward the Citracado Parkway Extension Project to improve and redirect the flow of traffic along this roadway.	Applicant		
Direct and cumulative impact along Hale Avenue from Harmony Grove Road to 9th Avenue	MM-TRA-1 and MM-TRA-3 would reduce the direct and cumulative impact to less than significant.	Applicant		
Potential impact to any significant unknown tribal cultural resources	MM-TCR-1: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.	Applicant		

Impact	Mitigation Measure	Responsible Party	Certified Completion	Comments
	MM-TCR-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program. MM-TCR-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. MM-TCR 4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.	Applicant		
		Applicant		
		Applicant		

Impact	Mitigation Measure	Responsible Party	Certified Completion	Comments
	MM-TCR-5: In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.	Applicant		
	MM-TCR-6: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.	Applicant		
	MM-TCR-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an	Applicant		

Impact	Mitigation Measure	Responsible Party	Certified Completion	Comments
	adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.			
	MM-TCR-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.	Applicant		

Impact	Mitigation Measure	Responsible Party	Certified Completion	Comments
	MM-TCR-9: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.	Applicant		
	MM-TCR-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.	Applicant		

John Couvillion

From: Francisco Garcia <franciscosphs@gmail.com>
Sent: Monday, November 6, 2017 7:09 PM
To: John Couvillion
Cc: floraglea@yahoo.com
Subject: Approval of 8ft Wall on 1929 Harmony Grove Rd

Hello,

I'm Francisco, Flora's son. Per her request I am emailing you to say that she approves of the consultation of the 8ft wall on her property on Harmony Grove Rd. She just asks that you give her notice prior to the day of construction. Her tenant has a dog that has to be moved inside the house on that day. If you have any questions or need to follow up feel free to email me back. My mom has also been copied to this email.

Regards,

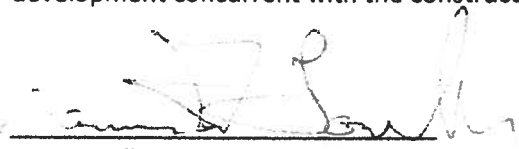
November 13, 2017

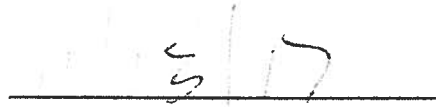
TO: Badiie Development Inc.

FROM: Jim Formiller

RE: 1935 Harmony Grove Road

As the owner of the above referenced property, we request that the adjacent industrial project construct an 8' tall perimeter wall (concrete block or equivalent) between our property and their development concurrent with the construction of their project.



Jim Formiller

Dated

John Couvillion

From: SH <sean.m.hartman@gmail.com>
Sent: Monday, October 30, 2017 12:06 PM
To: John Couvillion
Subject: Re: Clearing & Grubbing to Commence
1919 Harmony Grove Road

John-

Thanks for your time and reiterating the fact your looking to work with us. As I stated I am very very concerned with the visibility of this building from my home. I am requesting the pereimeter wall be built as high as it can be. Please build a 8' minimum wall as I had mentioned initially. 6' is just to small and frankly I dont feel safe with the short of a scalable wall. My current wall is higher than that.

Thanks.

On Mon, Oct 30, 2017 at 11:34 AM, John Couvillion <john@badiedevelopment.com> wrote:

Sean:

Hope you are well. Thank you for the heads-up on the vagrant problem on the property. You probably notice we removed and evicted those people from the site.

I'm not sure if you are aware or not, but we have sold both of our properties to the south of your residence to the Exeter Property Group. Badiie Development is remaining on the project for project management and construction management services. Exeter will honor all of the improvements outlined in my letter of December 3, 2016. They are currently processing a new plan for a single 212,000 square foot distribution building for the roughly 11 acre site. The site plan is attached for your review. The good news is that your residence is located at the least used side of the proposed building.

We are going to commence site clearing this week, so there will be activity behind your house. We will do our very best to control dust during the grading and construction process. There remains some additional soil import required by the site and the bulk of this import and site grading will occur between now and early December.

Please give me a call at your convenience. I just want to make certain we are addressing any of your questions or concerns.

Best Regards,

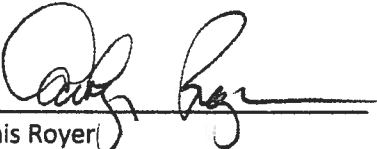
November 13, 2017

TO: Badiee Development Inc.

FROM: Dennis Royer

RE: 1901 & 1909 Harmony Grove Road

As owners of the above referenced properties, we request that the adjacent industrial project construct an 8' tall perimeter wall (concrete block or equivalent) between our properties and their development concurrent with the construction of their project.


Dennis Royer

11-13-17
Dated

John Couvillion

From: joelbrown@cox.net
Sent: Wednesday, November 1, 2017 1:19 AM
To: John Couvillion
Subject: Building construction on Harmony Grove

John,

This is to confirm my approval of an 8 foot block wall along the back of my property at 1839 Harmony Grove Road. The wall and some dense landscaping will help to mitigate your project's impact against mine especially since your property will be of a higher elevation.

Regards,

Joel Brown



PRESIDIO

Property Trust

November 15, 2017

City of Escondido
Planning Division
201 North Broadway
Escondido CA 92025-2798

Post-It® Fax Note 7671		Date 11/16/17	# of pages 3
To Jay Paul Milke strong	From J. Heilbron		
Co./Dept. Planning	Co. Presidio Property Tr		
Phone # 760 839 4537	Phone # 866 781 7721		
Fax # 760 839 4313	Fax # 760 471 0399		

Re: Modification to a Master and Precise Development Plan ~ PHG 17-0020; and
Related Public Hearing November 28, 2017, 7pm

Dear Planning Division

We received notice today of the public hearing regarding the above modification. The back of Presidio Property Trust's property shares the lot line with and overlooks this plot from our second story.

As a resident of this subdivision since 2008, we feel the need to comment on the modification to this industrial project. For the past nine years, we have watched as the subdivision has filled with commercial tenants and the traffic has increased exponentially in both directions resulting in a severe lack of parking and potentially dangerous roads.

The volume of semi-truck traffic proposed is concerning for this space and the ingress and egress roads that surround it. While it's unclear at this juncture where the primary driveway for access will be for this now expanded property, the severe 45 degree curve on Harmony Grove has resulted not only in a number of single-car accidents, but numerous 'near-misses'. Because of the lack of parking, commercial tenant workers routinely park their cars directly on Harmony Grove right at the 45-degree curve. There is rarely a morning where there are not a number of cars crossing the double-yellow divider line right at that bend in order to navigate the turn. Because of the number of cars parked directly on this street, cars are then forced to drive closer to the curve, removing any buffer zone from the cars that routinely cross that double-yellow line. This curve is also right at the junction where grading machinery enters and exits. At times there has been a 'traffic' workman to control the flow during construction, but what is the long-term solution for 220 parking spaces and 26 loading docks in light of this traffic flow issue?

In addition, Harmony Grove has been a 'resting' spot for many big rigs that park on the side streets routinely for days. Their parking has created driving hazards where a driver is unable to see or react to an oncoming vehicle travelling on Harmony Grove. We previously notified the City of the hazardous parking and the lack of visibility and while the City did paint a portion of the curb red in response, it is never monitored for compliance and is routinely ignored by illegal parkers who continue to compromise the safety and visibility on Harmony Grove.

The mix of business and residential as well as the limited road configuration is simply not suited for the increased volume of semi-trailer truck traffic and vehicles proposed for this site unless the ingress and



egress of these cars and trucks is dispersed in such a fashion throughout the property, or a stop sign or traffic light is added to control the flow, or the Citracado road is completed such that vehicles have another avenue through to Harmony Grove without having to navigate the Harmony Grove road directly.

Sincerely,



Jack K. Heilbron
President & CEO
President Property Trust, Inc.

PLANNING COMMISSION

Agenda Item No.: G.3
Date: November 28, 2017

CASE NUMBER: AZ 17-0003 and PHG 17-0009

APPLICANT: Joshua & Rebecca Taylor (The Cryo-Therapy Warehouse)

LOCATION: The proposed Zoning Code Amendment (ZCA) would affect M-1 and M-2 zoned properties citywide. The proposed cryotherapy business would be located within an approximately 2.24-acre industrial complex on the south side of Simpson Way, between Venture Street and State Place, addressed as 1553 Simpson Way (APN 232-440-39).

TYPE OF PROJECT: Zoning Code Amendment and Conditional Use Permit

PROJECT DESCRIPTION: An amendment to Articles 1 and 26 of the Escondido Zoning Code to establish a five (5) year pilot program allowing incubator uses as conditional uses within the M-1 (Light Industrial) and M-2 (General Industrial) zones, and a Conditional Use Permit to allow a cryotherapy business as an incubator use within an existing 5,642 SF multi-tenant industrial building located in the M-1 (Light Industrial) zone. The proposal also includes the adoption of the environmental determination prepared for the project.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION/ZONING (FOR THE CONDITIONAL USE PERMIT):

GP: General Industrial (GI). Zoning: Light Industrial (M-1)

BACKGROUND/SUMMARY OF ISSUES: The proposed ZCA has been requested in order to allow small incubator businesses in the M-1 and M-2 zones as conditional uses. Incubator uses would be defined as non-industrial uses operated by small companies using emerging technologies, and other similar uses as determined by the Director of Community Development. To control the intensity of the use and to ensure its compatibility with surrounding industrial uses, an Incubator use would only be allowed as a sub-lessee of a bona-fide industrial user, and would occupy no more than 1,000 square feet or ten percent of the total floor area of the primary industrial space from which they sublease, whichever is less. Additional conditions would be placed on the operation of each incubator use, as outlined in the draft code language attached to this report as Exhibit "B." Additional revisions would be made to various sections of the Zoning Code as part of this amendment to remove redundancies and simplify structure. These additional revisions would not change the substance of the code language.

The Conditional Use Permit has been requested in order to establish a cryotherapy facility as an incubator use at 1553 Simpson Way, Suite A. Cryotherapy is an innovative service using new technologies which subject the human body to extremely cold temperatures for short periods of time in order to reduce pain and soreness. The subject property consists of a 5,642 square foot industrial building within a 39,022 square foot industrial complex. No exterior or interior improvements to the building are proposed as part of the Conditional Use Permit. The facility would sublease approximately 500 square feet from a bona-fide industrial user. The sublease area would consist of an entry/lobby area with a reception desk and waiting area, a private changing room, and a therapy room containing the cryotherapy chamber. The proposed facility generally satisfies all of the proposed criteria set forth in the proposed ZCA.

Staff feels the issues are as follows:

1. Appropriateness of the proposed ZCA to allow incubator uses within the industrial zones (M-1 and M-2).
2. Whether the subject industrial site is appropriate for the proposed incubator use and whether the operation would impact adjacent uses.

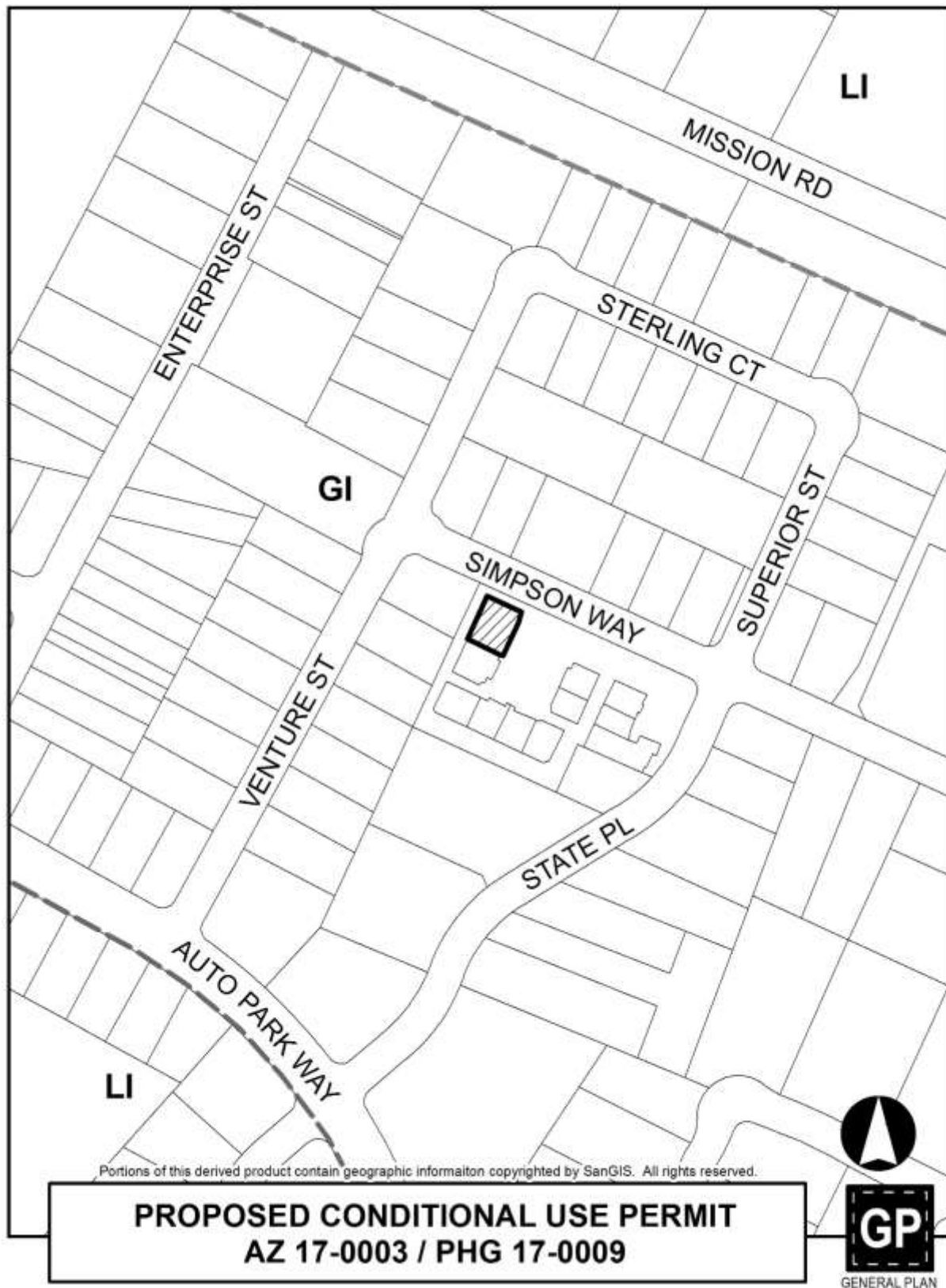
REASONS FOR STAFF RECOMMENDATION:

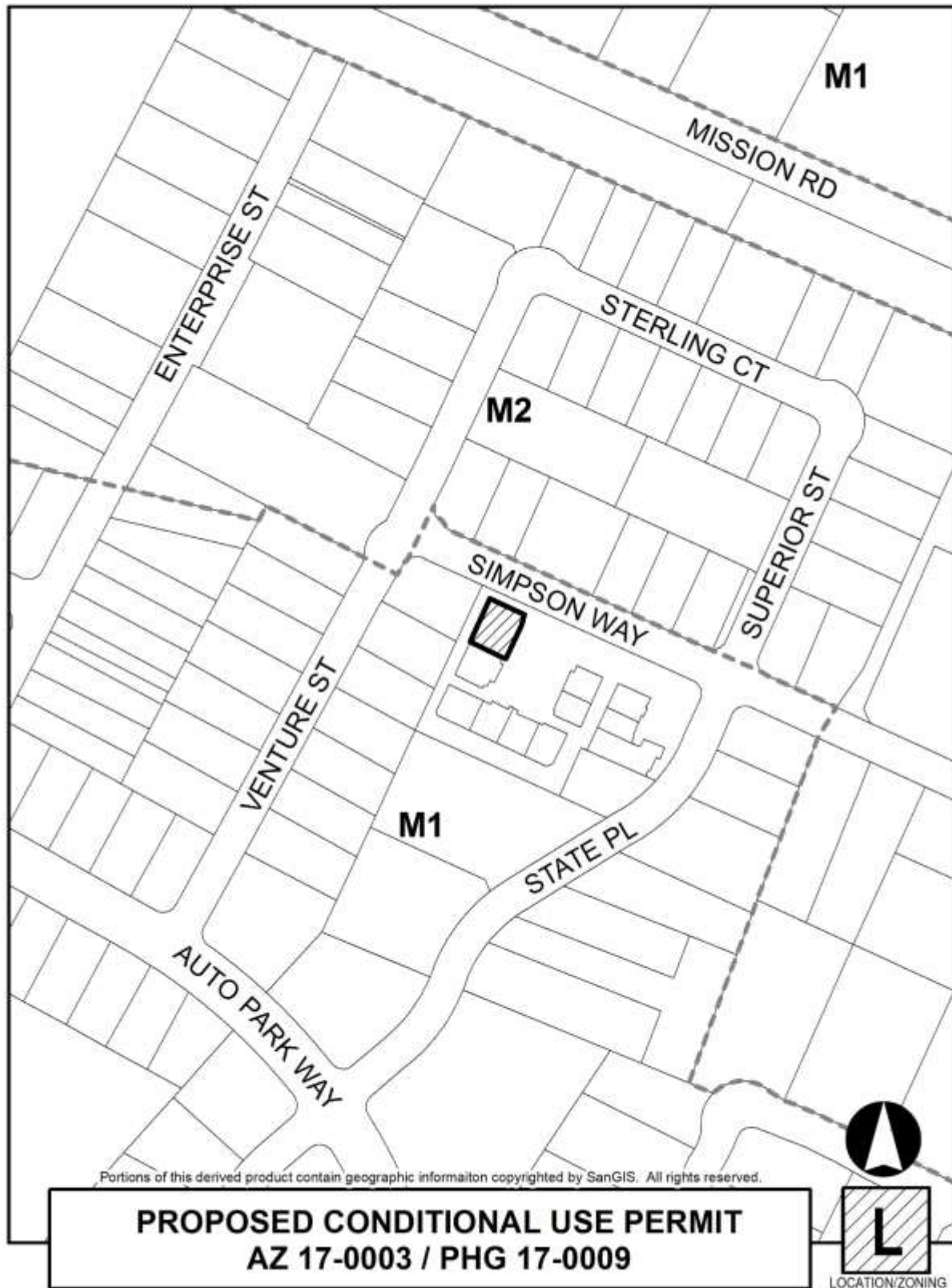
1. Staff believes that allowing incubator uses within the M-1 and M-2 zones will:
 - a. Provide flexibility in the use and arrangement of existing industrial space by accommodating opportunities for existing industrial users to maximize the use and efficiency of their space without changing the underlying industrial nature of the industrial building or complex;
 - b. Promote creativity and innovation by encouraging new businesses of an experimental, non-industrial nature, that will help transform ideas into successful commercial products or local business ventures; and
 - c. Provide additional employment opportunities within the City of Escondido and thus strengthen the local economy.
2. Staff feels the subject site is appropriate for a cryotherapy business because conditions of approval would be applied which would address any potential impacts the business may have on other adjacent businesses and adjacent properties.

Respectfully Submitted,

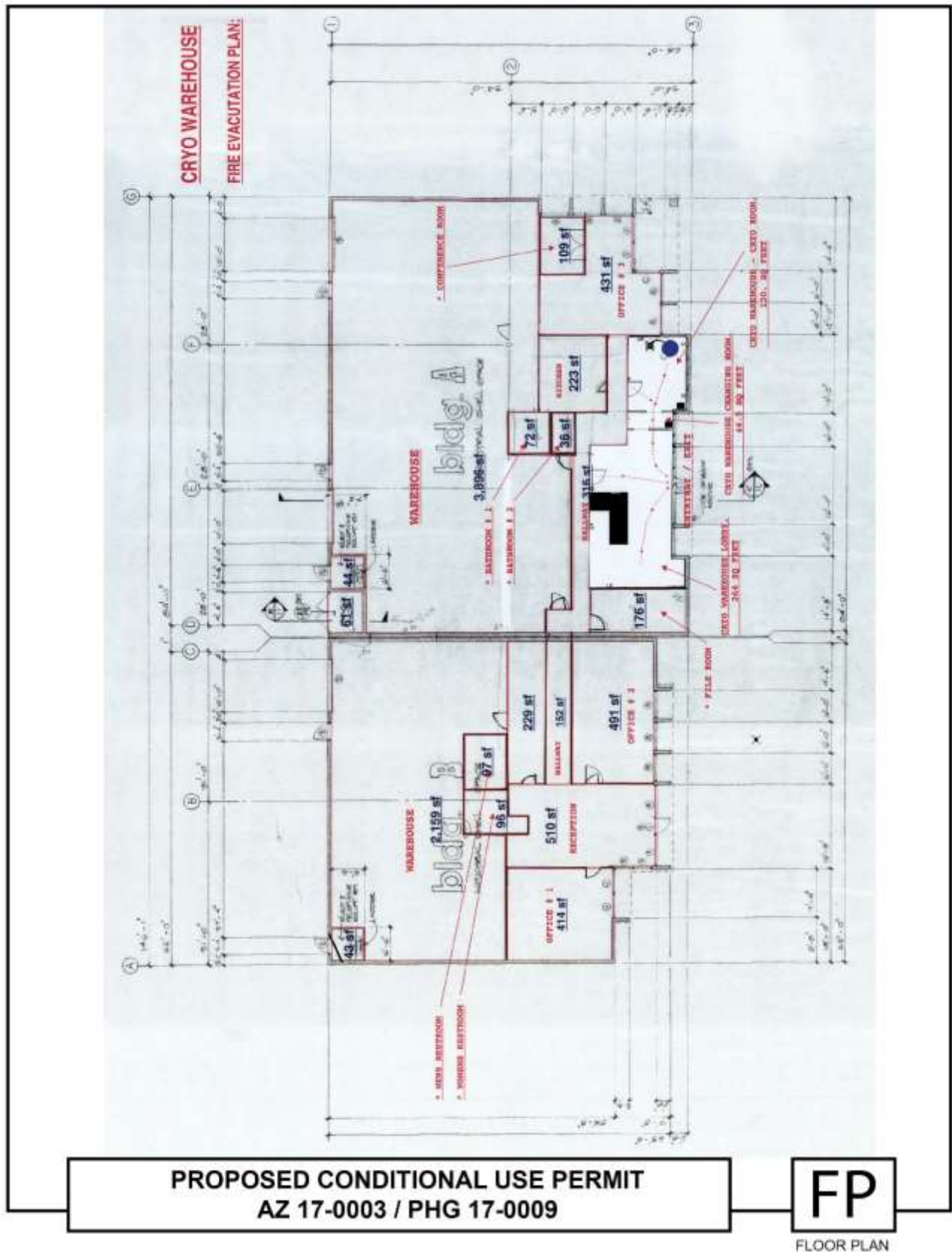


Darren Parker
Assistant Planner II









ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: M-2 zoning (General Industrial) – Several multi-tenant buildings with a mix of industrial uses are located to the north of the project site across Simpson Way.

SOUTH: M-1 zoning (Light Industrial) – Directly south of the project site is a large, multi-tenant industrial building with mix of industrial uses. This building takes access from State Place.

EAST: M-1 zoning (Light Industrial) – An industrial building occupied by a sheet metal business is located on the corner of Simpson Way and State Place.

WEST: M-1 zoning (Light Industrial) – A small fleet vehicle fueling station is located directly to the west of the project site, on the southwest corner of Simpson Way and Venture Street.

B. ENVIRONMENTAL STATUS: The proposed Zoning Code amendment is exempt from environmental review in conformance with CEQA Guidelines Section 15061(b)(3). The activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. Approval of the proposed amendment to the Escondido Zoning Code would not individually or cumulatively result in the possibility of creating significant effects on the environment. Therefore, the proposed amendment to the Zoning Code is not subject to CEQA under the General Rule and no further environmental review is necessary.

The proposed Conditional Use Permit is exempt from environmental review in conformance with CEQA Guidelines Section 15301 – Existing Facilities, because the subject property will be utilized in a way that involves a negligible expansion of use of the existing light industrial building.

C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding their ability to serve the site.
2. Effect on Fire Service – The Fire Department has expressed no concern relative to its ability to provide service to the site.
3. Traffic -- The proposed amendment to the Zoning Code is not expected to have a significant impact on traffic in industrial zones. Access to the proposed cryotherapy business site is provided off of Simpson Way, which is an unclassified local road. The Engineering Services Department indicated that the proposed project is not anticipated to have any significant individual or cumulative impacts to the circulation system or degrade the levels of service on any of the adjacent roadways or intersections.
4. Utilities – Water and sewer service to the site is currently provided by the City of Escondido. The project would not impact utility services to the site.
5. Drainage – There are no significant drainage courses on or adjacent to the site. The project would not impact existing facilities because the site is fully developed and no new development is proposed.

D. CONFORMANCE WITH CITY POLICY

General Plan:

Various economic prosperity goals and policies in the General Plan encourage the City to support entrepreneurial opportunities, recruit new business, and encourage expansion of existing business to increase employment opportunities, as outlined below:

1. Economic Prosperity Element – Policy 2.1 (Wages and Jobs/Housing)

Implement programs and support efforts to increase Escondido's median income and wage by: actively fostering entrepreneurial opportunities, recruiting new businesses, annexing key unincorporated lands, and encouraging existing business expansions that increases employment densities and retains skilled workers whose wages exceed the San Diego Region's median per capita income, and bringing new dollars into the local economy.

Allowing incubator uses would directly support entrepreneurial opportunities and activities within Escondido. Additionally, incubator uses could expand the mix and supply of different job classifications which could result in higher wages. By allowing incubators uses in the M-1 and M-2 zones, the City would expand economic opportunities for its residents, contributing to the overall economic prosperity of the City.

2. Economic Prosperity Element – Goal 3 (Small Business and Entrepreneurialship)

Economically viable incubators and small business that offer the opportunity for long-term diversification and growth.

Amending the zoning code to allow incubator uses as conditional uses within the M-1 and M-2 zones directly addresses this goal.

3. Economic Prosperity Element – Policy 3.1.1 (Small Business and Entrepreneurialship)

Provide assistance and information to facilitate the attraction, retention, and expansion of small and medium size business with good growth potential.

By allowing incubator uses within the industrial zones, the Economic Development Department would be able to assist businesses within this category, and provide the City with a competitive advantage over surrounding jurisdictions that may not allow such opportunities. This could lead to higher industrial property values.

The ZCA could facilitate economic innovation and the City could market itself as an innovation hub in North County.

4. Economic Prosperity Element – Policy 3.2 (Small Business and Entrepreneurialship)

Identify and remove obstacles to the formation and expansion of local business, where appropriate.

Allowing incubator uses in the M-1 and M-2 zones assists in allowing the formation of new and emerging local businesses.

5. Economic Prosperity Element – Policy 3.3 (Small Business and Entrepreneurialship)

Encourage and permit the establishment of home-based and entrepreneurial start-up business, in locations that are compatible with the surrounding areas.

Allowing incubator uses in the M-1 and M-2 zones will provide start-up businesses a larger range of location in which to operate in the City of Escondido.

Appropriateness of the Code Amendment to allow Incubator uses as a conditional use within the industrial zones (M1 and M2):

Incubator uses are currently allowed in commercial zones either by-right or through a Conditional Use Permit process, depending on the type of use proposed. Staff believes that opportunities exist in industrial areas for additional small incubator uses typically found in commercial areas in support of the General Plan goals and policies outlined above. The proposed amendment would also provide a mechanism for existing industrial users to fully utilize their space by subleasing a small portion of it to an incubator use, thus making more efficient use of space. Since the M-1 and M-2 zones are primarily intended for manufacturing, warehousing, and research and development uses, staff believes it is necessary to apply conditions to incubator uses in order to ensure the incidental use of this space remains compatible with existing and future uses. As such, staff believes that each request should be evaluated on a case-by-case basis through the Conditional Use Permit process. A redline version showing the changes to affected sections of Article 26 is attached as Exhibit "B," and the final proposed code language is attached as Exhibit "C."

Because the proposed ZCA would establish a pilot program, it will be important to monitor its effectiveness. Staff has included language to provide ongoing oversight and ensure that the Planning Commission and City Council maintain control

over its implementation over time. Should any issues arise due to the implementation of this proposed ZCA that would jeopardize the industrial nature of the M-1 and M-2 zones, the Zoning Code could be amended to address said issues.

Whether the subject industrial site is appropriate for an incubator use (cryotherapy) and whether the operation would impact adjacent uses.

A cryotherapy business has requested a Conditional Use Permit to operate as an incubator use within an existing 5,642 SF multi-tenant industrial building located in the M-1 zone. The business would sublease a small portion (500 square feet) within a suite of an existing multi-tenant industrial building. The proposed business would provide an innovative service to individuals using a new technology that would subject the body to extremely cold temperatures for short periods of time in order is to reduce pain and soreness. Conditions of approval have been proposed to ensure that the proposed use is compatible with existing and future industrial users in the complex. The proposed use is not anticipated to generate noise, traffic, or other impacts that would be detrimental to adjacent properties or uses. Staff believes the proposed cryotherapy business is compatible with the surrounding industrial uses and appropriate for the site, and is therefore recommending approval of the proposed Conditional Use Permit.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS:

The proposed incubator use consists of a 500 SF within an existing 5,642 SF multi-tenant industrial building. The property includes additional multi-tenant industrial buildings, parking, landscaping, and associated site improvements. The property fronts on and takes access from a driveway on the south side of Simpson Way. The project site is surrounded by similarly improved industrial properties.

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 2.24 -acres
2. Building Size: 5,652 square feet (total building area within the complex is 39,022 square feet)
3. Suite Size: 500 square feet (within Suite A)
3. Parking:
 - Provided: 89 (including 4 handicap)
 - Required: 78 spaces are required for the existing 39,022 square feet of building area at a parking ratio of one space per 500 square feet of floor area, based upon parking standards for manufacturing uses. Two additional spaces are required for the 500 square feet of incubator space at a parking ratio of one space per 200 sf of floor area, based on parking standards for uses with similar operational characteristics. Thus, a total of 80 spaces are required.
4. Number of employees: 2-4 employees
5. Hours of Operation: Monday-Friday 9am-6pm and Saturday from 11:00am-3:00pm

EXHIBIT “A”

FACTORS TO BE CONSIDERED/FINDINGS OF FACT AZ 17-0003 AND PHG 17-0009

Zoning Code Amendment

1. The public health, safety and welfare would not be adversely affected by the proposed ZCA because incubator uses would be evaluated on a case-by-case basis as part of the Conditional Use Permit process, and necessary conditions of approval would be applied.
2. The proposed ZCA would not be detrimental to surrounding properties because incubator uses would not be industrial in nature, and conditions of approval would be applied through the Conditional Use Permit process that would restrict activities to those with negligible impacts on surrounding properties. Any compatibility issues would be analyzed and addressed as part of the Conditional Use Permit process on a case-by-case basis.
3. The General Plan contains a variety of standards, goals, and policies aimed at improving the quality of life for City residents by providing ways to raise income levels. The General Plan also encourages the recruitment and expansion of businesses that pay higher-than-average wages. Amending the Zoning Code to allow incubator uses in the M-1 and M-2 zones will assist in achieving these goals because jobs typical of incubator uses usually require a high degree of knowledge and expertise in an emerging industry.
4. The proposed amendment has been structured as a pilot program. As such, if it is determined in the future, through monitoring of implementation of the amendment, that incubator uses are not appropriate for the M-1 and M-2 zones, the amendment will become null and void after five years with no further action required.
5. The proposed ZCA would not affect nor conflict with any adopted specific plans.

Conditional Use Permit

1. Granting the Conditional Use Permit for the proposed incubator use (Cryotherapy) is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses, or create special problems for the area in which it is located because the use would be conducted entirely inside an existing light-industrial building located in the M-1 zone. Conditions of Approval would be applied to ensure that the incubator use does not disrupt the current industrial uses on site and the demand for parking does not exceed the supply of available spaces.
2. The Conditional Use Permit would not adversely affect or be inconsistent with any community or neighborhood plans in effect for the site or surrounding area.
3. The Conditional Use Permit would assist in achieving the goals and quality of life standards contained in the General Plan as outlined in the staff report.
4. The public health, safety and welfare would not be adversely affected by the proposed Conditional Use Permit because the incubator use would be limited to unused, excess space currently leased to a bona-fide industrial user and would occupy less than 10 percent of that user's lease area.
5. The proposed Conditional Use Permit would provide a necessary and desirable service to the community (Incubator Uses) without adversely affecting the surrounding area or the city as a whole.
6. The Conditional Use Permit would become effective on the effective date of the ZCA.

EXHIBIT “B”

STRIKETHRU/UNDERLINE OF PROPOSED CODE CHANGES

Sec. 33-564. Land uses.

(a) Principal Uses and Structures. The following Table 33-564 lists those uses which are permitted (P) or subject to a conditional use permit (C) in industrial districts. Major conditional use permits (C) and minor conditional use permits (C#) shall be processed pursuant to Article 61, Division 1 of this chapter.

Table 33-564

PERMITTED AND CONDITIONALLY PERMITTED PRINCIPAL USES

Use Title	I-O	M-1	M-2	I-P
Administrative and business offices	P			P
Agriculture livestock (not including animal waste processing facilities)		C	P	
Ammunition manufacturing		C	C	
Animal boarding (indoor boarding only) and training, feeding, care, grooming and “daycare” ² . Does not include animal shelters****, sales or breeding		P	P	
Animal hospital and care		P	P	
Assembly	P	P	P	P
Auction services	P	P	P	P
Auto, RV and boat sales**(subject to Article 57)	P	P	P	P
Automotive services (excluding gasoline service stations)		P	P	
Banks/automated teller machines		P	P	P
Boat repair		P	P	
Building materials**	P	P	P	P
Bulk fertilizer (not including animal waste processing facilities)			C	
Cabinet manufacturer/wholesaler**	P	P	P	P
Canning/curing seafood		C	C	
Carpeting manufacturer/wholesaler**	P	P	P	P/C
Communication facilities (subject to Article 34)	P	P	P	P
Construction services	P	P	P	P
Crematoriums	P	P	P	P
Daycare (subject to Article 57)				C
Electrical wholesale houses**	P	P	P	P
Emergency shelters****		P		
Equipment sales and leasing (subject to Article 57)		P	P	
Experimental-type industrial uses	C	C	C	C
Feed stores**	P	P	P	P
Fleet fueling		P	P	
Furniture manufacturer/wholesaler**	P	P	P	P
Government services	P			
Grain mills		C	P	
Green waste compost facility			C	
Health and fitness facilities	C#			C#
Heavy construction equipment** (e.g., tractors, earth moving equipment, etc.)	P	P	P	P
Helipads		C	C	C
Industrial hardware**	P	P	P	P
Landscape materials** (e.g., soil, compost, wood chips)	P	P	P	P
Lumber yards**	C	C#	P	C
Manufacturing	P	P	P	P
Masonry products**	P	P	P	P
Materials batch plants and concrete recycling			C	
Medical laboratories	P	P	P	P
Oil refinery and bulk stations (located outside of the HCO zone)			C	
Plumbing supply**	P	P	P	P
Postsecondary vocational training schools, limited to training for uses which are permitted or conditionally permitted in the zone	C	C	C	C

Use Title	I-O	M-1	M-2	I-P
Power plants			C	C
Primary metal manufacturing			C	
Recycling facilities ¹				
Reverse vending machine ¹	P	P	P	
Small processing facility ¹		P/C	P	
Large processing facility ¹		C	C	
Repair services	P	P	P	P
Restaurants		C#	C#	C#
Slaughter houses/meat products		C	C	
Social and charitable services (including emergency shelters) ^{***}		C		
Solid waste transfer facility			C	
Storage yards		C	P	
Swap meet		C		
Trades	P	P	P	P
Transmission/communication facilities		C	C	
Transportation facilities	P	P	P	
Uses involving hazardous chemicals or waste*	C	C	C	C
Utilities	P	P	P	
Vehicle, shredding and dismantling		C	P	
Warehousing and distribution	P	P	P	P
Wholesale	P	P	P	P

Notes:

* = As determined by the director and the fire chief based on information provided by the business describing the quantity and nature of hazardous chemicals used.

** = Retail ~~or support service components~~ ~~component~~ greater than the maximum fifteen (15) percent floor area/sales allowed by section 33-565 (Accessory uses and structures) under “Incidental Use” regulations is allowed only in M-1 and M-2 zones, subject to conditions in section 33-566—Specialized retail uses.

*** = Only on sites immediately adjacent to the general commercial zone and within five hundred (500) feet of public transportation.

**** = Only on sites within the emergency shelter overlay, Figure 33-661, and subject to the requirements of Article 27.

***** = Dog shelters generally means an establishment, especially one supported by charitable contributions, that provides a temporary home for dogs, cats and other animals that are offered for adoption.

1 = Pursuant to Article 33 of the zoning code (recycling facilities).

2 = Pursuant to section 33-576 of this article (animal boarding and daycare).

P = Permitted use.

C = Conditionally permitted use subject to issuance of a conditional use permit; either major (C) or minor (C#) (pursuant to Article 61, Division 1 of this chapter).

(b) The following business uses shall be classified as “environmentally sensitive businesses”:

(1) If any portion of the business is classified as a group H occupancy, except divisions 4 and 5, pursuant to California Building Code section 307.1, as amended;

(2) If the business operations require the approval of, or a permit from, the San Diego County Air Pollution Control District;

(3) Any business that operates under a permit or conditions imposed by state or federal laws regarding odor or the release of airborne contaminants;

(4) Any business that requires a conditional use permit for operation, and which is identified in the conditional use permit as a business producing odors derived from hazardous materials or hazardous waste;

(5) Any business that requires an industrial waste users discharge permit, pursuant to section 22-176 of the Escondido Municipal Code;

(6) Any business that is required to prepare and submit a storm water pollution prevention plan, pursuant to Escondido Municipal Code section 22-26; and

(7) Any business that identifies itself as using any hazardous manufacturing or industrial processes, as identified on its business license application or a fire department inspection form. (Ord. 94-37, § 1, 11-9-94; Ord. No. 97-05, § 2, 4-2-97; Ord. No. 2000-28, § 4, 10-4-00; Ord. No. 2000-37R, § 4, 12-13-00; Ord. No. 2001-31R, § 15, 12-5-01; Ord. No. 2013-09R, § 4, 11-6-13; Ord. 2015-04, § 4, 3-4-15; Ord. No. 2016-12, § 4, 9-28-16; Ord. No. 2016-15, § 4, 10-26-16; Ord. No. 2017-03R, § 4, 3-22-17)

Sec. 33-565. Accessory uses and structures.

(a) Accessory uses and structures are permitted in the industrial zones, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

Table 33-565

PERMITTED ACCESSORY USES AND STRUCTURES

Use Title	I-O	M-1	M-2	I-P
Bus stop shelters**	P	P	P	P
Cafeteria, operated in conjunction with a permitted use for the convenience of persons employed upon the premises	P	P	P	P
Caretakers' or watchperson's dwelling	P	P	P	P
Commercial sales and service <u>uses</u> clearly incidental and secondary to a principal permitted use <u>as provided for in section 33-565(b)</u>	P	P	P	P
<u>Incubator uses as provided for in section 33-565(c)</u>		<u>C#</u>	<u>C#</u>	
Cottage food operations and home occupations as provided for in Article 44	P	P	P	P
Employee recreational facilities and play areas	P	P	P	P
Other accessory uses and buildings customarily appurtenant to a permitted use	P	P	P	P
Satellite dish antennas*	P	P	P	P
Storage buildings incidental to a permitted use	P	P	P	P

Notes:

* Subject to special regulations—see section 33-700.

** Subject to special regulations—see section 33-1118.

(b) Sales and service uses incidental and accessory to a principally permitted use may be permitted by the Director of Community Development provided that the following standards are met:

(1) The operations are contained within the main structure which houses the primary use.

(2) The use occupies no more than fifteen (15) percent of the gross building square footage.

(3) No retail sales or display of merchandise occur(s) outside the structure(s), or outside designated outdoor storage area.

(4) All products offered for sale on the site are manufactured, warehoused, or assembled on the premises.

(c) Sales and service uses not accessory to a principally permitted use may be conditionally permitted in the M-1 and M-2 zones, as an incubator use or activity.

(1) Incubator uses and/or activities shall be subject to all applicable city, state, and federal code requirements, as well as the following operational limitations:

(A) The use shall be permitted in the existing space of an existing industrial building or suite.

(B) No more than one incubator, as described by this section, shall be permitted within any industrial building complex, regardless of size.

(C) An incubator shall only be allowed as a sub-lessee of a bona-fide industrial user.

(D) The use shall occupy no more than 1,000 square feet or ten (10) percent of the total floor area of the primary industrial space from whom they sublease, whichever is less.

- (E) Parking for incubator uses shall be determined based on the parking requirement for the proposed use, in accordance with the provisions of Article 39 of the Zoning Code, governing off-street parking requirements.
- (F) Hours of operations shall be limited to those of the primary industrial use on site and not adversely impact industrial use activity or operations.
- (G) Exterior signage for the use shall be limited to window signage.
- (H) Customers of the incubator space shall be seen by appointment only.
- (I) Incubator uses must have restrooms available for employees and customers/clients.
- (2) The use shall be conditionally permitted for no more than four (4) years, at which time it must vacate the space. Sub-lessee shall not assign any lease agreement, or sub-let or grant any use to the premises or any part thereof without the prior written consent of the City. Upon the termination date, the sub-lessee shall be required to vacate the premises.
- (3) This subsection shall remain in effect only until January 1, 2023, and as of that date is repealed. Any use, as described by the section, in operation after this date shall be permitted as a non-conforming use, subject to Article 61 of the Zoning Code, and shall be allowed to lawfully continue its operations until the fourth anniversary of the approval of its conditional use permit.

(Ord. 94-37, § 1, 11-9-94; Ord. No. 2013-07RR, § 4, 12-4-13)

Sec. 33-566. Specialized retail uses.

A limited list of industrial uses which contain a retail component greater than the maximum fifteen (15) percent floor area/sales allowed under the “~~accessory/incidental~~ uses and structures” section shall be permitted within the M-1 and M-2 industrial zones. These uses have been determined to be industrial in nature; however, given unique circumstances involving the need to manufacture, warehouse, wholesale, and/or store their products on-site, they would not be appropriately located in the commercial zones. Those industrial uses, specified in Table 33-564 (and other uses determined to be similar in nature as permitted by the director), shall be permitted subject to the following:

- (a) Prior to issuance of a building or occupancy permit, the applicant shall submit a plot plan application pursuant to Article 61, Division 8 of this chapter.
- (b) The applicant shall provide parking at a ratio of one (1) space per two hundred fifty (250) square feet of floor area for that portion of the retail and display/showroom designated areas which exceed fifteen (15) percent of the gross floor area on the site (unless a lower parking ratio is deemed adequate by the director pursuant to section 33-764). Parking shall be provided at the standard industrial use ratios for the balance of the floor area on the site, pursuant to section 33-760 et seq.
- (c) The applicant will be allowed only the amount of signage permitted by the citywide sign ordinance for the underlying industrial zone, pursuant to section 33-1390.

(Ord. No. 94-37, § 1, 11-9-94; Ord. No. 2017-03R, § 4, 3-22-17)

~~Sec. 33-567. Incidental uses.~~

~~Sales and service uses incidental to a principally permitted use may be permitted by the director provided that the following standards are met:~~

- ~~(a) The operations are contained within the main structure which houses the primary use.~~
- ~~(b) The use occupies no more than fifteen (15) percent of the gross building square footage.~~
- ~~(c) No retail sales or display of merchandise occur(s) outside the structure(s), or outside designated outdoor storage area.~~
- ~~(d) All products offered for sale on the site are manufactured, warehoused, or assembled on the premises.~~ (Ord. No. 94-37, § 1, 11-9-94; Ord. No. 2017-03R, § 4, 3-22-17)

EXHIBIT “C” PROPOSED CODE LANGUAGE

Article 1, Section 33-8, shall be amended to incorporate the following definition:

Incubator Use-means a non-industrial use operated by a small company using emerging technologies, and other similar uses as determined by the director of community development

Article 26, Section 33-564, shall be amended to read as follows:

(a) Principal Uses and Structures. The following Table 33-564 lists those uses which are permitted (P) or subject to a conditional use permit (C) in industrial districts. Major conditional use permits (C) and minor conditional use permits (C#) shall be processed pursuant to Article 61, Division 1 of this chapter.

Table 33-564

PERMITTED AND CONDITIONALLY PERMITTED PRINCIPAL USES

Use Title	I-O	M-1	M-2	I-P
Administrative and business offices	P			P
Agriculture livestock (not including animal waste processing facilities)		C	P	
Ammunition manufacturing		C	C	
Animal boarding (indoor boarding only) and training, feeding, care, grooming and “daycare” ² . Does not include animal shelters****, sales or breeding		P	P	
Animal hospital and care		P	P	
Assembly	P	P	P	P
Auction services	P	P	P	P
Auto, RV and boat sales**(subject to Article 57)	P	P	P	P
Automotive services (excluding gasoline service stations)		P	P	
Banks/automated teller machines		P	P	P
Boat repair		P	P	
Building materials**	P	P	P	P
Bulk fertilizer (not including animal waste processing facilities)			C	
Cabinet manufacturer/wholesaler**	P	P	P	P
Canning/curing seafood		C	C	
Carpeting manufacturer/wholesaler**	P	P	P	P/C
Communication facilities (subject to Article 34)	P	P	P	P
Construction services	P	P	P	P
Crematoriums	P	P	P	P
Daycare (subject to Article 57)				C
Electrical wholesale houses**	P	P	P	P
Emergency shelters****		P		
Equipment sales and leasing (subject to Article 57)		P	P	
Experimental-type industrial uses	C	C	C	C
Feed stores**	P	P	P	P
Fleet fueling		P	P	
Furniture manufacturer/wholesaler**	P	P	P	P
Government services	P			
Grain mills		C	P	
Green waste compost facility			C	
Health and fitness facilities	C#			C#
Heavy construction equipment** (e.g., tractors, earth moving equipment, etc.)	P	P	P	P
Helipads		C	C	C
Industrial hardware**	P	P	P	P

Use Title	I-O	M-1	M-2	I-P
Landscape materials** (e.g., soil, compost, wood chips)	P	P	P	P
Lumber yards**	C	C#	P	C
Manufacturing	P	P	P	P
Masonry products**	P	P	P	P
Materials batch plants and concrete recycling			C	
Medical laboratories	P	P	P	P
Oil refinery and bulk stations (located outside of the HCO zone)			C	
Plumbing supply**	P	P	P	P
Postsecondary vocational training schools, limited to training for uses which are permitted or conditionally permitted in the zone	C	C	C	C
Power plants			C	C
Primary metal manufacturing			C	
Recycling facilities ¹				
Reverse vending machine ¹	P	P	P	
Small processing facility ¹		P/C	P	
Large processing facility ¹		C	C	
Repair services	P	P	P	P
Restaurants		C#	C#	C#
Slaughter houses/meat products		C	C	
Social and charitable services (including emergency shelters)***		C		
Solid waste transfer facility			C	
Storage yards		C	P	
Swap meet		C		
Trades	P	P	P	P
Transmission/communication facilities		C	C	
Transportation facilities	P	P	P	
Uses involving hazardous chemicals or waste*	C	C	C	C
Utilities	P	P	P	
Vehicle, shredding and dismantling		C	P	
Warehousing and distribution	P	P	P	P
Wholesale	P	P	P	P

Notes:

- * = As determined by the director and the fire chief based on information provided by the business describing the quantity and nature of hazardous chemicals used.
- ** = Retail or support service components greater than the maximum fifteen (15) percent floor area/sales allowed by section 33-565 (Accessory uses and structures) is allowed only in M-1 and M-2 zones, subject to conditions in section 33-566—Specialized retail uses.
- *** = Only on sites immediately adjacent to the general commercial zone and within five hundred (500) feet of public transportation.
- **** = Only on sites within the emergency shelter overlay, Figure 33-661, and subject to the requirements of Article 27.
- ***** = Dog shelters generally means an establishment, especially one supported by charitable contributions, that provides a temporary home for dogs, cats and other animals that are offered for adoption.
- 1 = Pursuant to Article 33 of the zoning code (recycling facilities).
- 2 = Pursuant to section 33-576 of this article (animal boarding and daycare).
- P = Permitted use.
- C = Conditionally permitted use subject to issuance of a conditional use permit; either major (C) or minor (C#) (pursuant to Article 61, Division 1 of this chapter).

(b) The following business uses shall be classified as “environmentally sensitive businesses”:

(1) If any portion of the business is classified as a group H occupancy, except divisions 4 and 5, pursuant to California Building Code section 307.1, as amended;

(2) If the business operations require the approval of, or a permit from, the San Diego County Air Pollution Control District;

(3) Any business that operates under a permit or conditions imposed by state or federal laws regarding odor or the release of airborne contaminants;

(4) Any business that requires a conditional use permit for operation, and which is identified in the conditional use permit as a business producing odors derived from hazardous materials or hazardous waste;

(5) Any business that requires an industrial waste users discharge permit, pursuant to section 22-176 of the Escondido Municipal Code;

(6) Any business that is required to prepare and submit a storm water pollution prevention plan, pursuant to Escondido Municipal Code section 22-26; and

(7) Any business that identifies itself as using any hazardous manufacturing or industrial processes, as identified on its business license application or a fire department inspection form. (Ord. 94-37, § 1, 11-9-94; Ord. No. 97-05, § 2, 4-2-97; Ord. No. 2000-28, § 4, 10-4-00; Ord. No. 2000-37R, § 4, 12-13-00; Ord. No. 2001-31R, § 15, 12-5-01; Ord. No. 2013-09R, § 4, 11-6-13; Ord. 2015-04, § 4, 3-4-15; Ord. No. 2016-12, § 4, 9-28-16; Ord. No. 2016-15, § 4, 10-26-16; Ord. No. 2017-03R, § 4, 3-22-17)

Article 26, Section 33-565, shall be amended to read as follows:

(b) Accessory uses and structures are permitted in the industrial zones, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

Table 33-565

PERMITTED ACCESSORY USES AND STRUCTURES

Use Title	I-O	M-1	M-2	I-P
Bus stop shelters**	P	P	P	P
Cafeteria, operated in conjunction with a permitted use for the convenience of persons employed upon the premises	P	P	P	P
Caretakers' or watchperson's dwelling	P	P	P	P
Commercial sales and service uses clearly incidental and secondary to a principal permitted use as provided for in section 33-565(b)	P	P	P	P
Incubator uses as provided for in section 33-565(c)		C#	C#	
Cottage food operations and home occupations as provided for in Article 44	P	P	P	P
Employee recreational facilities and play areas	P	P	P	P
Other accessory uses and buildings customarily appurtenant to a permitted use	P	P	P	P
Satellite dish antennas*	P	P	P	P
Storage buildings incidental to a permitted use	P	P	P	P

Notes:

* Subject to special regulations—see section 33-700.

** Subject to special regulations—see section 33-1118.

(b) Sales and service uses incidental and accessory to a principally permitted use may be permitted by the Director of Community Development provided that the following standards are met:

- (1) The operations are contained within the main structure which houses the primary use.
- (2) The use occupies no more than fifteen (15) percent of the gross building square footage.
- (3) No retail sales or display of merchandise occur(s) outside the structure(s), or outside designated outdoor storage area.

- (4) All products offered for sale on the site are manufactured, warehoused, or assembled on the premises.
- (5) Parking for the accessory retail use shall be determined based on the parking requirement for the primary use.
- (6) Any sales or services must be related to incubating a start-up business or enterprise or encourage new/emerging small businesses. No outdoor display of merchandise or retail sales shall be permitted.

~~(E)~~(d) Sales and service uses not accessory to a principally permitted use may be conditionally permitted in the M-1 and M-2 zones, as an incubator use or activity.

~~(4)~~(4) Incubator uses and/or activities shall be subject to all applicable city, state, and federal code requirements, as well as the following operational limitations:

- (A) The use shall be permitted in the existing space of an existing industrial building or suite.
- (B) No more than one incubator, as described by this section, shall be permitted within any industrial building complex, regardless of size.
- (C) An incubator shall only be allowed as a sub-lessee of a bona-fide industrial user.
- (D) The use shall occupy no more than 1,000 square feet or ten (10) percent to the total floor area of the primary industrial space from whom they sublease, whichever is less.
- (E) Parking for incubator uses shall be determined based on the parking requirement for the proposed use, in accordance with the provisions of Article 39 of the Zoning Code, governing off-street parking requirements.
- (F) Hours of operations shall be limited to those of the primary industrial use on site and not adversely impact industrial use activity or operations.

~~(G)~~(J) Exterior signage for the use shall be limited to window signage.

~~(H)~~(K) Customers of the incubator space shall be seen by appointment only.

~~(I)~~(L) Incubator uses must have restrooms available for employees and customers/clients.

~~(2)~~(5) The use shall be conditionally permitted for no more than four (4) years, at which time it must vacate the space. Sub-lessee shall not assign any lease agreement, or sub-let or grant any use to the premises or any part thereof without the prior written consent of the City. Upon the termination date, the sub-lessee shall be required to vacate the premises.

~~(3)~~(6) This subsection shall remain in effect only until January 1, 2023, and as of that date is repealed. Any use, as described by the section, in operation after this date shall be permitted as a non-conforming use, subject to Article 61 of the Zoning Code, and shall be allowed to lawfully continue its operations until the fourth anniversary of the approval of its conditional use permit.

(Ord. 94-37, § 1, 11-9-94; Ord. No. 2013-07RR, § 4, 12-4-13)

Article 26, Section 33-566, shall be amended to read as follows:

A limited list of industrial uses which contain a retail component greater than the maximum fifteen (15) percent floor area/sales allowed under the “accessory uses and structures” section shall be permitted within the M-1 and M-2 industrial zones. These uses have been determined to be industrial in nature; however, given unique circumstances involving the need to manufacture, warehouse, wholesale, and/or store their products on-site, they would not be appropriately located in the commercial zones. Those industrial uses, specified in Table 33-564 (and other uses determined to be similar in nature as permitted by the director), shall be permitted subject to the following:

- (a) Prior to issuance of a building or occupancy permit, the applicant shall submit a plot plan application pursuant to Article 61, Division 8 of this chapter.
- (b) The applicant shall provide parking at a ratio of one (1) space per two hundred fifty (250) square feet of floor area for that portion of the retail and display/showroom designated areas which exceed fifteen (15) percent of the gross floor area on the site (unless a lower parking ratio is deemed adequate by the director pursuant to section 33-764). Parking shall be provided at the standard industrial use ratios for the balance of the floor area on the site, pursuant to section 33-760 et seq.
- (c) The applicant will be allowed only the amount of signage permitted by the citywide sign ordinance for the underlying industrial zone, pursuant to section 33-1390.

(Ord. No. 94-37, § 1, 11-9-94; Ord. No. 2017-03R, § 4, 3-22-17)

Article 26, Section 33-567, shall be deleted in its entirety.

**EXHIBIT “D”
CONDITIONS OF APPROVAL
PHG 17-0009
(Cryotherapy Facility)**

General

1. All uses, hours of operation, and activities shall be substantially consistent with the Details of Request on-file with the Planning Division, and as described within this report. Any substantial changes to the hours of operation shall subject to review and written approval by the Director of Community Development or his/her designee.
2. All uses shall be conducted entirely within the existing building.
3. Appropriate fire access and ADA compliant paths of travel shall be maintained, as may be required by the Fire Department and Building Division.
4. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City-Wide Facilities fees.
5. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
6. The premises shall be made available for inspection by City staff during hours of operation and shall provide such records, licenses or other materials necessary to show evidence of compliance with the conditions of this permit.
7. All landscaping shall be maintained in a flourishing manner and kept free of all foreign matter and weeds. All irrigation shall be maintained in fully operational condition.
8. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant shall remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a certified check payable to the "San Diego County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.
9. The Conditional Use Permit may be revoked or the terms/conditions of the Conditional Use Permit modified as necessary upon any valid continual nuisance complaints regarding the facility in accordance with Article 61 of the Escondido Zoning Code.
10. This Conditional Use Permit shall become null and void unless utilized within 12 months of the effective date of approval.
11. The incubator use shall occupy no more than 1,000 square feet or a maximum of ten (10) percent to the total floor area of the industrial space from whom they sublease, whichever is less.
12. Parking for incubator uses shall be determined based on the parking requirement for the proposed use, in accordance with the provisions of Article 39 of the Zoning Code, governing off-street parking requirements.
13. Hours of operations shall be limited to the primary industrial use on site and not adversely impact industrial use activity or operations

14. Exterior signage for the incubator use shall be limited to window signage.
15. Customers of the incubator space shall be seen by appointment only.
16. The incubator use shall be conditionally permitted for no more than four (4) years, at which time it must vacate the space. Sub-lessee shall not assign any lease agreement, or sub-let or grant any use to the premises or any part thereof without the prior written consent of the City. Upon the termination date, the sub-lessee shall be required to vacate the premises.
17. The applicant shall provide to the City of Escondido a signed and notarized statement acknowledging his/her acceptance of these conditions of approval prior to establishing the use.