

## **South Escondido Boulevard Mixed-Use Project Addendum to the Negative Declaration**

Project Case #PHG 20-0036  
Address: 829-849 South Escondido Boulevard and 332 W, Ninth  
Avenue, Escondido, CA 92029  
Assessor Parcel Nos. 233-371-14-00 and 233-371-15-00

*Prepared for:*



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

*Prepared by:*



9984 Scripps Ranch Boulevard, #138  
San Diego, CA 92131

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## A. Introduction

On March 21, 2018, the City of Escondido City Council adopted a Final Initial Study/Negative Declaration (“IS/ND”) for the South Centre City Specific Plan (City File Nos. PHG15-0003/ENV17-0005, referred to herein as the South Centre City Specific Plan IS/ND, or IS/ND). The South Centre City Specific Plan IS/ND evaluated the environmental impacts of implementing the South Centre City Specific Plan (“Specific Plan”), covering a 420-acre portion of the city, generally located between 3<sup>rd</sup> Avenue to the north, Citracado Parkway to the south, along Spruce Street, Redwood Street, Centre City Parkway, and Escondido Boulevard. The IS/ND was prepared using the “tiering” provisions of the California Environmental Quality Act (“CEQA”; CEQA Guidelines Section 15152), wherein lead agencies are encouraged to use the analysis contained in Environmental Impact Reports (EIRs) for broader projects as part of the analysis for subsequent specific projects. The IS/ND tiers from the 2012 General Plan EIR, which is incorporated by reference herein (City of Escondido 2012b; City File Nos. PHG 09-0020, PHG 10-0016, SCH #2010071064).

The South Centre City Specific Plan approval is the Original Project evaluated in the adopted IS/ND. The Specific Plan included minor land use modifications, urban design guidance, economic development strategies, and mobility policies that help preserve the character of established residential neighborhoods along South Centre City Parkway and adjacent streets, while encouraging positive changes and revitalization. The Specific Plan established eight districts. Design, regulations, permitted land uses, and other strategies vary from district to district, while incorporating the key area-wide concepts to provide continuity. The districts established by the Specific Plan include Escondido Boulevard District, 9<sup>th</sup> Avenue Overlay District, Quince Street District, Orange Street District, 13<sup>th</sup> Avenue Corners District, Felicita Commercial District, Southern Entry District, and West Mercado District.

The proposed South Escondido Boulevard Mixed-Use Project, located at 829-849 South Escondido Boulevard and 332 W. 9th Avenue, in the City of Escondido (Figure 1, Figure 2), consists of an amendment to the South Centre City Specific Plan to apply the Mixed-Use Overlay of the Specific Plan to the project site which would allow for the combination of commercial and residential uses within a development (referred to herein as the “Revised Project”). The Escondido Boulevard District development regulations would also be amended to apply the Mixed-Use Overlay to the project site, allow residential use on the site with a base density of up to 30 dwelling units per acre, and increase the allowable structure height to 45 feet above grade (see Figures 3 and 4 and Appendix A to this Addendum for details). The Revised Project also includes a request for a Major Plot Plan and Density Bonus to allow an increase in density and certain incentive/waivers to accommodate up to 21 units and density up to 45.6 dwelling units per acre. Therefore, the proposed Specific Plan amendment would facilitate development of a proposed mixed-use commercial and residential development at the corner of South Escondido Boulevard and West 9<sup>th</sup> Avenue.

The accompanying mixed-use commercial and residential development would consist of a four-story, structure on the two contiguous parcels that comprise the project site. The project would include approximately 4,200 square feet (SF) of ground-floor retail and a covered parking garage, with three levels of residential apartment units above the ground floor spaces. A total of 21 apartment units would be constructed with portion of the residential units (i.e., 3 units or 15 percent) reserved for residents who qualify for very low-income affordable housing, in accordance with State Density Bonus laws (i.e., City Ordinance is Article 67, Section 33-1412 and Government Code Section 65915).

In accordance with CEQA and the CEQA Guidelines, this addendum addresses the potential environmental impacts associated with the proposed amendment to the South Centre City Specific Plan and the subsequent mixed-use development on the project site (collectively referred to as the “Revised

Project” herein). This addendum provides an evaluation of potential environmental impacts of the Revised Project in relation to the environmental impacts identified for the Original Project evaluated in the adopted South Centre City Specific Plan IS/ND and the General Plan EIR.

The addendum is an information 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 revisions to the South Centre City Specific Plan or the subsequent development project. The conclusion of this addendum is that the proposed revisions to the Original Project would not result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the previously adopted ND and 2012 General Plan EIR. Thus, a subsequent ND or Mitigated ND or EIR need not be prepared.

## **B. Statutory Background**

The City of Escondido is the CEQA lead agency responsible for the project. Under CEQA, an addendum to a certified EIR or a ND 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 ND have occurred (CEQA Guidelines Section 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. Per CEQA Guidelines Section 15164(c), the addendum need not be circulated for public review; however, an addendum is to be considered with the final EIR or adopted ND prior to making a decision on the project.

The City previously adopted the South Centre City Specific Plan IS/ND and 2012 General Plan EIR. Based on all available information in light of the entire record, the analysis in this addendum, and pursuant to Sections 15162 and 15164 of the CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 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 previous environmental document was certified as complete or was adopted, that shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous environmental document;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
  - 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 which are considerably different from those analyzed in the previous environmental document would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

This IS/ND addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the South Centre City Specific Plan IS/ND and 2012 General Plan EIR remain substantively unchanged by the revisions to the Original Project detailed herein and supports the finding that the Revised Project does not raise any new issues and does not exceed the level of impacts identified in the adopted IS/ND or 2012 General Plan EIR. Based upon a review of the project revisions, none of the situations described in Sections 15162 and 15164 of the CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this addendum has been prepared in accordance with Section 15164 of the CEQA Guidelines. Public review of this addendum is not required per CEQA.

## **C. Summary of Original Project Description**

The South Centre City Specific Plan (Original Project) comprises approximately 420 acres of Escondido's more established and older sectors of the city, including the General Plan future growth areas (also known as Target Areas) of South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area and extends 2.25 miles along Centre City Parkway and Escondido Boulevard.

While significant growth had occurred in the South Quince Street Target Area, South Escondido Boulevard Target Areas, and the Centre City Parkway Target Area in the 20 years prior to implementation of the South Centre Specific Plan, the general patterns of development in the project area had not changed substantially. The Target Area designation from the General Plan identifies these geographic areas for concentrated revitalization and potential urban growth. The South Centre Specific Plan proposed land use changes to implement the General Plan core themes of opportunities to live, work, and play; protect, preserve, and revitalize neighborhoods; and conserve and sustain resources.

A 2012 General Election ballot measure (Proposition N) contemplated land use changes to ten land use areas designated for employment land or higher residential density. The South Centre Specific Plan was developed to improve and support infill development, protect and conserve natural resources, and encourage more efficient development patterns within the Specific Plan planning area. The South Centre City Specific Plan included the following discretionary actions:

- Amendment of the land use map with the new land use designation of Specific Plan. The existing land use categories of the planning area included: Urban I (5.5 dwelling units per acre), Urban II (12 dwelling units per acre), Urban III (18 dwelling units per acre), Urban IV (24 dwelling units per acre), Urban V (30 dwelling units per acre), Planned Commercial, and Industrial Office;
- Amendment of the Land Use Element portion of the General Plan to include the Specific Plan and clarify the extent of the mixed-use overlay;
- Amendment of the citywide zoning map to provide for implementation of the new Specific Plan.

The existing zone categories of the planning area included: R-1 (single-family residential), R-2 (light-multiple residential), R-3 (medium-multiple residential), R-4 (high-multiple residential), R-5 (very high-multiple residential), General Commercial, Planned Development Mixed-Use, Planned Development Commercial, Planned Development Residential, M-1 industrial, M-2 industrial, and mixed-use overlay. Including self-referential zoning ordinances and design criteria in the Specific Plan would shape the planning area over time as individual development projects are designed for consistency with the plan; and

- Repeal of the South Escondido Boulevard Area Plan because it covered a portion of the Specific Plan area. Future discretionary actions must also reconcile the alignment of the Old Escondido Neighborhood and Mercado Area Plan.

The South Centre City Specific Plan established a link between implementing policies of the General Plan and the future, individual development proposals within the defined Specific Plan area, with a focus on the neighborhoods surrounding Quince Street, South Escondido Boulevard, and Centre City Parkway in southwest Escondido. The South Centre City Specific Plan includes strategies for improving community health, safety, sustainability, and economic prosperity, while respecting the unique character of South Centre City and southern gateway character. The South Centre City Specific Plan established eight districts. Design, regulations, permitted land uses, and other strategies vary from district to district, while incorporating the key area-wide concepts to provide continuity. The districts established by the Specific Plan include Escondido Boulevard District, 9<sup>th</sup> Avenue Overlay District, Quince Street District, Orange Street District, 13<sup>th</sup> Avenue Corners District, Felicita Commercial District, Southern Entry District, and West Mercado District.

## **D. Project Revisions**

The Revised Project (or “Project”) involves the proposed Specific Plan Amendment and development proposal described in this addendum. The City’s General Plan land-use designation for the project site is Specific Planning Area (SPA 15) with an underlying zoning designation of Escondido Boulevard District (EB Commercial) and 9<sup>th</sup> Avenue Overlay. The 0.16-acre parcel fronting onto 9th Avenue includes the mixed-use overlay that allows for general mixed-use and multi-family development up to 24 dwelling units per acre, with a building height of three stories (up to 35 feet in height). The larger 0.30-acre parcel fronting onto South Escondido Boulevard is located within the Escondido Boulevard District (commercial designation), but does not contain the overlay designation and does not permit residential development. The Project includes an amendment to the South Centre City Specific Plan to extend the Escondido Boulevard mixed-used overlay to the larger parcel in order to permit for 30 du/ac and amend the land-use development requirement to allow height of up to 45 feet to facilitate the proposed 21-unit mixed-use development.

The proposed amendment to the South Centre City Specific Plan, consisting of the items discussed above, would allow for development of a four-story mixed-use commercial and residential development at the project site, consisting of approximately 4,200 SF of ground-floor retail, a covered parking garage, and three levels of residential units above the ground-floor retail and parking garage (Figure 5). The ground level would also include building utility spaces, a residential lobby, and an entry courtyard. An exterior terrace on the second level would serve the residential units on levels two through four. The Revised Project proposes 21 residential units (utilizing a Density Bonus request), consisting of a mixture of one- and two-bedroom units. Three of the residential units would be dedicated as very-low-income units. The project would provide 27 total at-grade parking spaces. These spaces would have two-way access from

West 9<sup>th</sup> Avenue with a secondary exit located into the alley adjacent to the north of the project. The proposed entrance would front West 9<sup>th</sup> Avenue with dedicated sidewalk plaza/café areas for future commercial use and a small residential entry plaza providing connectivity to the private entry courtyard via the secure residential entry. In addition to the Specific Plan Amendment, the project is seeking several deviations pursuant to Density Bonus Law and Zoning Code Article 67, in the form of incentives, concessions and/or waivers, from the Specific Plan's development regulations for one additional density bonus unit, building height up to 47 feet, reduction in setbacks, modification to building design requirements, reduction in parking (both commercial and residential), and reduction in useable open space/landscaping. Figure 6 provides architectural renderings of the proposed development project.

The proposed Major Plot Plan and Density Bonus plan includes a request for a 50 percent increase in density pursuant to Density Bonus Law that would allow up to 20 total units consisting of 13 base units and seven density bonus units (includes three units restricted as very-low-income). Article 67 (Density Bonus and Residential Incentives) of the Escondido Zoning Code (EZC), and State Density Bonus law, allow an increase in residential density for projects that restrict a percentage of those base units as affordable housing units. Density Bonus Law permits up to three incentives/concessions for the Project, and the Applicant can request other waivers of development standards that are necessary to accommodate the construction of the Project. The Applicant requests one additional dwelling unit, in excess of the density bonus allowance, in compliance with Section 33-1414(a)(2)(C) of Article 67 (Density Bonus and Residential Incentive) for a total of 21 dwelling units for the Project.

## **E. Environmental Setting**

The 0.46-acre project site is located in the city of Escondido, addressed at 829-849 South Escondido Boulevard, and 332 W. 9<sup>th</sup> Avenue, at the northwest corner of the West 9<sup>th</sup> Avenue and South Escondido Boulevard intersection (Assessor Parcel Numbers 233-371-14-00 and 233-271-15-00). The project site fronts South Escondido Boulevard to the east, West 9<sup>th</sup> Avenue to the south, and unnamed public alley on the north. Commercial development/uses are located on the north and west, along with commercial uses across West 9<sup>th</sup> Avenue and South Escondido Boulevard.

The project site is relatively flat (less than 5 percent slope) and contains four existing commercial buildings, an asphalt driveway, and a small asphalt surface parking lot. The project vicinity consists of one- and two-story commercial uses along South Escondido Boulevard and West 9<sup>th</sup> Avenue interspersed with one- and two-story residential uses. Access to the existing commercial parking lot is provided via a driveway on West 9<sup>th</sup> Avenue.

## **F. Impact Analysis**

This document is an addendum to the previously adopted South Centre City Specific Plan IS/ND and 2012 General Plan EIR. This addendum provides the project-specific environmental review pursuant to CEQA to demonstrate the adequacy of the South Centre City Specific Plan IS/ND and 2012 General Plan EIR relative to the revisions to the Original Project. As indicated above, the South Centre City Specific Plan IS/ND determined that the South Centre City Specific Plan would not result in significant impacts to the environment, and no mitigation was required to implement the South Centre City Specific Plan. The prior IS/ND assessed any effects on the environment that were peculiar to the Specific Plan or to the parcels on which the Specific Plan would be located that were not addressed or analyzed as significant effects in the 2012 City of Escondido General Plan EIR, or which substantial new information shows will be more significant than described in the General Plan EIR. Implementation of any mitigation measures identified



in the General Plan EIR that apply to future projects within the Specific Plan area will be required as part of any future approvals.

The analysis provided in this addendum indicates that there are no new significant impacts that would result from the Revised Project and that all project-level impacts would be no impact or a less than significant impact.

## **1. Aesthetics**

### **South Centre City Specific Plan**

The South Centre City Specific Plan IS/ND identified no impacts to aesthetics. The South Centre City Specific Plan did not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that which was known and accounted for in the preparation of the General Plan. Future development that may result from implementation of the Specific Plan would require project-specific environmental evaluation to determine aesthetic impacts on a project-by-project basis.

The South Centre City Specific Plan IS/ND identified no impacts to scenic vistas, as new development would be required to adhere to Specific Plan standards, design guidelines, and landscaping requirements.

The Specific Plan is not within a designated scenic highway corridor, and as such, the IS/ND concludes that implementation of the Specific Plan would not result in impacts to scenic resources within a state scenic highway.

With regards to impacts associated with the visual quality or character, the South Centre City Specific Plan implemented a new set of standards and design guidelines to promote design and context sensitive development to help future development be compatible with the neighborhood character and community specific setting in the Specific Plan area. The Specific Plan achieves this by regulating site density, percent building coverage allowance, required usable open space, building setbacks, height, articulation, and transparency. Implementation of the Specific Plan would result in future development regulated by the standards and design guidelines of the Specific Plan, which would ensure that no impacts associated with the visual quality of the project site would occur.

Additionally, implementation of the Specific Plan standards and design guidelines and compliance with the City of Escondido Municipal Code development standards would ensure that lighting is properly integrated into future development projects to avoid overspill impacts.

### **Revised Project**

The General Plan does not specifically designate scenic vistas but contains viewshed policies to preserve and protection existing internal and external view corridors, with emphasis on ridgelines, peaks and high, and unique landforms that contribute to the community's sense of identity. The project site and surrounding area is fully developed and urbanized, and the project site is designated for the urban uses. The development of the project would not result in obstruction of any designated view corridors, and there are no views of nearby ridgelines, peaks, or landforms that would be obstructed by the project.

The project site and surrounding area are not located within a designated scenic highway corridor, and thus, would not result in impacts associated with damaging scenic resources within a state scenic highway.

The site and surrounding area are heavily urbanized and are visually characterized by commercial development (along West 9<sup>th</sup> Avenue and South Escondido Boulevard) and residential development (in the surrounding areas). The existing commercial structures at the project site are single-story buildings, with varying roofs, large glass storefronts, and a stucco finish with portions containing brick facade, fronting South Escondido Boulevard. A large expanse of plain stucco wall fronts West 9<sup>th</sup> Avenue. The project would redevelop the site with a mixed-use residential development that would not substantially degrade the visual character or quality of the site because it would comply with the development regulations in the Specific Plan, which specifies standards and design guidelines for proposed development within the Specific Plan.

The project proposes an amendment to the Specific Plan which would increase the maximum building height from 26 feet (2 stories) to 45 feet for properties within the proposed Escondido Boulevard Mixed-Use Overlay. The Specific Plan amendment and density bonus request would allow for the proposed construction of the four-story mixed-use structure, with tuck-in parking on the ground level. The structure would have an average roof height of 46 feet and 8 inches and would consist of modern styling and finishes (as shown in Figure 6). A building height exception to allow a roof height up to 47 feet would be allowed as a concession, incentive or waiver from the development regulations by the City of Escondido Municipal Code Article 67, Section 33-1412 and Government Code Section 65915, as outlined in State Density Bonus Law. The structure would include brick veneer, storefront, and concrete wall finishes on the first story. The second through fourth floors would be finished with field plaster and include various accents and visual interest points consisting of vinyl windows, metal sunshades, metal screening elements, accent plaster walls, balconies with handrails, consistent with the Specific Plan development regulations. The roof line of the proposed mixed-use residential building and building articulation along the street-facing portions of the structure would provide visual variation that is accented by a number of treatments, including the aforementioned metal screening elements and accent plaster walls.

The tuck-in parking would be largely obstructed from view along West 9<sup>th</sup> Avenue and entirely obstructed from view along South Escondido Boulevard by brick veneer and store fronts. Street landscaping treatments would include the placement of new street trees at the project frontages on South Escondido Boulevard and West 9<sup>th</sup> Avenue and the placement of founding and massing shrubs along the building's exterior near pedestrian entrances to the property.

The project design would be subject to design review by City staff and would be required to comply with the Specific Plan standards and design guidelines regarding aesthetic qualities, such as building heights, setbacks, lighting, and landscaping. Compliance with these requirements would ensure that the project would not result in significant impacts to the visual quality of the site and surroundings. Impacts would be less than significant. A four-story structure up to 47 feet in height would be compatible with other multi-story commercial, residential and mixed-use development located and/or entitled along the Escondido Boulevard corridor.

The proposed mixed-use development would introduce lighting typical of residential and commercial uses. Street light poles are present on the sidewalk adjacent to the existing commercial uses, and security lighting is present on the existing buildings. The project would be required to adhere to Specific Plan development standards and design guidelines and the City of Escondido Municipal Code development standards pertaining to lighting to ensure that lighting is properly integrated into the project. With regard to glare, the building finish would consist of a combination of brick veneer (on the first floor), concrete wall (first floor), field plaster (on floors two through four), with metal screening elements and metal sunshades. Materials utilized for building finish would be subject to City review and approval during the design review process to ensure that the project is consistent with City requirements and would minimize glare.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## 2. Agricultural Resources

### South Centre City Specific Plan

The South Centre City Specific Plan IS/ND identified no impacts associated with agricultural resources. The Specific Plan area does not include land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Additionally, no Williamson Act contracts, forest land, farmland, or other types of agricultural uses occurred within the Specific Plan area; thus, none would be impacted from implementation of the Specific Plan.

### Revised Project

The project site is fully developed with commercial uses. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is located within the project site or adjacent areas (California Department of Conservation 2023). Additionally, the project area is not designated, zoned, or used for agricultural uses or forest land. The project area is completely urbanized and does not contain any agricultural resources.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## 3. Air Quality

### South Centre City Specific Plan

The South Centre City Specific Plan IS/ND identified a less than significant air quality impact associated with air quality plan consistency, and no air quality impacts related to violating an air quality standard or contributing substantially to an existing or projected air quality violation, a cumulatively considerable net increase of criteria pollutants, the exposure of sensitive receptors to substantial pollutant concentrations, and the creation of objectionable odors.

The South Centre City Specific Plan is consistent with the General Plan, with the exception of the introduction of mixed-use residential allowances in the 9<sup>th</sup> Avenue Overlay District (consisting of 43 lots and 8.96 acres), and the Escondido Boulevard District (consisting of 33 lots and 10.2 acres). The Specific Plan included a General Plan amendment and zone change to modify land use and zoning in these two areas to allow for residential uses at the densities identified in the Specific Plan. The 9<sup>th</sup> Avenue Overlay District would permit residential densities up to 24 dwelling units per acre as part of a vertical or horizontal mixed-use project and the Escondido Boulevard District would permit residential densities up to 30 dwelling units per acre as part of a vertical or horizontal mixed-use project, or as a standalone residential development. The provision of residential uses in close proximity to other land uses would result in internal capture rate of trips, a decrease in short trips made by automobile, and increase in walking and bicycling, and has benefits including reduced traffic congestion, noise, air quality, greenhouse gas emissions, and

energy consumption from transportation. This reduction in intensity as compared to the commercial use designation in the General Plan for these two areas is considered consistent with the land use inputs that were provided to the San Diego Air Pollution Control District and the San Diego Association of Governments in developing regional air quality plans including the State Implementation Plan and the Regional Air Quality Strategy. Thus, the South Centre City Specific Plan IS/ND identified less than significant impacts associated with air quality plan consistency.

The Specific Plan puts an emphasis on “place making” and promotes mixed-use, pedestrian-friendly communities that serve to reduce air pollutant emissions over time. The Specific Plan also introduced new mixed-use residential areas to the Specific Plan area, which for the reasons discussed in the paragraph above, would not violate any air quality plan. In terms of air quality standards, the Specific Plan did not include any physical change to the natural or built environment. The Specific Plan area is nearly fully urbanized, and although remodel of existing buildings or new construction could occur under the Specific Plan, these actions would be subject to a subsequent review process that would analyze impacts to air quality standards. Since the proposed mixed-use residential zoning districts represent a reduction in intensity compared to the commercial uses in the 9<sup>th</sup> Avenue Overlay District and the Escondido Boulevard District, the IS/ND concluded that the intensity of development considered in those areas would not result in a cumulatively considerable net increase of any criteria pollutant. Additionally, the IS/ND concludes that implementation of the Specific Plan standards and design guidelines, in addition to the City of Escondido Municipal Code Development Standards, would ensure that sensitive receptors are not exposed to pollutants.

The uses allowed in the Specific Plan do not include industrial or agricultural uses that are typically associated with odors complaints. As such, no impact associated with odors was identified in the IS/ND.

### **Revised Project**

As discussed above, the IS/ND determined that the density of the mixed-use land use designations would be a reduction in density as compared to the commercial use designations that were considered as part of the General Plan. The Specific Plan Amendment would shift the site from commercial only to a mixed-use commercial and residential project which would be a reduction in commercial uses specified in the South Centre City Specific Plan. Therefore, the project’s emission would have been considered in the land use inputs provided to San Diego Air Pollution Control District and the San Diego Association of Governments in developing regional air quality plans including the State Implementation Plan and the Regional Air Quality Strategy. The project would not result in a conflict with or obstruct implementation of the applicable air quality plans. No impact would occur.

Implementation of the project would produce temporary air pollutant emissions during construction as a result of demolition, soil grading, heavy equipment operations, worker trips, deliveries/material hauling trips, and temporary power production. Construction emissions would be temporary and minor, based on the small size of the project (i.e., 0.46 acre). The project is consistent with the mixed-use residential designation for the site identified in the Specific Plan. Operational air pollutant emissions would include those associated with stationary sources, energy sources, and mobile sources. Stationary sources associated with the project would come from landscape equipment, general energy use, and solid waste. Energy emissions would come from electricity and natural gas use. Mobile source emissions would be generated due to personal vehicles use from commercial use employees and residents (estimated to be 292 average daily trips (ADT)); however, the mixed-use nature of the project is intended to encourage reduced vehicle trips. As discussed in the transportation section below, the project would result in a 1,142 trip reduction of ADT to the site through the removal of commercial uses and construction of a mixed-use project. Based on the small project size and the reduction in intensification of uses at the project site as

compared to the existing commercial uses, project-related long-term operational emissions are expected to be minor and would result in less than significant impacts.

The mixed-use residential project is not a use that would produce unusual odors or is associated with odor complaints. During construction, temporary odors may be produced by diesel-powered equipment and the application of architectural coatings; however, these odors are temporary and would not affect a substantial number of people.

A Climate Action Plan (CAP) Checklist was prepared for the proposed project and it screened out of additional Greenhouse Gas Analysis based on the project type. Projects screened out by the CAP Checklist are assumed to have a less than significant impact on GHG emissions. The screening threshold for multi-family uses is 55 units, and for mixed-use project is less than 36 single-family equivalent units (SFE). The Project only proposes 21 multi-family units and 4,200 square feet of commercial space for a total SFE of 22.26 SFE. As such, the Project has been determined to be consistent with the Climate Action Plan.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## **4. Biological Resources**

### **South Centre City Specific Plan**

The South Centre City Specific Plan IS/ND identified no impacts to biological resources. The South Centre City Specific Plan did not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that accounted for in the city's General Plan. The Specific Plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. The South Centre City Specific Plan did not involve physical improvements, and thus, no potential to impact sensitive biological resources, including candidate, sensitive, or special status species; riparian habitat or other sensitive natural communities; or wetlands were identified. Additionally, the South Centre City Specific Plan area does not occur within an established movement corridor or a known wildlife nursery site, and would not conflict with local goals, objectives, and policies regarding the protection of biological resources.

### **Revised Project**

The project site is fully developed with existing buildings and asphalt. The project site is located within a fully urbanized area and does not contain sensitive biological resources, including candidate, sensitive, or special status species; riparian habitat or other sensitive natural communities; or wetlands. Further, as discussed above for the entire South Centre City Specific Plan area, the project site does not occur within an established movement corridor or a known wildlife nursery site. No conflict with local objectives, and policies regarding the protection of biological resources would occur as a part of the revised project. No impact to biological resources would occur. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## 5. Cultural Resources

### South Centre City Specific Plan

The South Centre City Specific Plan IS/ND identified no impacts to cultural resources, including historical resources (as defined in CEQA Section 15064.5), known archaeological resources or human remains.

According to California Environmental Quality Act (CEQA) Section 15064.5 the term "historic resource" applies to any such resource that is at least 50 years old and is either listed, or determined to be eligible for listing, in the California Register of Historical Resources. Some structures/sites within the planning area have to potential to be significant historic resources.

As previously discussed, the Specific Pan does not include specific development proposals or significantly change the nature of future housing, commercial, or industrial development beyond that accounted for in the city's General Plan. The Specific Plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. As the Specific Plan did not result directly or indirectly in physical development within the planning areas, there was no potential for the South Centre City Specific Plan to result in significant impacts to historic resources, archaeological resources, or human remains. Additionally, as discussed in the IS/ND, the Specific Plan area is an urbanized/built out area, and the potential for intact, unknown, subsurface prehistoric archaeological material to be present in the Specific Plan area is considered very low due to the developed nature of the area. No impact on cultural resources was identified. Potential impacts to historical resources would be evaluated in future environmental reviews of future development proposals and addressed in accordance with the 2012 General Plan EIR.

### Revised Project

The project site is developed with six existing structures, built between 1929 and 1964. The property was previously identified in the Escondido Historic Survey (completed in 1983 and updated in 1990 [AEGIS 1990]). Because the commercial/residential buildings located at 829-849 South Escondido Boulevard meet the minimum age threshold (i.e., 50 years old) to be considered historic structures, a Historic Resources Assessment was conducted to further evaluate their integrity and architectural and historic significance (BFSA 2023). BFSA evaluated the architectural and historic significance of the buildings in conformance with CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria. BFSA evaluated the architectural and historic significance of the buildings in conformance with CEQA and City of Escondido Municipal Code criteria, including the integrity of their location, design, setting, materials, workmanship, feeling and association with an important historic event/person/historic property. Based on the assessment, it was determined that the 829-849 South Escondido Boulevard buildings lack architectural and historic significance. All of the buildings lack integrity of setting, workmanship, feeling, and association due to the substantial changes that have occurred to the project area since the 1930s, their lack of association with significant individuals or events, and the fact that the buildings do not reflect the skills of a particular culture or people. Therefore, the proposed demolition of the structures would not result in an adverse impact upon the built environment and would not require any mitigation program or preservation measures.

The project site has been previously disturbed and is fully developed, and as identified in the Specific Plan IS/ND, the potential for intact, unknown, subsurface prehistoric archaeological material to be present in the area is considered very low, due to the developed nature of the area. Thus, the project would not

result in the disturbance of known archaeological resources or human remains. In the unlikely event that human remains are discovered, the project would be required to comply with the requirements of California Health and Safety Code Section 7050.5, which requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County coroner has examined the remains. Compliance with regulatory requirements would ensure that impacts associated with human remains would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## **6. Geology and Soils**

### **South Centre City Specific Plan**

As the South Centre City Specific Plan implementation did not, in and of itself, result in physical development within the planning area, the IS/ND identified no impacts associated with geology and soils. The Specific Plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. The IS/ND indicates that the South Centre City Specific Plan area is not underlain by active, potentially active, or inactive faults and is not located within a State of California Earthquake Fault Zone. The Specific Plan planning area would be subject to ground motion associated with seismic activity on nearby faults; however, compliance with the State and local building codes would reduce exposure of people and structures to potential adverse effects from seismic ground shaking. Additionally, the planning area is not located within an area subject to potential landslide or liquefaction hazards. As part of the future development permitting process for sites within the planning area, adherence to the grading, erosion, and sediment control ordinances; State and local building codes; and the National Pollutant Discharge Elimination System (NPDES) General Construction Permit would be required to minimize impacts associated with soil erosion or the loss of topsoil. Conformance with these requirements would ensure that future grading and construction operations would avoid significant soil erosion impacts. The planning area is not characterized by expansive soils, and the IS/ND identified the potential for encountering previously unidentified expansive soils as unlikely. The planning area contains existing sewer infrastructure and no impacts to alternative wastewater/septic tanks were identified in the IS/ND.

### **Revised Project**

The project site does not contain any known faults (USGS 2023), and thus, would not be subject to impacts associated with ground rupture. As identified in the South Centre City Specific Plan, the project would be subject to seismic-related ground shaking and would require compliance with State and local building codes to ensure impacts associated with seismic ground shaking would be less than significant. The project site is not located in liquefaction hazard areas, areas of steep slopes (with slopes greater than 25 percent), or within soils subject to potential landslide (City of Escondido 2012a), and thus, would not be subject to impacts associated with seismic-related ground failure. The project would require the removal of existing buildings, asphalt, and concrete at the project site. The project would implement an erosion control plan that conforms to City-mandated grading requirements and standards contained in the Grading and Erosion Control contained in the Escondido Municipal Code. Compliance with the City's grading and erosion

control standards would ensure that the project would not result in soil erosion or substantial loss of topsoil. Additionally, as discussed above for the Specific Plan, the planning area, including the project site, is not characterized by expansive soils. The project would connect to the existing sewer system and would not require the use of septic tanks or other alternative wastewater methods.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND. The project will be required to submit a project specific geotechnical/soils report with the submittal of the grading plan. The recommendations of the study would be incorporated into the final plans/permits.

## **7. Greenhouse Gas Emissions**

### **South Centre City Specific Plan**

The IS/ND identified no impact associated with implementation of the South Centre City Specific Plan in regard to generating greenhouse gas (GHG) emissions. As no physical alterations would occur, no generation of GHG emissions would occur. The Specific Plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. The IS/ND indicates that there would be no inherent differences in impacts between the Specific Plan and the existing zoning conditions. GHG emissions would be associated with future construction and operation of each housing, commercial, or industrial site that is developed under the Specific Plan. All future development that may result from implementation of the Specific Plan would require project-specific environmental evaluation in order to determine whether any potential impacts are significant. As such, the IS/ND identified no impact associated with the generation of GHG emissions.

The South Centre City Specific Plan identified less than significant impacts associated with inconsistencies with any plan, policy, or regulation adopted for the purpose of reducing GHG emissions. The Specific Plan incorporates smart growth and sustainable principles in its programmed development plan and facilitates more livable neighborhoods so that people are more integrated into the community. The Specific Plan's detailed zoning standards and design guidelines work together to facilitate the creation of new neighborhood centers; sustainable population densities; mixed-use and varied socio-economic mix; pedestrian-friendly design; etc. The Specific Plan facilitates infill site development, and as such, the Specific Plan implementation would result in inherently less vehicle miles travelled (VMT) than a project located at the outskirts of the City because of the site's proximity of goods and services. The Specific Plan also emphasizes mixed-use, pedestrian-friendly communities that serve to reduce GHG emissions over time. In summary, the Specific Plan's mix of land uses, including residential in conjunction with the retail, commercial, and recreation, would combine with an integrated active transportation and transit-oriented experience for residents and visitors and facilitate non-vehicular travel, consistent with Assembly Bill 32 / Senate Bill 32, the City's Climate Action Plan (CAP), and the San Diego Association of Governments (SANDAG) Regional Plan and Sustainable Communities Strategy.

### **Revised Project**

The City has adopted a CAP to demonstrate consistency with the State objectives for limiting GHG emissions. The CAP also establishes a threshold of significance for development projects. Projects deemed



consistent with the City's CAP are determined to have less than significant GHG impacts. The CAP Consistency Review Checklist contains steps to determine if a project is consistent with the CAP. Step one of the CAP Consistency Review Checklist is land use consistency, which determines if a project's anticipated growth would have been included in the CAPs business-as-usual land use and activity projections, allowing the City to determine a project's consistency with land use assumptions used in the CAP. As previously discussed, the project is consistent with the City's existing General Plan land use designation. Additionally, the CAP Consistency Review Checklist contains a list of the size and type of projects that would emit fewer than 500 metric tons of carbon dioxide equivalent. Based on the City's Guidance Document for methods to estimate mixed-use development thresholds, the project would have a single-family equivalency (SFE) of approximately 22.26, which is below the 36 SFE screening threshold established in the CAP Consistency Review Checklist for projects that would emit fewer than 500 metric tons of carbon dioxide equivalent. As such, in accordance with the City's CAP screening criteria, the project's GHG impact would be less than significant, and the project would not be subject to the GHG reduction measures of the CAP. Therefore, the project would result in less than significant impacts related to the generation of GHG emissions and with respect to applicable plans, policies, or regulations adopted for the purposes of reducing GHG emissions. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## **8. Hazards and Hazardous Materials**

### **South Centre City Specific Plan**

The lack of physical improvements associated with the South Centre City Specific Plan means that the South Centre City Specific Plan would not result in impacts associated with the routine transport, use, or disposal of hazardous materials; hazards through upset and accident conditions involving the release of hazardous materials into the environment; and hazardous waste emissions within one-quarter mile of a school. The IS/ND identified no impacts related to these topics as a result of the implementation of the South Centre City Specific Plan. In addition, the IS/ND indicates the buildout of the housing, commercial, and industrial sites under the Specific Plan may result in the transport, use, or disposal of hazardous materials during construction activities; however, such activities would be temporary. Additionally, the use of hazardous materials would be subject to the handling measures required by the City, County Department of Environmental Health, and the San Diego Air Pollution Control District. In the event of accidental release of hazardous materials associated with buildout of the housing, commercial, and industrial sites under the Specific Plan, the materials handler would be responsible for complying with local standards, California Hazardous Waste Control Law, California Health and Safety Code, California Fire Code, and Resource Conservation and Recovery Act regulations.

The IS/ND identified three known sites within the Specific Plan area under evaluation for hazardous materials, located at 224 West 13<sup>th</sup> Avenue, 1401 South Escondido Boulevard, and 2250 South Escondido Boulevard. Future development proposals within the Specific Plan area would be required to complete site assessments for hazardous materials. Therefore, future development projects on known hazardous materials sites would be subject to future environmental review pursuant to CEQA and would be required to identify and assess the impacts of hazardous materials during the land use permitting process. Impacts would be less than significant.

The Specific Plan area is not located within adopted airport land use plans and is not located within close proximity to any airstrips or airports. The IS/ND identified no impacts associated with safety hazards

related to airport land use.

The Specific Plan did not include any changes to the City's existing circulation network. Additionally, no land uses were proposed for the Specific Plan that would impair implementation of or physically interfere with the City's emergency tsunami or wildfire evacuation plans. No impact related to adopted emergency response plan or emergency evacuation plans were identified in the IS/ND.

### **Revised Project**

Construction activities associated with the project would involve the use of limited amounts of potentially hazardous materials, including, but not limited to, solvents, paints, fuels, oils, and transmission fluids.

However, these materials would be on site temporarily, would be small quantities, and would be contained, stored, and handled in compliance with applicable standards and regulations established by the Department of Toxic Substances Control, the United States Environmental Protection Agency and the Occupational Safety and Health Administration. Additionally, the project would consist of commercial and residential uses. These types of uses do not typically use or store hazardous materials beyond very small quantities of commercially available hazardous materials (e.g., paint, cleaning supplies), typical of commercial and residential uses. All storage, handling, and disposal of hazardous materials during project construction and operation would also comply with applicable standards and regulations, ensuring that impacts associated with the routine transport, use, or disposal of such materials, and the potential for accidental release would remain less than significant.

The nearest school to the project site is St. Mary Parochial School, located approximately 0.4 mile southeast of the project site. The proposed commercial and residential uses would not emit or handle acutely hazardous materials. As such, no impact related to hazardous emissions or handling of acutely hazardous materials within one-quarter of a mile of a school would occur.

The project site is not listed on the Department of Toxic Substances Control Hazardous Waste and Substances Site List (Cortese List, compiled pursuant to Government Code Section 65962.5; California Department of Toxic Substances Control 2023), nor is it located within one-quarter of a mile of any listed site. Thus, the project would not result in impacts associated with listed hazardous materials sites. The project is not located within an airport land use plan or within 2 miles of an airport or airstrip; thus, the project would not result in impacts associated with airport safety hazards. The project does not propose any changes to the City's existing circulation network. Access for the project site would be maintained from West 9<sup>th</sup> Avenue, with an additional site access provided at the northern boundary of the site, into the adjacent alley. The proposed curb improvements at the northwest corner of the intersection of South Escondido Boulevard and West 9<sup>th</sup> Avenue would maintain pedestrian access and not change vehicular movements through the area. Because no changes to the existing circulation network would occur as a result of the project, the project would not impair implementation of or physically interfere with the City's emergency tsunami or wildfire evacuation plans.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND. The project would be subject to all Federal, State and Local requirements for the handling, removal and disposal of any hazardous or potentially hazardous materials (e.g., lead-based paint, asbestos) associated with the demolition of the existing structures.

# 9. Hydrology and Water Quality

## South Centre City Specific Plan

The South Centre City Specific Plan identified no impacts to hydrology and water quality as a result of Specific Plan implementation, as no physical alterations would occur. The Specific Plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. During grading of future development under the Specific Plan, a number of items could affect water quality, including eroded soils, chemical or fuel releases, increase roadway contaminants that could be carried in runoff and discharged to receiving waters. Future development under the Specific Plan would be required to comply with pertinent requirements of the City's Jurisdictional Runoff Management Program, stormwater manual and standards manual, NPDES General Construction Permit, as well as all regulations related to water quality.

The Specific Plan area is not within a 100-year floodway or 100-year floodplain. The IS/ND indicates that a portion of the Specific Plan area could be inundated in the event of a catastrophic dam failure at Lakes Wohlford or Dixon. The City already has an established process for proposed construction and other development within these flood-related erosion-prone areas. Future development under the Specific Plan carries forward the City's inundation, flood proofing requirements and requires review by the City for compliance with applicable components of the City's floodplain management regulations (Section 32.204 of the Escondido Municipal Code), specifically installing or causing to be installed all flood control and drainage improvements in conformance with the drainage policies of the General Plan, the Drainage Master Plan, the Engineering Division Policy for Drainage Studies, and City design standards. The Specific Plan area is not within a tsunami hazard zone.

## Revised Project

The project site is developed with commercial uses, with approximately 20,963 SF of impervious area. Off-site runoff is not conveyed through the site. There is no existing storm drain infrastructure located adjacent to the project site. Existing runoff sheet flows north to south towards West 9<sup>th</sup> Avenue then runs west along West 9<sup>th</sup> Avenue. The discharge location for the site is the southwest corner of West 9<sup>th</sup> Avenue (4C Engineering + Geomatics 2022). The project would clear the existing development from the site, conduct minor grading, and construct new impervious areas totaling approximately 19,276 SF, which is less impervious surfaces than currently exists. The project incorporates pervious features, such as landscaping, permeable pavers, and modular wetlands. The project would implement Standard and Priority Development Project (PDP) requirements, including preparation of a Storm Water Quality Management Plan (SWQMP). The project would be subject to various requirements intended to maintain or improve water quality. Compliance with established water quality policies and regulations, including the City's Jurisdictional Runoff Management Program, stormwater manual and standards manual, the City's Grading and Erosion Control Ordinance, as well as implementation of Best Management Practices would ensure that the project would result in less than significant water quality impacts.

The project would construct a new storm drain conveyance network on the project site, consisting of three modular wetlands that flow to an underground storage vault. Since there is no existing storm drain infrastructure adjacent to the property, the runoff would be directed to a pump that would discharge to a curb outlet located on West 9th Avenue. With proposed drainage improvements in place, post-development runoff would result in a decrease in peak flow for the 100-year storm. While the project would alter drainage at the project site, the slight reduction in impervious areas at the site, coupled with

drainage improvements would ensure that the project would not result in significant impacts associated with a change in drainage patterns.

The project site is not located within a 100-year floodplain or floodway (City of Escondido 2012b), and the project is not located within a tsunami hazard zone. The project site is located within the dam inundation area for Lake Dixon. The City of Escondido Public Works Department maintains a Lake Dixon Emergency Action Plan. In the event of dam failure, damage control and disaster relief would be required and mass evacuation of the inundation areas would be essential to save lives. Dam evacuation plans contain information concerning the physical situation, affected jurisdictions, evacuation routes, unique institutions and event responses (City of Escondido 2012b). The project would be required to comply with applicable portions of the City's inundation requirements and would be required to install drainage in conformance with the drainage policies of the General Plan, the Drainage Master Plan, the Engineering Division Policy for Drainage Studies, and City design standards. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## **10. Land Use Planning**

### **South Centre City Specific Plan**

The South Centre City Specific Plan IS/ND identified less than significant land use impacts for Specific Plan implementation. The Specific Plan does not include any physical alterations, and thus, would not result in the physical division of a community. The Specific Plan focuses on creating a mix of commercial and residential uses and creating vital activity centers. Collectively, the new standards and design guidelines should promote an active, walkable neighborhood by providing pedestrian interest at the street level to help create positive experiences and a cohesive neighborhood identity. Thus, the IS/ND identified less than significant impacts associated with the physical division of a community.

The Specific Plan contains broad and specific goals, policies, and objectives to facilitate the development of residential, commercial, and industrial properties in the planning area. The Specific Plan does not change the land use goals for the area (identified in the General Plan) and helps to systematically implement the attainment of the General Plan principles. The IS/ND identified less than significant land use policy consistency impacts.

The Specific Plan is for an urbanized area, and implementation of the Specific Plan would not result in any physical alterations. No impacts that would conflict with an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or any other approved local, regional, or State HCP are identified in the IS/ND as a result of implementation of the Specific Plan.

### **Revised Project**

The City's General Plan land-use designation for the project site is Specific Planning Area (SPA 15) with an underlying zoning designation of Escondido Boulevard District and 9th Avenue Overlay. The 0.16-acre parcel fronting onto 9th Avenue contains the mixed-use overlay that allows for multi-family development up to 24 dwelling units per acre. The larger 0.30-acre parcel fronting onto South Escondido Boulevard is located within the Escondido Boulevard District (commercial district), but does not contain the overlay

designation, and therefore does not permit multi-family or mixed-use development. However, based on the proposed Specific Plan Amendment to apply the mixed-use overlay district to the larger 0.30-acre parcel and allow up to 30 dwelling units per acre, along with the combined size of the two parcels (0.46 total acres), the project site would accommodate up to 13 base units (parcel 1: 0.16 acres x 24 du/ac = 3.8 units; parcel 2: 0.30 acres x 30 du/ac = 9.0 units; 3.8 + 9.0 = 12.8 units rounded up to 13 units per Density Bonus calculations – yield fractions round up). The proposed project would include 15 percent of the base units (i.e., three) as very-low-income restricted units, entitling the Applicant to a 50 percent bonus (i.e., 6.5, rounded up to 7) for a total density bonus allowance of 20 units, consistent with State Density Bonus law. The Applicant requests one additional dwelling unit, in excess of the density bonus allowance, in compliance with Section 33-1414(a)(2)(C) of Article 67 (Density Bonus and Residential Incentive) for a total of 21 dwelling units for the Project.

The project proposes a mixed-use residential and commercial development on a parcel(s) designated for such uses in the Specific Plan and General Plan (as requested in the Specific Plan Amendment to apply the mixed-use overlay). The project would construct a four-story, mixed-use structure at the project site. While the surrounding uses largely consist of one- and two-story structures, this intensification of density via a vertical mixed-use development is consistent with uses envisioned in the Specific Plan. The addition of a multi-story structure in an area zoned for such uses, on an intersection corner in an urbanized area, would not result in the physical division of an established community. Impacts would be less than significant.

The project use is consistent with the proposed zoning designation for the site in the South Centre City Specific Plan. The project proposes an amendment to the Specific Plan to extend the Mixed-Use Overlay across the property to allow for a mix of commercial and residential uses and a maximum building height of 45 feet similar to other properties along Escondido Boulevard in the Mixed-Use Overlay south of 11<sup>th</sup> Avenue, and north of the site within the Downtown Specific Planning Area. The project would implement the overall land use goals and concepts of the South Centre City Specific Plan, including:

- Promote a development pattern and diversity of land uses based on smart growth principles.
- Develop neighborhood-serving and specialty commercial along key corridors.
- Preserve and enhance commercial development at key nodes.
- Encourage a wide range of housing opportunities throughout South Centre City.
- Provide flexibility to meet future demand.
- Promote and enhance the character and identity of South Centre City.
- Support the pedestrian environment through building and streetscape design.
- Maintain compatibility between adjoining uses.
- Create visual interest.
- Revitalize vacant and underutilized properties.
- Reduce greenhouse gas emissions to further the goals of the City's CAP.

While the project would require a Specific Plan amendment to apply the Mixed-Use Overlay development regulations to the project site, it supports the overall land use goals and concepts of the Specific Plan and implements infill redevelopment consistent with vertical mixed-use residential development envisioned in the Specific Plan. As discussed above, the Specific Plan supports the land use goals for the area identified in the General Plan. The project would be required to adhere to Specific Plan development regulations and design guidelines to ensure consistency with the requirements of the Specific Plan and the associated General Plan land use goals for the area. Application of State Density Bonus Law incentives, concessions and/or waivers allow for the increase in residential unit count and building height (described under Aesthetics), in accordance with City of Escondido Municipal Code Article 67, Section 33-1412, Impacts associated with land use policy or plan consistency would be less than significant.

Based on Density Bonus Law, the Applicant requests and is entitled to the following incentives/concessions (three total):

- Reduction in setbacks, that would not affect the public right-of-way, pedestrian or utility access, to allow certain encroachments into the front and street-side setbacks, including the overhang of architectural elements, upper-story element, and roof eaves.
- An excess density bonus for one additional dwelling unit.
- Increase in height for certain building elements up to 47 feet in height.
- Reduction in parking (two residential spaces) and elimination of required commercial spaces.

And the following waivers (unlimited):

- Reduction in setbacks, that would not affect the public right-of-way, pedestrian or utility access, to allow certain encroachments into the front and street-side setbacks, including the overhang of architectural elements, upper-story element, and roof eaves.
- Elimination of upper-story level step-backs (for second story and above).
- Reduction in open space and tree planting requirements (min. 1 tree per unit).
- Allow for tandem parking through the Plot Plan process in-lieu of the Planned Development process.

Staff has reviewed the requested waivers and determined that they would not create an adverse impact upon the health, safety or the physical environment.

The project site is fully developed. There are no biological resources present at the project site or in the project area. The project would not conflict with an adopted HCP, NCCP, or any other approved local, regional, or State HCP.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## **11. Mineral Resources**

### **South Centre City Specific Plan**

The IS/ND identified no impacts to mineral resources. No known mineral resources of value to the region and the residents of the State have been identified within the South Centre City Specific Plan area. Further, no known locally important mineral resource recovery sites are delineated in the City's General Plan. No impacts to mineral resources would occur as a result of implementation of the South Centre City Specific

Plan.

### **Revised Project**

As discussed above, there are no known locally important mineral resource recovery sites in the City, nor are there any known mineral resources of value to the region and the residents of the State within the Specific Plan area, including the project site. The project site is fully developed with commercial uses and is not planned or zoned for mineral uses. No impact associated with mineral resources would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## **12. Noise**

### **South Centre City Specific Plan**

The South Centre City Specific Plan identified no impacts associated with noise. As no physical development is associated with the Specific Plan approval, there would be no increase in ambient noise levels, no exposure of persons to noise, and no generation of ground-borne vibration. Future development under the Specific Plan would generate new noise sources that would be typical of residential development and common commercial/industrial activities on non-residential or mixed-use sites. General Plan policies and regulations in the City's Noise Abatement and Control Ordinance would control noise and reduce on-site generated noise impacts between various land uses. Future development would be analyzed for noise impacts as part of their environmental review; however, none of the Specific Plan's noise sources are anticipated to violate the City's Municipal Code or result in a substantial permanent increase in existing noise levels.

The IS/ND indicates that future buildout of housing sites under the Specific Plan would increase traffic volumes on local roadways, with increased noise levels greatest nearest the housing sites. There would be an increase in existing ambient noise levels with or without buildout of the Specific Plan area. This is due to the increase in regional growth that would occur with or without implementation of the South Centre City Specific Plan. However, in general, the Specific Plan would not generate additional population or employment growth, beyond what was previously evaluated for environmental impacts in the 2012 General Plan EIR. The 9<sup>th</sup> Avenue Overlay District and a portion of the Escondido Boulevard District would introduce new mixed-use residential development, which represent a reduction in intensity compared to the commercial use designation in place before Specific Plan implementation. The reduction in development intensity (from changing commercial uses to mixed-use residential development) for these areas is consistent with previous traffic studies that modeled future noise contour lines, and the IS/ND determined that the Specific Plan would not result in permanent noise impacts. Future development under the Specific Plan would be required to comply with the noise standards in the General Plan.

The South Centre City Specific Plan area is not located within noise contours for any airports and would not result in the exposure of people to excessive noise associated with aircraft. No impact was identified in the IS/ND associated with aircraft noise.

### **Revised Project**

Sources of ambient noise in the project area consist of vehicle traffic and stationary noise (such as

commercial uses). Vehicular traffic along West 9<sup>th</sup> Avenue and South Escondido Boulevard are the dominant noise sources affecting ambient noise levels in the project vicinity. The City's General Plan indicates that maximum noise levels of 65 CNEL are normally acceptable for residential mixed-use, while noise levels from 65 to 70 CNEL are conditionally acceptable. As previously discussed, the mixed-use project is consistent with the uses envisioned in the Specific Plan. As discussed above, the mixed-use land use designation of the project site is less intense from a traffic perspective than the commercial uses designated for the site in the General Plan (and currently occurring at the site) and as evaluated for environmental impacts in the 2012 General Plan EIR. As shown in Figure 4.12-2, *Future (2035) Noise Contours*, of the 2012 General Plan EIR, the project site would be within the 60 dBA CNEL noise contour for future traffic noise levels. As the project is less intense than the previous envisioned use of the site, and the IS/ND identified the proposed uses of the site and the overall Specific Plan as consistent with the previous traffic studies that modeled future noise contour lines, the project would not result in permanent noise impacts. Construction activities that would produce noise would be temporary in nature. Additionally, the project would be required to adhere to General Plan policies and regulations in the City's Noise Abatement and Control Ordinance to control noise and reduce on-site generated noise impacts between various land uses during project construction and operations. Impacts associated with the exposure of persons to noise levels in excess of applicable standards as well as impacts associated with temporary or permanent noise increases would be less than significant.

Construction activities associated with the project would have the potential to generate construction noise and vibration, particularly associated with demolition of the existing structures; however, these activities would be short-term and temporary. The project would not require pile driving to construct the proposed structure; therefore, impacts from construction vibration would be less than significant. In addition, the proposed mixed-use project does not include components that would generate vibration during long-term operation.

The project site is not located within noise contours for any airports and would not result in the exposure of people to excessive noise associated with aircraft. No impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND. The project would be required to prepare a noise analysis to determine specific construction measures to implement into the architectural/building plans to meet California Building Code (CBC) interior noise requirements for residential uses.

## **13. Paleontological Resources**

### **South Centre City Specific Plan**

No impacts to paleontological resources are identified in the South Centre City Specific Plan IS/ND. The lack of physical improvements associated with Specific Plan approval would ensure that no impact to paleontological resources would occur. The Specific Plan is a policy document that is consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. All future development under the Specific Plan would require project-specific environmental evaluation since impacts to paleontological resources are site-specific.



## **Revised Project**

The project site is located within a portion of the City mapped with landslide deposits, Holocene, and Pleistocene deposits (City of Escondido 2012b). The geologic formations mapped for the project site contain a moderate resource potential and moderate sensitivity for paleontological resources. However, based on the fully developed nature of the project site and surrounding area, past subsurface disturbance associated with development and limited excavations required to implement the project grading plan, the project would not be expected to encounter undisturbed geologic formations. As such, the project would not result in significant impacts to paleontological resources.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## **14. Population and Housing**

### **South Centre City Specific Plan**

The South Centre City Specific Plan added mixed-use residential designations to approximately 42 lots in the 9<sup>th</sup> Avenue Overlay District and 33 lots in the Escondido Boulevard District. The 9<sup>th</sup> Avenue Overlay District would permit densities up to 24 dwelling units per acre as part of a vertical or horizontal mixed-use project, and the Escondido Boulevard District would permit residential densities up to 30 dwelling units per acre. The South Centre City Specific Plan could result in residential growth in these two districts through modifying designations from commercial to mixed-use. The IS/ND indicates that while the Specific Plan would not construct more residential units, it would change the designations in these two areas to allow for future increased residential densities associated with mixed-use projects, resulting in potential residential growth in these two areas beyond that planned prior to the South Centre City Specific Plan. As a result, the Specific Plan would indirectly induce population growth in the area; however, the Specific Plan identifies potential residential growth in a location adjacent to areas already developed with residential uses. The introduction of mixed-use residential would serve existing and future housing needs within the City. Utility infrastructure and serving roadways are already in place or would otherwise connect to existing facilities and be sized to serve future development projects that implement the proposed Specific Plan. Furthermore, population growth in and of itself is not an environmental impact. Physical impacts associated with population growth resulting from the Specific Plan are addressed throughout the IS/ND and 2012 General Plan EIR. Therefore, while the Specific Plan would directly induce population growth in the area, this growth would not be considered substantial, and the IS/ND identified less than significant impacts associated with inducing population growth.

The Specific Plan does not include direct physical alterations to the Specific Plan area (i.e., no grading, ground disturbance, structural construction, or paving would occur). As such, the IS/ND identified no impacts regarding displacing housing or people.

### **Revised Project**

The project is consistent with the land uses anticipated in the South Centre City Specific Plan and would provide the potential for additional housing units beyond existing levels in the project area, including three very-low-income units, in the City. The project vicinity is fully developed and the project site contains existing infrastructure from the existing uses. The proposed 21 residential units would not result in

substantial population growth in the area beyond that planned for in the Specific Plan, either directly or indirectly. Therefore, no significant impact would occur.

The project would not remove existing housing or displace any residents. The project would provide for additional residential units in the Specific Plan area, on parcels designated for residential development within the Escondido Boulevard District. No impacts associated with displacement of housing or people would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## **15. Public Services**

### **South Centre City Specific Plan**

No impacts to public services are identified in the South Centre City Specific Plan IS/ND. The Specific Plan is consistent with the City's General Plan, except for those areas designated as future, potential mixed-use residential sites in the 9<sup>th</sup> Avenue Overlay District and the Escondido Boulevard District. The IS/ND indicates that additional population growth may occur as a result of the Specific Plan's implementation; however, there would be no inherent differences in impacts between the Specific Plan and the existing zoning conditions as service-related impacts are based on the location and size of future projects under the Specific Plan. The City has financing mechanisms in place to ensure that an adequate and proportionate level of development fees are collected to continue service provisions. The IS/ND concludes that the Specific Plan would have no effect on the demand for or provision of fire or police services; future development under the Specific Plan would require payment of school impact fees and payment of the City's Park Acquisition and Improvement fee to ensure development impacts to schools and parks would not occur; and payment of public facilities fees for future development under the Specific Plan would contribute to offset any increase in demand for public services or facilities.

### **Revised Project**

The project is consistent with the Specific Plan in terms of allowable land uses and zoning designations but proposes an amendment to allow for a mixed-use project at the project site. The project proposes the development of three affordable units at the site and the low-income density bonus would allow for seven additional residential units beyond those planned for in the Specific Plan. The additional ten units beyond those planned for in the Specific Plan would place additional demands on public services; however, the additional demands associated with ten units, in comparison to the overall service area for public services represent an incrementally small fraction that public services would not be significantly impacted. Impacts on the demand for or provision of fire or police services would be less than significant. The project would be required to pay school impact fees, the City's Park Acquisition and Improvement fee, and public facilities fees. Based on the payment of these fees to offset any increase in demand for public services associated with the project would ensure that no significant impact would occur. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## 16. Recreation

### South Centre City Specific Plan

The South Centre City Specific Plan IS/ND identified no impacts to recreation. While the South Centre City Specific Plan added mixed-use residential designations to approximately 42 lots in the 9<sup>th</sup> Avenue Overlay District and 33 lots in the Escondido Boulevard District, the IS/ND indicates that there would be no inherent differences in impacts between the Specific Plan implementation and the existing zoning conditions. The purpose of the City's Park Acquisition and Improvement fee is to fund the design and construction of parks and park improvements required to mitigate the impact of new development. Any future residential development under the Specific Plan would be subject to applicable City's Park Acquisition and Improvement fees that are in effect at the time of building permit issuance.

### Revised Project

The project would develop a mixed-use residential project, which has the potential to incrementally increase recreational use of existing neighborhood and regional parks. As discussed above, the project would be required to pay applicable City's Park Acquisition and Improvement fees to mitigate impacts of the development to the park. As such, project impacts associated with recreation would be less than significant. Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## 17. Transportation/Traffic

### South Centre City Specific Plan

The IS/ND indicates that the Specific Plan would not, in and of itself, result in significant impacts to transportation/traffic, as no specific development proposals are included as part of the Specific Plan. Additionally, the Specific Plan would not significantly change the nature of future housing, commercial, or industrial development beyond that accounted for in the General Plan. Neighborhoods in the Specific Plan area are served by a network of local streets, with regional access south via Centre City Parkway, or east via 9<sup>th</sup> Avenue and Felicita Avenue. According to the IS/ND, the local street network is nearly fully developed and would not require infrastructure extensions as a result of the Specific Plan. The Specific Plan is a policy document that is generally consistent with the General Plan, except for those areas designated as future, potential mixed-use residential sites as specified in the 9<sup>th</sup> Avenue Overlay District and the Escondido Boulevard District. The new mixed-use residential designations would result in a mixture of land uses being built within close proximity to other land uses; thereby resulting in internal capture rate of trips, an associated decrease in short trips made by automobile, and an increase in walking and bicycling. Since the proposed mixed-use residential zoning districts represent a reduction in intensity compared to the commercial only use identified in the General Plan for the 9<sup>th</sup> Avenue Overlay District and Escondido Boulevard District, the intensity of development is consistent with previous traffic studies for the General Plan. As such, the IS/ND identified less than significant impacts associated with consistency with applicable plan, ordinance, or policy related to transportation, and regarding applicable congestion management programs.

The IS/ND identified no impacts associated with a change in air traffic patterns; increasing hazards due to a design feature; inadequate emergency access; and conflicting with adopted policies, plans, or programs

regarding public transit, bicycle, or pedestrian facilities. The Specific Plan area is not located within proximity to any airports and thus, would not conflict with any air traffic patterns. The Specific Plan does not include any curvilinear roadways with sharp curves and contains policies to minimize vehicular and pedestrian conflicts, enhance connectivity, and provide convenient access from development to nearby trails and bicycle routes. The Specific Plan does not contain land uses that would impair implementation of or physically interfere with the City's emergency access to or from the local or regional road network. The Specific Plan would not adversely affect any public transit, bicycle, or pedestrian facilities. The Specific Plan would retain the existing sidewalks and bicycle facilities designations as proposed in the City of Escondido Bicycle Facilities Master Plan. The Specific Plan offers standards and design guidelines to promote active transportation in support of existing policies, plans, or programs regarding land use and transportation compatibility. No impacts associated with these topics are identified in the IS/ND as a result of Specific Plan implementation.

### **Revised Project**

The project would result in the generation of 292 ADT (CR Associates 2022). With application of trip credit due to redevelopment of the project site with mixed-use residential from existing commercial uses, the net ADT for the project is a reduction of approximately 1,142 ADT as compared to the existing condition. This decrease in ADT would result in a net decrease in VMT when compared to existing uses. The project was evaluated under the City's CEQA VMT Transportation Analysis screening (CR Associates 2022), and screened out of detailed VMT analysis based on it generating 200 daily trips or less (although the project would generate 292 ADT, overall ADT for the project site is a net reduction of 1,142 ADT), being located within a half-mile walking distance of an existing major transit stop or an existing stop along a high-quality transit corridor, including the least amount of parking required, consistency with SANDAG's most recent Sustainable Communities Strategy or the City of Escondido General Plan, and having basic walking and biking access to transit. Additionally, the project is in a VMT-efficient area, contains locally serving retail, and would result in a net decrease in total project VMT than the existing use. For these reasons, the project would not have a significant effect on the local transportation system and would not result in VMT impacts or inconsistencies with applicable plans, ordinances, or policies related to transportation, and regarding applicable congestion management programs.

As discussed above, the Specific Plan area, and thus, the project site is not located within proximity to any airports and the project would not conflict with air traffic patterns. The project does not include any curvilinear roadways with sharp curves. Project design and access would be subject to review and approval from the City Planning Department and the Escondido Fire Department to ensure adequate and safe access and design would occur. The project would comply with Specific Plan policies to minimize vehicular and pedestrian conflicts, enhance connectivity, and provide convenient access from development to nearby trails and bicycle routes. The project revisions would not negatively impact alternative transportation modes or safety. Similar to the South Centre City Specific Plan, the project revisions would be consistent with adopted policies, plans, or programs supporting alternative transportation, including those in the General Plan. The project includes pedestrian access to maintain connectivity and would connect with existing facilities, consistent with adopted plans supporting alternative transportation modes. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## **18. Tribal Cultural Resources**

### **South Centre City Specific Plan**

Consultation with the Native American Tribes pursuant to Public Resources Code Section 21080.3.1 and Government Code Section 65450 et. seq. was conducted for the South Centre City Specific Plan, with Mesa Grande Band of Mission Indians, Rincon Band of Luiseno Indians, Viejas Band of Kumeyaay Indians, and San Luis Rey Band of Mission Indians responding to the tribal consultation letter indicating the project site is within the historic territories and specific areas of cultural interest. As discussed in the IS/ND, the Specific Plan area is an urbanized/built out area, and the potential for intact, unknown, subsurface prehistoric archaeological material to be present in the Specific Plan area is considered very low due to the developed nature of the area. Previously excavated areas are generally considered to have low potential for archaeological resources, because the soil containing the archaeological resources have been removed or previously disturbed. The Specific Plan is a policy document that would not result in physical alterations to the Specific Plan area, and as such, the IS/ND indicates that the South Centre City Specific Plan would not result in any impacts to tribal cultural resources. The IS/ND indicates that there would be no inherent differences in impacts between Specific Plan implementation and the existing zoning conditions and no impact to tribal cultural resources are identified in the IS/ND.

### **Revised Project**

Pursuant to Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18), government to government consultation was conducted for the project and letters were sent out to the Tribes on May 31, 2023. The City received responses from the Rincon Band of Luiseño Indians (Rincon Band), Viejas Band of Kumeyaay Indians (Viejas Band), and Pala Band of Mission Indians (Pala Band), San Luis Rey Band of Mission Indians (San Luis Rey Band) and San Pasqual Band of Mission Indians (San Pasqual Band). The Tribes either requested additional formal consultation and/or additional information or clarification of items. City staff conducted formal consultation with the San Luis Rey Band and the Pala Band, and provided additional information to the San Pasqual Band and Rincon Band, along with recommended draft conditions to address inadvertent discoveries discussed below.

As discussed above under Cultural Resources, the project site has been previously disturbed and is fully developed. The potential for intact, unknown, subsurface prehistoric archaeological material to be present at the project site is considered very low due to the developed nature of the area. Thus, the project is not expected to result in the disturbance of tribal cultural resources. However, the Tribes recommended that appropriate measures be included in the project conditions/protocols (project design features) to address potential inadvertent discoveries during ground-disturbing activities, and that Native American monitor(s) be present during initial ground disturbing activities. Existing federal, state and local laws and regulations would require construction activities to cease until such artifacts are properly examined and determined not to be of significance by a qualified cultural resources professional.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

Tribal Cultural Conditions (TC) to be included in project conditions/design:

1. TC-1 - Prior to the issuance of a grading permit, the Applicant shall 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"). 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 Project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities. The agreement shall incorporate, at a minimum, the performance criteria and standards, protocols, and procedures set forth in conditions of approval TC-2 through TC-10, and the following information:
  - Parties entering into the agreement and contact information.
  - Responsibilities of the Property Owner or their representative, archaeological monitors, and tribal monitors.
  - Project grading and development scheduling, including determination of authority to adjust in the event of unexpected discovery, and terms of compensation for the monitors, including overtime and weekend rates, in addition to mileage reimbursement.
  - Requirements in the event of unanticipated discoveries, which shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and on-site storage of cultural materials.
  - Treatment of identified Native American cultural materials.
  - Treatment of Native American human remains and associated grave goods.
  - Confidentiality of cultural information including location and data.
  - Negotiation of disagreements should they arise.
  - Regulations that apply to cultural resources that have been identified or may be identified during project construction.
2. TC-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.
3. TC-3 - The qualified archaeologist and a Native American monitor shall attend all applicable pre-construction meetings with the General Contractor and/or associated subcontractors to explain and coordinate the requirements of the monitoring program.
4. TC-4 - During the initial grubbing, site grading, excavation or disturbance of the ground surface (including both on- and off-site improvement areas), the qualified archaeologist and the Native American monitor shall be present full-time. If the full-time monitoring reveals that the topsoil throughout the Project impact area (both on and off-site) has been previously removed during the development of the roads and buildings within the Project area, then a decrease of monitoring to part-time monitoring or the termination of monitoring can be implemented, as deemed appropriate by the qualified archaeologist in consultation with the Native American monitor. The frequency of subsequent monitoring 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. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring considering these factors. 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 (i.e., soil conditions are comprised solely of fill or granitic bedrock).

5. TC-5 - In the event that previously unidentified tribal cultural resources are discovered, all work must halt within a 100-foot radius of the discovery. The qualified archaeologist and the Native American monitor shall evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The qualified archaeologist and Native American Monitor shall consider the criteria identified by California Public Resources Code sections 21083.2(g) and 21074, and CEQA Guidelines sections 15064 and 15064.5(c) in determining the significance of a discovered resource. If the professional archaeologist and Native American monitor determine that the find does not represent a culturally significant resource, work may resume immediately, and no agency notifications are required. Isolates and clearly non-significant deposits shall be documented in the field and collected and monitored grading can immediately proceed. All unearthened archaeological resources or tribal cultural resources shall be collected, temporarily stored in a secure location, and repatriated for later reburial on the project site, pursuant to the terms of the Pre-Excavation Agreement.
6. TC-6 - A potentially significant tribal cultural resource, considering the criteria identified by California Public Resources Code sections 21083.2(g) and 21074, and CEQA Guidelines sections 15064 and 15064.5(c), the archaeologist shall immediately notify the City of said discovery. The qualified archaeologist, in consultation with the City, the consulting TCA Tribe(s), 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(s) and be submitted to the City for review and approval. If the find is determined to be a Tribal Cultural Resource under CEQA, as defined in California Public Resources Code Section 21074(a) through (c), appropriate treatment measures will be implemented. Work may not resume within the no-work radius until the City, through consultation as set forth herein, determines either that: 1) the discovery does not constitute a Tribal Cultural Resource under CEQA, as defined in California Public Resources Code Section 21074(a) through (c); or 2) the approved treatment and disposition measures have been completed.
7. TC-7 - All sacred sites, significant tribal cultural resources, and unique archaeological resources encountered within the Project area shall be avoided and preserved. The avoidance and preservation of the significant tribal cultural resource or unique archaeological resource must first be considered and evaluated in consultation with the TCA Tribe(s) as required by CEQA and in compliance with all relevant conditions of approval for the Project. If any significant tribal cultural resource or unique archaeological resource has been discovered and such avoidance or preservation measure has been deemed to be infeasible by the City's Director of Development Services (after a recommendation is provided by the qualified archaeologist, in consultation with the TCA Tribe(s), making a determination of infeasibility that takes into account the factors listed in California Public Resources Code sections 21061.1, 21081(a)(3), and CEQA Guidelines section 15091, and in accordance with all relevant conditions of approval for the Project), then culturally appropriate treatment of those resources, including but not limited to funding an ethnographic or ethnohistoric study of the resource(s), and/or developing 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. No artifact

sampling for analysis is allowed, unless requested and approved by the consulting TCA Tribe(s). 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.

8. TC-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 a temporary 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. If the Coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the project (California Public Resources Code § 5097.98) for proper treatment and disposition in accordance with California Public Resources Code section 5097.98. The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the City does not agree with the recommendations of the MLD, the NAHC can mediate (California Public Resources Code § 5097.94). If no agreement is reached, the remains shall be kept in situ, or reburied in a secure location in close proximity to where they were found and where they will not be further disturbed (California Public Resources Code § 5097.98). Work may not resume within the no work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction. The analysis of the remains shall only occur on site in the presence of the MLD, unless the forensic anthropologist and the MLD agree to remove the remains to an off-site location for examination.
9. TC-9 - If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any 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 for later reburial on the Project site or storage at a local curation facility. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe for reburial on the Project site. Should the TCA Tribe(s) 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.
10. TC-10 - Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, that describes the results, analysis, and conclusions 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. A copy of the final report will be submitted to the South Coastal Information Center after approval by the City.



# 19. Utilities and Service Systems

## South Centre City Specific Plan

The South Centre City Specific Plan IS/ND indicates that no impact to utilities and service systems would occur as a result of Specific Plan implementation. The Specific Plan is a policy document that is generally consistent with the General Plan, except for those areas designated as future, potential mixed-use residential sites as specified in the 9th Avenue Overlay District and the Escondido Boulevard District. The Specific Plan identified sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. As noted elsewhere in the IS/ND, additional population growth may occur as a result of the Specific Plan's implementation; however, the intensity of development considered for the 9th Avenue Overlay District and the Escondido Boulevard District is consistent with previous utilities and service system studies that modeled future use to measure the effectiveness of these systems. For this reason, there would be no inherent differences in impacts between Specific Plan implementation and the existing zoning conditions and no impact to utilities and service systems are identified in the IS/ND.

## Revised Project

The project site is fully developed and located within an urbanized area. Existing utility and service systems infrastructure is already in place at the project site and the project would connect to the existing system. Projected water demand associated with population growth is used in the City's Urban Water Management Plan (UWMP) as a basis for determining future water needs. The population projections included in the 2020 UWMP were based primarily on land use projection data from regional growth forecasts. The data was provided from SANDAG and included projections of the anticipated acreage for a variety of land uses within the City's water service area. In developing subregional forecasts, SANDAG works with each jurisdiction to collect and verify detailed land use inputs, down to the parcel level. Regional water planning documents use zoning and land use designations to determine water demand and to ultimately determine the entitlements needed to provide adequate wastewater treatment or water supply. The Specific Plan area is within the City's Target Areas. Development of the Target Areas is a component of the City's planned long-term growth as identified in the 2012 General Plan. The proposed mixed-use project would not significantly affect population, housing units, employment, or otherwise be inconsistent with the growth forecasts identified in any applicable wastewater or water management plans because the intensity of use is less than the existing commercial uses; and, thus, the anticipated wastewater demand and water use has been appropriately considered in all wastewater treatment and water supply planning documents. Water connection fees and wastewater connection fees would be paid to set off any potential impacts to these services upon issuance of a building permit. Water demand from landscaping would comply with the City of Escondido's Water Efficient Landscape Regulations (Chapter 33, Article 62 of Municipal Code), which would ensure landscape water efficiency is maximized and low water use plants would be used. All storm water design would comply with the City of Escondido Municipal Code Development Standards to ensure the reduction of pollutants in stormwater, best management practice implementation, adherence to specified on-site run-off performance criteria, etc. Additionally, the project would comply with federal, state, and local regulations pertaining to solid waste and would implement required sorting and recycling programs.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the analysis contained in the South Centre City Specific Plan IS/ND. The project would not result in any new significant impact, nor would the project result in a substantial increase in the severity of impacts from that described in the IS/ND.

## 20. Mandatory Findings of Significance

### South Centre City Specific Plan

The South Centre City Specific Plan IS/ND determined that the Specific Plan would not have the potential to degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; 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.

Further, the IS/ND identified less than significant impacts associated with impacts that are individually limited, but cumulatively considerable. As discussed in the IS/ND, the Specific Plan is a policy document that is generally consistent with the General Plan and identifies sites designated for residential, commercial, and industrial development that were previously evaluated for environmental impacts in the 2012 General Plan EIR. As related to the 9th Avenue Overlay District and a portion of Escondido Boulevard District, where new mixed-use residential was permitted as a use category through Specific Plan implementation, the new land use category was intended to promote “place making”. Through Specific Plan implementation, including the new mixed-use category, a mixture of land uses would be built in the future within close proximity to other land uses, resulting in an internal capture rate of trips, a decrease in short trips made by automobile, and an increase in walking and bicycling. These actions would reduce traffic congestion, noise impacts, air quality and greenhouse gas emissions, and energy consumption from transportation. Thus, the IS/ND concluded that the Specific Plan would result in less than significant cumulatively considerable impacts, and less than significant impacts associated with substantial adverse effects on human beings. All impacts associated with the Specific Plan were identified as less than significant without mitigation or no impact.

### Revised Project

The project site and surrounding area is fully developed, and as discussed in this Addendum, the project would not result in significant impacts to biological or cultural resources. Likewise, no significant impacts associated with transportation, noise, air quality, or GHG emissions would occur. No substantial adverse effects on human beings would result from implementation of the project. The requested concessions and waivers would not create an adverse impact upon the health, safety or the physical environment in that the increase in height and additional one unit would allow for increased densities that work to accommodate the City of Escondido’s Regional Housing Needs Allocation of 9,607 units within the identified Specific Plan area. The reduction in parking would still yield parking spaces on site for the residential use, and result in a waiver to the process for tandem spaces, which streamlines the housing process. All project impacts would be less than significant without mitigation, or no impact.

## G. Material Used in Preparing This Analysis

### Appendices:

- A. Proposed South Centre City Specific Plan Amendment
- B. Climate Action Plan Consistency Review Checklist
- C. Priority Development Project SWQMP for 829 S. Escondido Boulevard
- D. Drainage Study for 829 S. Escondido Boulevard

E. Scoping Agreement for Transportation Studies

F. Historic Structure Assessment for 829-849 South Escondido Boulevard

References:

4C Engineering + Geomatics. 2022. City of Escondido Priority Development Project SWQMP. October 24, 2022.

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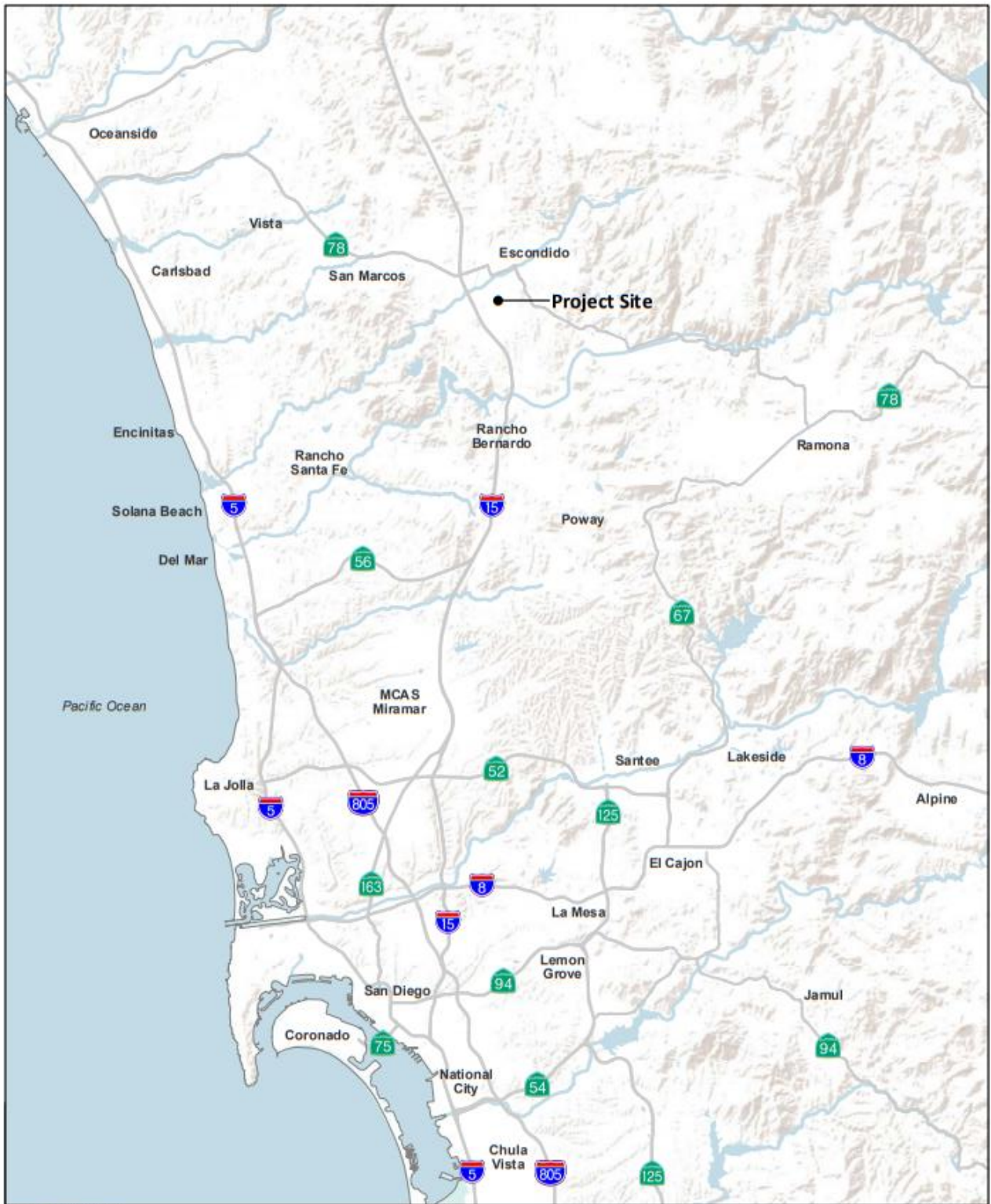
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Sources: Esri, USGS, NOAA

Figure 1

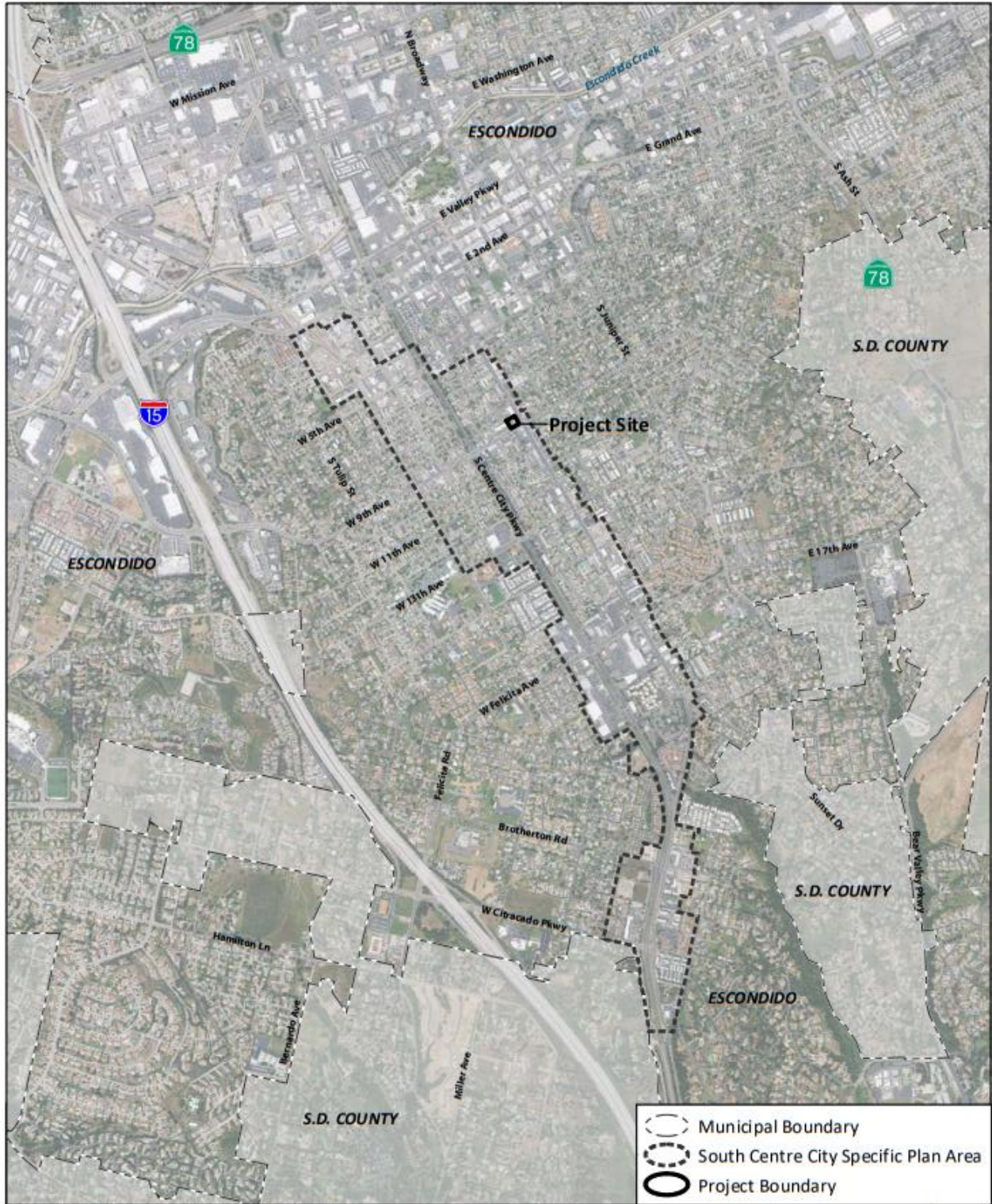
**BARANEK**  
Consulting Group



## Regional Location Map

SOUTH ESCONDIDO BOULEVARD MIXED USE PROJECT





Source: CDFW, California Coastal Commission; Aerial Photo: USDA NAIP 2020

Figure 2

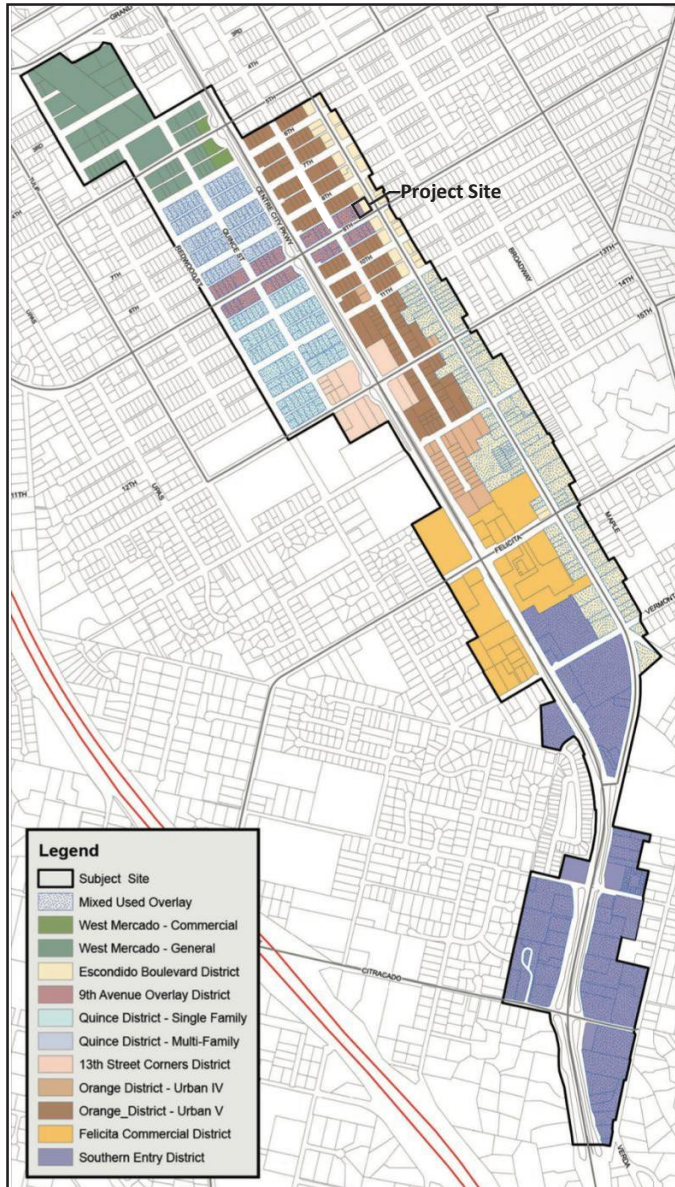
**BARANEK**  
Consulting Group



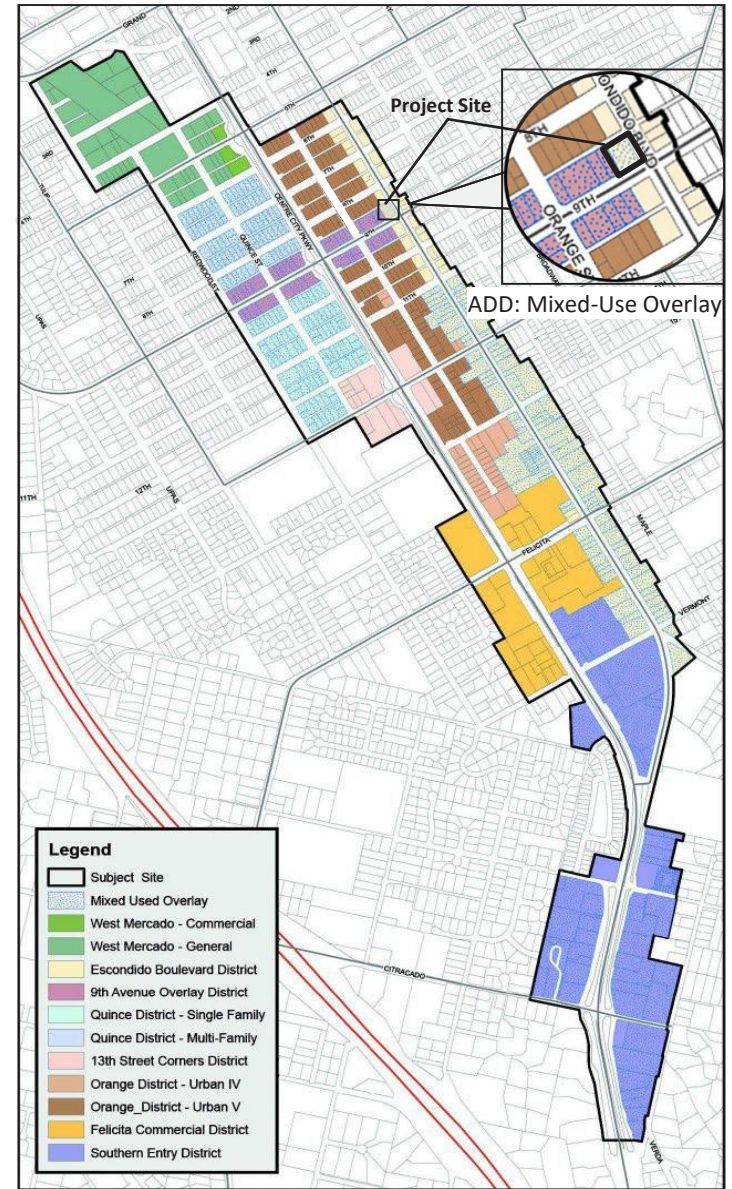
**Project Location/Aerial Photograph**

SOUTH ESCONDIDO BOULEVARD MIXED USE PROJECT



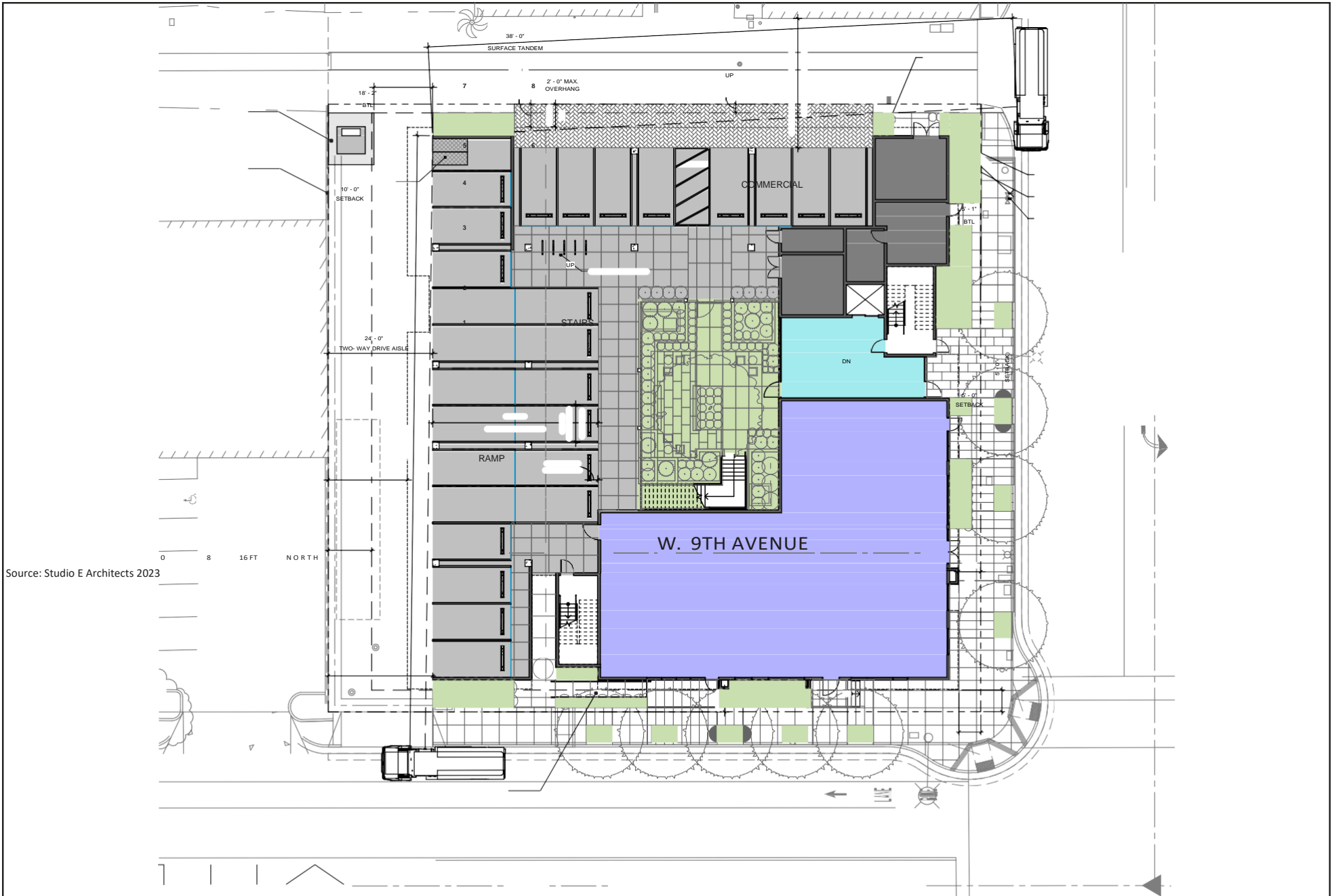


Existing South Centre City Specific Plan



Proposed South Centre City Specific Plan

Source: South Centre City Specific Plan 2023



Source: Studio E Architects 2023

Figure 4  
Site Plan





Source: Studio E Architects 2023

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Figure 5

Project Renderings





North Elevation



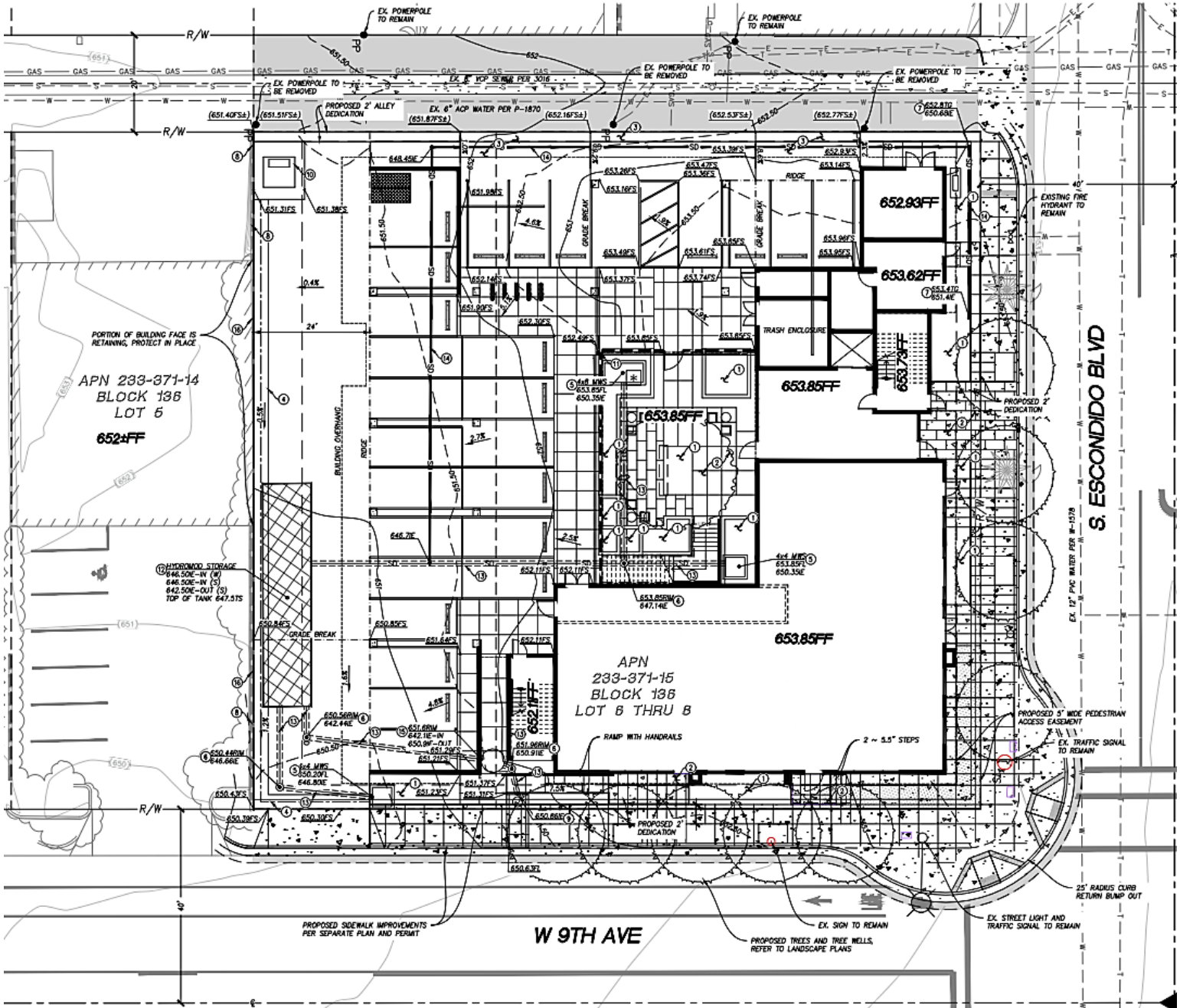
East Elevation



West Elevation



South Elevation



Civil Plans

Full set of plans are available at the following link:

<https://escondido.org/829-south-escondido-blvd-project>

Appendix A – F  
available for review at the following  
link:

<https://escondido.org/829-south-escondido-blvd-project>