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**AN ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT  
REPORT FOR THE HARMONY GROVE VILLAGE SPECIFIC PLAN PROJECT FOR  
PURPOSES OF CONSIDERATION OF  
PDS2024-STP-24-007, PDS2025-TM-5660, PDS2025-GPA-25-006, PDS2025-SPA-25-001,  
PDS2025-MUP-04-012W1**

**October 16, 2025**

California Environmental Quality Act (CEQA) Guidelines Section 15164(b) states that an Addendum to a previously certified Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent Environmental Impact Report have occurred.

There are some minor changes and additions, which need to be included in an Addendum to the previously certified Environmental Impact Report to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: Harmony Grove Village Live/Work Units Project
2. To the Project Number(s) add: PDS2024-STP-24-007, PDS2025-TM-5660, PDS2025-GPA-25-006, PDS2025-SPA-25-001, PDS2025-MUP-04-012W1
3. To the first paragraph add as indicated: The Environmental Impact Report for this Project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated October 16, 2025, which includes the following forms attached.
  - A. An Addendum to the previously certified Environmental Impact Report with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated October 16, 2025.
  - B. An Ordinance Compliance Checklist

**AN ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT  
REPORT FOR THE HARMONY GROVE VILLAGE SPECIFIC PLAN PROJECT FOR  
PURPOSES OF CONSIDERATION OF PDS2024-STP-24-007, PDS2025-TM-5660,  
PDS2025-GPA-25-006, PDS2025-SPA-25-001, PDS2025-MUP-04-012W1**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified Environmental Impact Report (EIR) covering a project for which a subsequent discretionary action is required. The Harmony Grove Village Live/Work Project (Project or Proposed Project) occurs within the approved Harmony Grove Village Specific Plan area, for which a Final Environmental Impact Report (SCH No. 2004071004) (FEIR or Harmony Grove Village FEIR) was certified by the County of San Diego (County) Board of Supervisors in February 2007. In this case, the County must assess whether the Harmony Grove Village FEIR adequately covers the impacts associated with the Project. This Addendum has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

**1. Background on the previously certified FEIR:**

The Harmony Grove Village FEIR analyzed the environmental effects of the Harmony Grove Village Specific Plan (Harmony Grove Village or Specific Plan) development located on approximately 468 acres in an unincorporated portion of San Diego County within the North County Metropolitan Subregional Plan planning area. The Specific Plan area is bounded by the City of Escondido to the east and the City of San Marcos to the north-northwest. The Specific Plan, as originally approved, consisted of a mixed-use rural residential village consisting of 742 residential dwelling units, 45,000 square feet (s.f.) of commercial/retail uses (consisting of 25,000 s.f. of general commercial, 16,500 s.f. of live/work space in the Village Center, and 3,500 s.f. of retail associated with equestrian facilities), open space and park and recreational uses, and various equestrian facilities, including an equestrian ranch for horse boarding and lessons. The proposed development also incorporated a number of related amenities and facilities, including park and recreation areas, a fire station, and an on-site wastewater reclamation facility (WRF; including a pump station and wet weather storage).

The FEIR was certified and approved by the County Board of Supervisors in February 2007 in accordance with CEQA. The FEIR concluded that implementation of the Harmony Grove Village Project would result in significant unmitigable impacts to transportation/circulation, air quality, noise, and aesthetics and landform modification. With implementation of mitigation measures, potentially significant environmental impacts to biological resources, sewers, land use and planning, cultural and historical resources, and fire safety would be avoided. Based on the analysis of the FEIR, the following issue areas were determined not to have significant effects on the environment and therefore required no mitigation: geology, mineral resources, hazards, public services, utilities (excluding sewer), water resources, and agricultural resources.

**2. Lead agency name and address:**

County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

Contact Aidan Pulley  
E-mail: [aidan.pulley@sdcounty.ca.gov](mailto:aidan.pulley@sdcounty.ca.gov)

**3. Project applicant's name and address:**

Dan Hayes, President  
H Grove NK Investors, LLC  
2120 Colorado Avenue, Suite 160  
Santa Monica, CA 90404

Applicant Contact Information:

Phone number: 310.890.8368  
E-mail: [danh@nuwi.com](mailto:danh@nuwi.com)

**4. Summary of the activities authorized by present permit/entitlement application(s):**

The adopted Specific Plan allows the development of a mixed-use rural residential village consisting of 742 residential dwelling units, 45,000 square feet (s.f.) of commercial/retail uses (consisting of 25,000 s.f. of general commercial, 16,500 s.f. of live/work space, and 3,500 s.f. of retail associated with equestrian facilities), open space and park and recreational uses, an on-site WRF, and various equestrian facilities, including an equestrian ranch for horse boarding and lessons. The Specific Plan area is organized into four planning areas based upon the type of land uses proposed. The majority of residential uses (519 dwelling units) and 41,500 s.f. of commercial/retail uses were planned for the Village Center (Planning Area 1; 210 acres). The Hillsides (Planning Area 2; 138 acres) included 165 dwelling units, while The Groves (Planning Area 3; 84 acres) included 99 dwelling units, and the Equestrian Ranch (Planning Area 4; 36 acres) included three dwelling units and 3,500 s.f. of commercial uses (Figures 1, *Approved Harmony Grove Village Land Use Plan* and 2, *Harmony Grove Village Planning Areas*). The Specific Plan included a total of approximately 211 acres of landscaped naturalized or biological open space and recreational land uses, covering approximately 45 percent of the Specific Plan area. These spaces included 10.4 acres of parks (public and private), approximately nine acres of public trails, 62.8 acres of biologically viable open space, 22.8 acres of impact neutral biological open space, 17 acres of restored riparian channel/water quality basins, and approximately 27 acres of equestrian facilities. Three equestrian facilities were proposed within Harmony Grove Village: the 22-acre private Equestrian Ranch located in Planning Area 4, south of Escondido Creek, a 2.8-acre public equestrian park within Planning Area 1 just north of Escondido Creek and south of Harmony Grove Road, and a two-acre private equestrian facility within Planning Area 2.

## Residential

A variety of single-family residential unit types were proposed as part of the Specific Plan. These ranged from low density, large-lots in the Groves planning area to live/work dwellings in the Village Center. Lot sizes proposed varied between 2,200 s.f. to over two acres, and homes varied between approximately 1,500 s.f. and 5,000 s.f. A total of up to 32 dwelling units were proposed within the Specific Plan area as part of the live/work mixed use area, potentially replacing two acres of commercial/retail use. The number of units per acre varied throughout the Specific Plan area, with the overall gross density not exceeding 1.6 dwelling units per acre (du/ac).

## Commercial/Retail Uses

The Specific Plan included supporting commercial and retail uses within the Village Center (Planning Area 1), which were proposed to consist of establishments that primarily would support the Harmony Grove Village residents such as a general store, coffee shop, delicatessen, business offices, post office, etc. The total gross acreage for office/retail use is two acres, not including the land proposed for the live/work buildings noted above. Approximately 25,000 s.f. were proposed for the commercial/retail uses, with 16,500 s.f. anticipated within the live/work units, and 3,500 s.f. of retail associated with equestrian facilities. The on-site commercial and retail land uses are not planned solely for use by residents of Harmony Grove Village but would be expected to attract a minimum number of users from outside the Village. Some retail sales are anticipated to be related to the proposed Equestrian Ranch, including sales associated with horse boarding, training and showing.

## Institutional Uses

A few pads within the Specific Plan were proposed to be reserved for institutional land uses, such as a future fire station, a potential church or school, and the WRF. The institutional land use designations are located in Planning Area 1.

The Specific Plan identified a two-acre site within Planning Area 1 for a future fire station. It also required detachment of approximately 55 acres of the project study area from the San Marcos Fire Protection District (SMFPD) and annexation of that area into County Service Area (CSA) No. 107, thereby expanding the existing services of CSA No. 107. (The remainder of the study area was already within the jurisdictional boundaries of CSA No. 107.)

The Specific Plan included a one-acre Institutional land use site in Planning Area 1 that was intended for another, yet to be defined (at time of FEIR preparation), community facility. This could be a use such as a church, school, or a community support commercial facility such as a tack and feed store.

An on-site WRF was proposed within Planning Area 1 to treat wastewater generated by the Project. The Harmony Grove Village Specific Plan was projected to generate approximately 197,560 gallons per day (gpd) of wastewater. The WRF was proposed on a nine-acre site north of Harmony Grove Drive and east of Country Club Drive. The plant would consist of the following elements: the head works, secondary treatment, solids separation and processing, disinfection, 24-hour emergency effluent storage and 90 days

of wet weather storage. The plant would treat effluent from the great majority of the Harmony Grove Village development, excluding only the Equestrian Ranch (Planning Area 4), which would utilize a septic system for effluent treatment/disposal. All wastewater treated at the WRF was proposed to be reclaimed and reused for irrigating parks, parkways and common areas within Harmony Grove Village. A pump station was proposed at the low point within the Village sewerage system, located south of Harmony Grove Road, within Planning Area 1. The proposed emergency storage area, below-grade within the pump station, would be able to accommodate 24 hours of emergency storage. Facility repairs and/or pumping/hauling flows off site would avoid potential spills beyond the pump station property. The facility would be checked once a day with drive-by inspections, with routine pump station maintenance expected once a year. An underground holding tank was proposed at the pump station site to contain Specific Plan sewage prior to pumping to the project WRF.

### Utilities

In addition to the WRF described above, the Specific Plan required the extension of existing water lines, electric, gas and phone/cable lines throughout the development to accommodate the proposed residential, commercial/retail, institutional and equestrian/recreational land uses. All new proposed utilities were proposed to be undergrounded within the limits of the Specific Plan area.

The Specific Plan required de-annexation of 38 acres of service area from Vallecitos Water District (VWD) and annexation of those acres into the Rincon del Diablo Municipal Water District (RDDMWD) for potable water supplies. Potable water supply also required construction of various new water lines ranging in size between eight and 16 inches.

### Open Space and Recreation

A total of approximately 211 acres of landscaped naturalized or biological open space and recreational land uses were proposed within the Specific Plan area. The recreational or biological open space uses included the following: 10.4 acres of parks (public and private), approximately nine acres of public trails, 62.8 acres of biologically viable open space, 22.8 acres of impact neutral biological open space, 17 acres of restored riparian channel/water quality basins and approximately 27 acres of equestrian facilities.

The approximately nine acres of public trails are located throughout the heart of the planned community north of Harmony Grove Road and west of Country Club Drive. These trails connect to existing private trails and both existing and planned trails as shown in the County's 2005 Community Trails Master Plan. The 10.4 acres of parkland include 9.4 acres of public parks placed in three locations: Fourth of July Park, South Creek Park, and Hillside Park. Fourth of July Park, a 2.5-acre public facility in the center of the village core, would have an open lawn, large specimen trees and a bandstand-type structure to serve as a focal point for community activities. A 2.9-acre public community park south of Harmony Grove Road would provide active play areas and parking, as well as a landscape palette incorporating vegetative references to abutting Escondido Creek, including the use of native oaks and sycamores. The four-acre public Hillside Park in the northern portion of the project would provide both active and passive recreational uses, surface parking and direct access to a trail system abutting it to the north. In addition, a

series of five small, private recreation areas are planned within Harmony Grove Village that would total approximately one acre; including swimming pools, children's play areas and passive recreational areas.

### Equestrian Facilities

Three equestrian facilities were proposed within the Specific Plan: the 22-acre private Equestrian Ranch located in Planning Area 4, south of Escondido Creek, a 2.8-acre public equestrian park within Planning Area 1 just north of Escondido Creek and south of Harmony Grove Road, and a two-acre private equestrian facility within Planning Area 2 (The Hillsides).

The private Equestrian Ranch in Planning Area 4 was proposed to accommodate up to 80 horses for boarding and training and was proposed to include the following uses: grass pasture, grass field, schooling ring, hunter ring, dressage arena, mare motel, main barn, dirt paddocks, hot walker and show arena. In addition to the proposed horse facilities, two single-family residences were proposed in addition to the existing home located in this area. Employees anticipated to operate the Equestrian Ranch included two independent contracting trainers (not living on site), and one resident ranch manager (living on the premises). Hours of operation were proposed to be limited to daylight hours.

It is anticipated that approximately six times per year, the Equestrian Ranch would host a horse show for up to 120 horses, in addition to the 80 horses boarded on site. The shows are expected to last approximately three days and to occur over weekends. Horse boarding during these events is expected to be accommodated by temporary portable stalls set up in the southeast corner of the Equestrian Ranch. Driveway access from East Country Club Drive to the stalls would be provided. It is assumed that the horses held in the temporary stalls would be walked east and then north paralleling Country Club Drive to reach the show arenas and vice versa. Vehicular transport to the temporary stalls is not proposed. Horse shows would require a temporary public address (PA) system, which would consist of one speaker located within each of the two show arenas and three speakers located at the horse stalls.

Parking and access roads within the eastern portion of the Equestrian Ranch are proposed to be surfaced with gravel, small rock, or ground asphalt. Parking for lessons and the occasional horse show would be accommodated within the grass field at the Equestrian Center, south of the show arenas. On-street parking was not proposed. Some retail sales are anticipated within the Equestrian Ranch, providing supplies for horse boarding, training, and showing. A maximum of 3,500 s.f. is expected for retail purposes. Temporary commercial stands are also expected to be set up on show days.

The equestrian facilities proposed within Planning Areas 1 and 2 would consist of small community equestrian boarding and exercise facilities. The facility in Planning Area 1, located immediately south of Harmony Grove Road, was proposed as a public day-use facility only, with no boarding. The private boarding facility in Planning Area 2 would have a capacity to board 38 horses for residents living within and outside Harmony Grove Village.

## Architecture

The proposed architectural style, including massing, materials, scale, and proportion, is described in detail in the Harmony Grove Village Specific Plan. Proposed residential units would vary in architectural details; however, the common theme within the Harmony Grove Village Specific Plan was identified as “Western Farmhouse/Cottage” architecture, intended to be compatible with the rural ranch setting found in the existing valley and surrounding area. Design details would include varied building massing, gable roof profiles with standing-seam materials to provide textural interest, horizontal siding, exposed simple beams and columns, carriage style stable and man doors, cupolas and weathervanes, and roof dormers. Maximum building heights would be 36 feet; homes would be typically one- or two-story, with the possible addition of limited third-story architectural elements.

The architectural style proposed for the commercial land uses would be similar to the Western Farmhouse/Cottage style used for the residential architecture.

The WRF would be designed in a fashion consistent with the rest of the Specific Plan, a small-scale compound reflecting an agrarian style. As noted in the Specific Plan, “the intent is to create the impression of an out-building cluster of agrarian barn structures.” The WRF buildings, including the control room, would be one story, no higher than 18 feet. The WRF would be fenced with coated chain link fencing and screened with landscape plantings.

The architectural theme of structures within the Equestrian Ranch also would “reflect an agrarian application of the community’s Western Farmhouse Cottage style,” as noted in the Specific Plan. These structures were proposed to be arranged in a compound configuration, with one- and two-story buildings. Exterior finishes would include horizontal lapped siding, board and batten and stone accents.

## Landscaping

A conceptual landscape plan was developed for the Specific Plan and included five major landscape zones: (1) Natural/Transitional Landscape Zone; (2) Riparian Landscape Zone; (3) Valley Landscape Zone; (4) Hillside Landscape Zone; and (5) Grove Landscape Zone.

The Conceptual Landscape Plan incorporated the landscaping requirements of the Specific Plan’s Fire Protection Plan (FPP) and accompanying exhibit that delineates the proposed Fuel Modification Zones, and incorporated palettes and recommendations for a variety of site-specific locations. These include riparian corridors, pasture/meadow areas, hillside backdrops, windrows, public streetscapes, internal village streetscapes, residential landscaping on private lots, the private community equestrian facility, the WRF, groves (both new and existing), transition areas to native landscape, and fire buffer zones.

Proposed landscaping for the Specific Plan varied in formality, ranging from rows of street trees in public areas, spacious and formal plantings in park areas, and grove formations in historically appropriate areas, to informal groupings of trees in equestrian areas, on larger lots, and along the riparian corridors and in transition zones between the development and the natural landscape.

## Fencing and Walls

The Specific Plan included wall and fence plans, specifying where and what kind of fencing is proposed throughout the development as a matter of project design. In addition, the Specific Plan included the construction of a retaining wall at the junction of Village Road and Harmony Grove Road and sound walls as mitigation for on- and off-site future traffic noise mitigation.

## Lighting

All public road improvements included lighting consistent with the Light Pollution Code (LPC), a County Regulatory Ordinance (Division 9, §59.101 - 59.115). In addition to regulating lighting for safety purposes, the Ordinance restricts the use of outdoor lighting that emits undesirable light rays into the night sky (e.g., impacting observatories) and contains language to minimize spill light into adjacent neighborhoods. A Lighting Plan was developed and proposed specific lighting guidelines for all public spaces within the Specific Plan limits.

## Circulation

Circulation changes proposed as part of the Specific Plan included on- and off-site changes. Although Country Club Drive and Harmony Grove Road were two-lane rural roads at the time of FEIR preparation, they were classified as Collectors (four-lane, 55 miles per hour [mph] design speed roads) in the Circulation Element. The Specific Plan discretionary approvals included a General Plan Amendment (GPA) to the Circulation Element of the County General Plan to allow the following changes:

1. Reclassification of Harmony Grove Road where it trends through the project from Wilgen Road to Country Club Drive from a Collector roadway to a three-lane Town Collector roadway,
2. Reclassification of Country Club Drive between Harmony Grove Road and new Village Road to a three-lane Town Collector, and
3. Addition of a new roadway (Village Road) connecting Country Club Drive to Harmony Grove Road that would be classified as a three-lane Town Collector.

The Specific Plan also required off-site road improvements to accommodate projected traffic volumes associated with the Specific Plan. The proposed GPA to the Circulation Element also included the following with regard to off-site roadways:

1. Reclassification of Harmony Grove Road/Elfin Forest Road, from the City of San Marcos to the City of Escondido, from a Collector Road to Rural Light Collector Road (except for the previously noted portion between Wilgen Road and County Club Drive),
2. Reclassification of Country Club Drive north of new Village Road to the intersection with Nordahl from a Collector to a two-lane Rural Light Collector, and



3. Addition of new Village Road from its intersection with Harmony Grove Road to Citracado Parkway in the City of Escondido as a 40-mph, two-lane Rural Light Collector.

### Parking

Parking for all proposed residential uses would be off street. In addition, a total of 70 plus off-street parking spaces are proposed for the commercial center, 200 off-street parking “spaces” are proposed for the Equestrian Ranch, and 40 off-street parking spaces are proposed for the private equestrian facility in Planning Area 2. Parking for the on-site WRF would be within the perimeter of the facility.

### Discretionary Actions

The Harmony Grove Village Specific Plan Project required County approval of the seven land use discretionary actions that are described below.

- A Vesting Tentative Map (TM-5365) to subdivide the property into 742 residential lots, commercial/retail, open space, recreation, and supporting infrastructure.
- A Major Use Permit (MUP 04-012) for Harmony Grove Village (excluding the Equestrian Ranch and Wastewater Reclamation Facility).
- A Major Use Permit (MUP 04-013) for the Wastewater Reclamation Facility.
- A Major Use Permit (MUP 04-014) for the Equestrian Ranch.
- A Specific Plan (SP-04-003) to establish criteria uses and guidelines for a comprehensive, sensitively designed, master planned community. The Specific Plan establishes planning principles to ensure that the development meets San Diego County General Plan goals, policies, and objectives and implements the vision established for the community. It establishes development standards for the Specific Plan.
- A General Plan Amendment (GPA-04-04) to change the land use designation from Estate (17), Multiple Rural Use (18), Intensive Agriculture (19), and Impact Sensitive Area (24) to Current Urban Development Area (CUDA) and Specific Plan. GPA to the Circulation Element to (1) reclassify segments of Harmony Grove Road/Elfin Forest and Country Club Drive north of Harmony Grove Road as a Rural Light Collector (2) add on-site new Village Road as a Town Collector. GPA to allow Country Club Drive between Harmony Grove Road and new Village Road to operate at LOS D in Year 2030.
- A Rezone (REZ 04-010) from Limited Agriculture (A-70), General Agriculture (A-72), Extractive Use (S-82) and Special Area Regulation (A72) to Specific Plan (S-88).

**5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?**

YES

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NO

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The Project site is located within Planning Area 1 of the Specific Plan, at the northwest and southwest corners of Country Club Drive and Country Living Way within the San Dieguito Community Plan Area in unincorporated San Diego County (APNs 235-570-56 and 235-571-17; Figure 3, *Aerial Photograph*). The Project site consists of two lots within the Harmony Grove Specific Plan, located on the north and south side of Country Living Way.

The Proposed Project would require a General Plan Amendment to amend the Elfin Forest and Harmony Grove Subarea Plan of the San Dieguito Plan to reflect the proposed project and live-work units, Community Plan, and Specific Plan amendments with Vesting Tentative Map, Major Use Permit Modification/Minor Deviation, and a Site Plan (STP) application to remove a Specific Plan footnote indicating that the 32 live/work units are counted within the 742 maximum residence total, to allow individual units as condominiums, and to parcel out the historic Johnston/Ward House that is present on the Project site. The STP is required to ensure the project would be compatible with the design concepts set forth by the Specific Plan. The approved Specific Plan designates the Project site for up to 25,000 s.f. of office/retail use, with the caveat that the properties may instead be used for live/work units if there is not sufficient demand for retail and office uses. The Project applicant has determined that use of the property for office/retail is not economically viable and therefore wishes to develop live/work units at the Project site. While this analysis conservatively assumes development of all 32 units that would be allowable under the Specific Plan, the Tentative Map proposes a total of 27 live/work units on the two acres currently designated for office/retail uses (Figure 4, *Site Plan*). The units would be developed as single-family home building types, with attached garages and separate entrances for the workspaces. Units would range from approximately 2,200 to 2,700 s.f. and are compatible with the adjacent live/work homes completed and occupied at Harmony Grove Village. Each unit would include a two-car garage located in the rear of the unit. Units facing the public right-of-way would be on individual lots; others would be on common condominium lots.

The Project Applicant is seeking a Specific Plan Amendment to incorporate the proposed Live/Work units and related modifications into the Harmony Grove Village Specific Plan and the Elfin Forest & Harmony Grove Subarea Plan. In addition to the removal of the existing footnote on Table 7, Land Use Acreage, the amendment would include corresponding updates to relevant tables, figures, and narrative sections of both planning documents, as necessary, to reflect the revised land use designations and associated development parameters. These and other minor text, table, and mapping adjustments necessary to maintain internal consistency throughout the Harmony Grove Village Specific Plan and Elfin Forest & Harmony Grove Subarea Plan are included as part of the proposed scope of work. While the historic Johnston/Ward House is on the subject property, no modifications to it are proposed as part of the Project. The Johnston/Ward House would be utilized by the community ~~Homeowner's Association~~. The Project would provide walkways that would connect and integrate the new units with the greater Harmony Grove community. The Project would include two motor courts with additional

parking spaces, landscaping, and stormwater retention infrastructure. Access to the Project site would be provided by proposed and existing private alleyways connecting Country Living Way, Country Club Drive, and Trailblazer Lane. The Project would obtain water service from the RDDMWD and sewer service would be provided by the onsite WRF.

Both lots have been previously graded as part of overall Specific Plan development. The lot located to the south of Country Living Way has a gentle grade to the south, with elevations ranging from approximately 613 feet above mean sea level (amsl) within the northwest portion of the lot to approximately 609 feet amsl within the south portion of the lot. The lot to the north of Country Living Way has been graded as large pad with a gentle grade to the southeast with elevations ranging from approximately 617 feet amsl in the northern portion of the lot to approximately 611 feet amsl within the southeast portion of the lot.

The Project is consistent with the Specific Planning Area land use designation for the Project site and complies with all applicable sections of the Harmony Grove Village Specific Plan. Furthermore, the Project is consistent with the environmental analysis conducted for the Project site in the FEIR.

**SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

<input type="checkbox"/> I. Aesthetics	<input type="checkbox"/> II. Agriculture and Forestry Resources	<input type="checkbox"/> III. Air Quality
<input type="checkbox"/> IV. Biological Resources	<input type="checkbox"/> V. Cultural Resources	<input type="checkbox"/> VI. Energy
<input type="checkbox"/> VII. Geology and Soils	<input type="checkbox"/> VIII. Greenhouse Gas Emissions	<input type="checkbox"/> IX. Hazards and Hazardous Materials
<input type="checkbox"/> X. Hydrology and Water Quality	<input type="checkbox"/> XI. Land Use and Planning	<input type="checkbox"/> XII. Mineral Resources
<input type="checkbox"/> XIII. Noise	<input type="checkbox"/> XIV. Population and Housing	<input type="checkbox"/> XV. Public Services
<input type="checkbox"/> XVI. Recreation	<input type="checkbox"/> XVII. Transportation	<input type="checkbox"/> XVIII. Tribal Cultural Resources
<input type="checkbox"/> XIX. Utilities and Service Systems	<input type="checkbox"/> XX. Wildfire	<input type="checkbox"/> XXI. Mandatory Findings of Significance

**DETERMINATION:**

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted FEIR is adequate with the preparation of an Addendum.
- ☐ No substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the Project is a residential project in conformance with, and pursuant to, a Specific Plan with an EIR completed after January 1, 1980, the Project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the Project or there are substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or there is “new information of substantial importance,” as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the Project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the Project or there are substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is “new information of substantial importance,” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

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Signature

Date

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Printed Name

Title

## INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines Sections 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent ND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. 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 EIR was certified as complete or the ND was adopted, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR or ND;
  - B. Significant effects previously examined will be substantially more severe than shown in the previously adopted ND or previously certified EIR;
  - 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 ND or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines Section 15164(b) states that an Addendum to a previously certified EIR or adopted ND may be prepared if only minor technical changes or additions are necessary.

**ENVIRONMENTAL REVIEW UPDATE CHECKLIST**

The FEIR analyzed the environmental effects of the Harmony Grove Village Specific Plan development located on approximately 468 acres in an unincorporated portion of San Diego County within the San Dieguito Community Plan Area near the cities of San Marcos and Escondido. The environmental impacts and mitigation measures contained in the FEIR are summarized at the beginning of each issue discussion.

The Proposed Project includes the development of up to 32 live/work units on the two acres currently designated for office/retail uses. The approved Harmony Grove Village Specific Plan designates the Project site for up to 25,000 s.f. of office/retail use, with the caveat that the properties may instead be used for live/work units if there is not sufficient demand for retail and office uses. The live/work units would be developed as single-family home building types, with attached garages and separate entrances for the workspaces.

Table 5 in Section XXII includes all mitigation measures of the Harmony Grove Village FEIR that apply to the Proposed Project.

**I. AESTHETICS**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Harmony Grove Village FEIR

The Harmony Grove Village FEIR determined that the previously approved project would have a less-than-significant impact associated with viewsheds of designated scenic highways and with introduction of new lighting to the Specific Plan area.

The FEIR identifies significant, but mitigable aesthetics/landform modification impacts associated with landscaping on manufactured slopes near Harmony Grove Road (both the fill slopes at the intersection with Country Club Drive and east of Wilgen Road, and the cut slopes on the hill at the corner of Harmony Grove Road and Wilgen Road). Implementation of FEIR Mitigation Measure AL M-1 was determined to reduce the impact to a less-than-significant level:

- AL M-1      A maintenance easement shall be placed on the manufactured slopes within lots 208 to 227 and lot 236. The POA shall have the responsibility to maintain the installed landscaping along these slopes and on the berms surrounding the water quality basins. Slopes and berms shall retain coverage adequate to visually soften manufactured slopes.

Additionally, the FEIR identifies significant, but mitigable aesthetics/landform modification impacts to visual character resulting from manufactured slopes created along Harmony Grove Road due to roadway realignment and widening between Country Club Drive and Village Road. Mitigation measure AL M-2 reduced the impact associated with the manufactured slopes along Harmony Grove Road to a less-than-significant level:

AL M-2      Manufactured slopes created by realignment and widening of Harmony Grove Road shall be varied in slope and texture. Any exposed rock faces shall be stained to resemble aged rock in order to shield the manufactured appearance and blend new slopes with existing rocks and slopes in the same area.

The FEIR concluded that the Harmony Grove Village Specific Plan would result in significant, unmitigable direct aesthetics/landform modification impacts. These include impacts to the visual character of the area associated with the catchment fence and the installation of retaining walls along Harmony Grove between Country Club Drive and Village Road. The FEIR identifies Mitigation Measures AL M-2 and AL M-3; however, the visual impacts associated with the catchment fence and the retaining walls are identified as significant and unavoidable following implementation of mitigation.

AL M-3      Any retaining wall(s) shall be textured and stained or colored to reduce visibility.

A significant, direct aesthetics/landform modification impact would also be associated with visible indications of construction that would contrast with existing conditions due to the introduction of new visually dominant elements and increased glow associated with safety and other resulting lighting during construction. Although the FEIR identifies the visual impacts of construction as temporary in nature, no feasible mitigation measures are identified to reduce the impact, and the FEIR concludes that a significant and unmitigable visual impact associated with construction would occur.

The FEIR identifies direct and cumulatively significant aesthetics/landform modification impacts associated with alternative roadway design scenarios that would remove the hill south of Kauna Loa Drive or install large retaining walls along area roadways. There are no mitigation measures beyond those identified for direct impacts (AL M-3 and AL M-4) that would reduce cumulative impacts to a less-than-significant level. The FEIR identifies significant and unmitigable cumulative aesthetics/landform modification impacts.

AL M-4      All manufactured slopes created by the curve realignment shall be vegetated beyond the minimal erosion control vegetation (larger trees, higher density spacing, additional shrubs) to soften and screen the appearance of the manufactured slopes.

The FEIR also identifies that noise barriers potentially required to mitigate for noise levels resulting from roadway improvements would be unique in the area. Additionally, other projects within the viewshed may require similar walls. The visual effect of these walls would be cumulatively significant due to a cumulative change to community character. Mitigation measures AL M-5 and AL M-6, which require vegetation planting of the street side of the barriers to screen them and placement of a maintenance easement for landscaped areas in front of sound barriers along Country Club Drive and Village Road

would reduce potential adverse cumulative visual effects of noise barriers to a less-than-significant level. Mitigation Measures AL M-5 and AL M-6 from the FEIR are:

- AL M-5      Vegetation such as non-invasive vines and medium-height shrubs that conform to the project landscape concept plan and the fire protection plan shall be planted on the street side of the barriers (in addition to planting required for Proposed Project public streetscapes) in order to screen the sound barriers and help them blend into the surrounding project landscaping.
- AL M-6      A maintenance easement shall be placed on the landscaped areas in front of the sound barriers along Country Club Drive and Village Road. Lots 236, 237, 243-248, 281, 571, 572, 575, 576, 581, 587, 593, 599, 600, 605, 610, 616, 623, 633, 638, 643, 647-650, 687 and 689 and POA 38 will require sound barriers. The POA shall have the responsibility to maintain the installed landscaping in front of these barriers to retain coverage resulting in adequate screening.

The FEIR identifies a significant visual impact associated with the slopes or walls that would be created along Harmony Grove Road east of Country Club Drive. The potential roadway design speed improvement scenarios analyzed in the FEIR could result in a wall approximately 1,750 feet long. The FEIR indicates that no large-scale retaining walls are present in the area along public roadways. Additionally, landform modifications associated with virtual removal of the small hill just south of Kauana Loa Drive would result in a substantial contribution to cumulative changes in regional landform. The FEIR concludes that either or both of these changes would constitute a significant change in the visual character through the introduction of new dominant elements that are inconsistent with the current visual patterns in the area. These elements were found to be significant on a project level; these same elements would be cumulatively significant.

#### Proposed Project

There are no state designated or state eligible scenic highways that provide views to the Project site (California Department of Transportation 2025). The closest County scenic highway to the Proposed Project site is the segment of Elfin Forest Road/ Harmony Grove Road between the San Marcos city limits and the Escondido city limits. While this road passes near the Project site (approximately 700 feet to the south), other Specific Plan development surrounds the Project site and is already included in the viewshed from the designated scenic highway. Views from Harmony Grove Road, south of Harmony Grove Village Parkway include Planning Area 1 of the Specific Plan, including the WRF and residential uses. The placement of up to 32 additional live/work units at the Project site that are consistent with surrounding Specific Plan development would not substantially degrade views from this portion of the County scenic highway, as much of the Specific Plan area is already developed and visible in the area. Therefore, similar to the FEIR, the Proposed Project would not significantly impact views from a designated scenic highway. Project impacts would be less than significant.

The Project site has been rough graded as part of overall Specific Plan implementation. It is currently undeveloped, except for the historic Johnston/Ward House. No changes to the Johnston/Ward House would occur as part of the Proposed Project. The Proposed



Project would allow for the development of up to 32 live/work units within Planning Area 1 of the Specific Plan, on land that is designated for office/retail uses; however, the FEIR included a potential alternate use of the Project site of live/work units if there is not sufficient demand for retail and office uses. The proposed live/work units would be developed consistent with the architectural and landscape designs established in the Specific Plan and would be compatible with the adjacent live/work homes completed and occupied at Harmony Grove Village. Adherence to the design guidelines established in the Specific Plan would ensure aesthetically appropriate development of the live/work units. The Project site has been planned for development, and although the Proposed Project is an alteration from the originally envisioned retail and office uses, live/work units have been planned as an alternate use of the Project site. Existing Specific Plan residential development, including live/work units, surrounds the Project site to the north, south, and east, with a park and additional residential development to the west. The Project does not propose large-scale manufactured slopes or retaining walls. Long-term impacts to existing visual character or quality of the site and its surroundings would be less than significant.

A significant, direct aesthetics/landform modification impact associated with visible indications of construction is identified in the FEIR. Although the FEIR identifies the visual impacts of construction as temporary in nature, no feasible mitigation measures are identified, and the FEIR concludes that a significant and unmitigable visual impact associated with construction activities would occur. The Proposed Project would result in temporary, visual alterations at the Project site associated with construction activities. Although these would be on a much smaller scale than those identified in the FEIR, they would result in a temporary significant visual impact, similar to that identified in the FEIR. The Proposed Project modifications would not alter the impact conclusions of the FEIR with respect to the existing visual character or quality of the site and its surroundings. Short-term impacts related to Project construction would remain significant and unmitigable. Therefore, similar to the FEIR, potential impacts to existing visual character or quality of the site and its surroundings would remain significant and unmitigable in the short term for construction activities.

The Proposed Project modifications would not alter the impact conclusions of the FEIR with respect to day- or nighttime views in the area. Project lighting types, locations, hours of operation, and potential for spill onto adjacent properties would be in compliance with the LPC and dark skies ordinance. Therefore, similar to the approved Specific Plan, the Proposed Project would not impact day- or nighttime views in the area. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for aesthetics and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified Mitigation Measures AL M-1 through AL M-6 would not apply to the Proposed Project, as they have been previously implemented as part of overall Specific Plan development and were required for areas outside of the current Project site. Consistent with the FEIR, long-term visual impacts would be less than significant, reduced as compared to those identified in the FEIR, and no mitigation measures would be required. However, short-term adverse visual impacts associated with Project construction would remain significant and unmitigable. No new feasible mitigation has been identified in

association with the Project modifications that would fully mitigate this short-term impact. No new impacts to aesthetics would occur and no new mitigation measures are required.

## II. AGRICULTURE AND FORESTRY RESOURCES

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

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NO

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### Harmony Grove Village FEIR

The FEIR determined that the Specific Plan would have less-than-significant impacts associated with: the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use; existing zoning for agricultural use; or a cumulatively considerable loss of important farmlands or active agricultural operations. No impact to existing zoning for agricultural uses or Williamson Act lands would occur. According to the FEIR, implementation of the Specific Plan would include a Rezone of the entire site to S-88, with this action intended to accommodate proposed mixed-use development categories such as rural residential, commercial, open space park and recreation, equestrian and public facility uses. Based on the described rezone, the Specific Plan would be consistent with the County Zoning Ordinance and would not result in impacts associated with lands designated for agricultural uses. No impacts to Williamson Act contract lands or the conversion of such lands to non-agricultural use were identified in the FEIR. No conflicts or significant impacts associated with Country Agricultural Enterprises and Consumer Information Ordinance, Board of Supervisor's Policy I-38, General Plan policies, or North County Metropolitan Subregional Plan policies are identified in the FEIR. The FEIR determined that the Specific Plan would not result in potentially significant impacts to agricultural resources, and no mitigation was proposed.

### Proposed Project

The Project site is designated as Urban and Built-Up Land (California Department of Conservation 2025a). The Project site has been planned for office/retail uses since the approval of the Specific Plan in 2007 and was previously graded. As such, development of the Project site with live/work units would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Project impacts related to the conversion of farmland would be consistent with those previously identified in the FEIR.

As noted in the FEIR, there are no Williamson Act contracts within the Specific Plan area. The FEIR indicates that a Williamson Act contract property is located adjacent to the

Specific Plan to the east but was not currently active for agricultural use at the time of FEIR preparation. The Project site has been previously graded, has been planned for office/retail uses, and is surrounded by Specific Plan development. There is no existing zoning for agricultural uses on or adjacent to the Project site. There are no existing Williamson Act contract lands on or adjacent to the Project site (California Department of Conservation 2025b). Project impacts related to existing zoning for agricultural use or Williamson Act lands would be consistent with those previously identified in the FEIR. No conversion of forest land, timberland, or timberland zoned Timberland Production are present on the Project site, and none would be impacted by the Project.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for agriculture and forestry resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR. No new impacts to agriculture and forestry resources would occur and no new mitigation measures are required.

### III. AIR QUALITY

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

☐

NO

☒

#### Harmony Grove Village FEIR

The FEIR determined that the Harmony Grove Village Specific Plan Project would have less-than-significant impacts associated with compliance with the strategies of the RAQS and SIP, exposure of sensitive receptors to substantial pollutant concentrations from toxic air contaminants (TACs) or hazardous air pollutants (HAPs), or objectionable odors.

The FEIR determined that construction emissions for carbon monoxide (CO), volatile organic compounds (VOCs), nitrogen oxides (NO<sub>x</sub>), and particulate matter 10 microns in diameter or less (PM<sub>10</sub>) would exceed significance thresholds and result in temporary, but significant impacts during construction activities. Construction emissions of sulfur oxides (SO<sub>x</sub>) are identified as being below significance thresholds in certain construction scenarios (project construction alone or in conjunction with a single roadway improvement), but construction of more than one roadway design speed improvement at the same time as Specific Plan construction would exceed significance thresholds. Additionally, a significant operational air quality impact was identified for exceedances of screening level thresholds for CO and VOC. The FEIR concluded that Specific Plan emissions would exceed applicable thresholds in the near-term (2010). Since Specific Plan emissions were primarily associated with vehicle traffic, no feasible mitigation measures were identified to reduce

the emissions associated with project operations to below a level of significance in the near-term (2010). However, because vehicular emissions were projected to decrease over time with the phase-out of older vehicles and implementation of increasingly stringent emission controls, the FEIR found that future emissions (2030) would be below the screening-level thresholds. The FEIR identifies the following project design features that were incorporated into the Harmony Grove Village Specific Plan to reduce impacts associated with construction-related criteria pollutant emissions:

- Multiple applications of water during grading between dozer/scrapper passes
- Paving, chip sealing or chemical stabilization of internal roadways after completion of grading
- Use of sweepers or water trucks to remove “track-out” at any point of public street access
- Termination of grading if winds exceed 25 mph
- Stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control
- Hydroseeding of graded residential lots
- Reduction of idling times for construction equipment not to exceed 15 minutes
- The project will be constructed using low-sulfur diesel fuel

The FEIR identified a significant and unmitigable air quality impact associated with the violation of an air quality standard or a substantial contribution to an existing or projected air quality violation during construction and operation. Overall, Specific Plan operational air quality impacts were considered significant and unmitigable, and no mitigation measures were identified.

The FEIR found that no exceedances of the CO standard were predicted. In addition, the FEIR conducted a quantitative evaluation of the potential for risks associated with exposure to diesel particulate matter (DPM) generated by vehicles from the proposed residences and concluded that the maximum excess cancer risk associated with exposure to diesel particulate from Specific Plan-generated trips would be below the County’s significance threshold. The FEIR concluded impacts to sensitive receptors would be less than significant.

The FEIR also determined that the Specific Plan would have significant, unmitigable cumulative air quality impacts during short-term construction activities associated with emissions of PM<sub>10</sub>. No feasible mitigation measures are identified in the FEIR to reduce short-term construction emissions from cumulative projects to below a level of significance.

#### Proposed Project

A Technical Memorandum to Appendix E: Air Quality Technical Report of the FEIR was prepared by HELIX in August 2025 and is included as Appendix A to this Addendum.

Construction of the Proposed Project would occur in the same general locations and require the same types of activities as the previously approved commercial development analyzed in the current Project location in the FEIR. Construction emissions are anticipated to be reduced compared to what was previously analyzed due to the delay in the start of construction yielding a more modern and cleaner-burning construction equipment fleet mix than assumed in the FEIR analysis. In addition, mass grading has previously occurred on the parcels comprising the Project site; therefore, the Proposed Project would require less intensive construction activities such as fine grading, physical building construction, and application of architectural coatings. These construction activities would also be required by the previously approved commercial use and would therefore produce similar construction-related emissions and odors compared to the construction of the currently proposed live/work units. Overall, construction of the Proposed Project would not result in new or substantially increased air quality impacts compared to what was concluded in the FEIR. Nonetheless, the Proposed Project would implement the following construction Best Management Practices (BMPs) similar to those identified in the FEIR, as updated to reflect current construction regulations and site conditions:

- Multiple applications of water during ground disturbance in accordance with San Diego Air Pollution Control District Rule 55;
- Paving, chip sealing or chemical stabilization of internal roadways after completion of grading;
- Use of sweepers or water trucks to remove “track-out” at any point of public street access;
- Stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control; and
- Reduction of idling times for construction equipment below five minutes in accordance with California Code of Regulations Title 13 Sections 2449(d)(3) and 2485.

Based on the trip generation rates identified in the Substantial Conformance Review Memorandum prepared for the Proposed Project by Linscott Law & Greenspan Engineers ([LLG] 2024), the previously approved commercial use would produce 750 average daily trips (ADT), while the Proposed Project would produce 368 ADT, resulting in a net decrease of 382 ADT. This reduction in vehicle trips would result in reduced mobile source emissions compared to what was previously analyzed as described further below. Associated reductions in vehicle DPM and CO emissions near sensitive receptors would also occur, and sensitive receptor impacts would remain less than significant, consistent with the determination in the FEIR.

Operational emissions were compared for the previously approved commercial land use and the currently proposed live/work units using the California Emissions Estimator Model (CalEEMod) Version 2022.1. The modeling results for the previously approved commercial land use and the Proposed Project’s operational emissions of criteria pollutants and precursors are shown in Table 1, *Maximum Daily Operational Emissions*. Refer to the

Technical Memorandum to Appendix E (Appendix A to this Addendum) for the complete CalEEMod output, which is provided as Attachment A to the Technical Memorandum.

**Table 1**  
**MAXIMUM DAILY OPERATIONAL EMISSIONS**

Category	Pollutant Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Previously Approved Land Use (25,000 s.f. Commercial)</b>						
Mobile	3.0	2.3	22.1	0.1	4.7	1.2
Area	0.7	--	1.1	<0.1	<0.1	<0.1
Energy	<0.1	0.2	0.2	<0.1	<0.1	<0.1
<b>Previously Approved Land Use Maximum Daily Emissions<sup>1,2</sup></b>	<b>3.8</b>	<b>2.5</b>	<b>23.3</b>	<b>0.1</b>	<b>4.7</b>	<b>1.2</b>
<b>Currently Proposed Land Use (32 Live/Work Units)</b>						
Mobile	1.4	1.0	9.7	<0.1	2.0	0.5
Area	2.0	--	2.0	<0.1	<0.1	<0.1
Energy	<0.1	0.3	0.1	<0.1	<0.1	<0.1
<b>Currently Proposed Land Use Maximum Daily Emissions<sup>1,2</sup></b>	<b>3.5</b>	<b>1.3</b>	<b>11.8</b>	<b>&lt;0.1</b>	<b>2.0</b>	<b>0.5</b>
<b>Net Maximum Daily Emissions</b>	<b>-0.3</b>	<b>-1.2</b>	<b>-11.5</b>	<b>-0.1</b>	<b>-2.7</b>	<b>-0.7</b>

Source: HELIX 2025a; CalEEMod (output data is provided in Attachment A to Appendix A of this Addendum)

<sup>1</sup> Totals may not sum due to rounding.

<sup>2</sup> Maximum daily emissions of VOC and CO would occur during summer, maximum daily emission of NO<sub>x</sub> would occur during winter, emissions of SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> are not seasonally dependent.

s.f. = square feet; VOC = volatile organic compounds; NO<sub>x</sub> = nitrogen oxides; CO = carbon monoxide; SO<sub>2</sub> = sulfur dioxide; PM<sub>10</sub> = particulate matter 10 microns or less in diameter; PM<sub>2.5</sub> = particulate matter 2.5 microns or less in diameter.

As shown in Table 1, the Project's operational emissions of criteria pollutants would decrease compared to operational emissions associated with the commercial land use approved for the Project site in the FEIR. Therefore, while Specific Plan operational emission impacts were identified as significant in the FEIR, the Project would not result in an increase in operational emissions.

As demonstrated above, the Proposed Project would not result in increases in construction or operational emissions; therefore, potential impacts associated with implementation of the San Diego RAQS and/or applicable portions of the SIP would be less than significant, consistent with the findings of the FEIR. Additionally, exposure of sensitive receptors to substantial pollutant concentrations from TACs or HAPs would be less than significant, similar to that identified in the FEIR.

The proposed live/work units would replace planned office/retail uses. Live/work units are not typical sources of odor. Temporary odors would occur during Project construction from the use of equipment and the application of architectural coatings; however, these odors would be temporary and would not affect a substantial number of people. The change of land use from office/retail uses to live/work units would not result in the creation of objectionable odors that would affect a substantial number of people. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for air quality and would not result in new or

substantially more severe impacts compared to those identified in the FEIR. Project design measures identified in the FEIR to reduce significant construction and operational air quality emissions have already been implemented for the Specific Plan. No feasible mitigation measures were identified in the FEIR to reduce significant air quality impacts. As demonstrated in the analysis above, no new impacts to air quality would occur and no new mitigation measures are required.

#### IV. BIOLOGICAL RESOURCES

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Harmony Grove Village FEIR

The FEIR determined that the Specific Plan would have less-than-significant impacts associated with interference with the movement of any native resident, migratory fish, wildlife species, with wildlife corridors, or impeding the use of native wildlife nursery sites. Additionally, less-than-significant impacts associated with conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan, policies or ordinances were identified in the FEIR.

The FEIR also determined that the Harmony Grove Village Project would have potentially significant impacts associated with adverse effects on a sensitive natural community (including riparian habitat); species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the CDFW or USFWS; and adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act. However, all potentially significant impacts would be reduced to a less-than-significant level with Mitigation Measures BR M-1 through BR M-43, described below.

#### Vegetation Communities

#### *Mitigation for On-site Impacts*

BR M-1      Impacts to 0.15 acre of coastal and valley freshwater marsh (Table 3.1-17) shall be mitigated at a 3:1 ratio by 1:1 creation of coastal and valley freshwater marsh and 2:1 enhancement of wetland/riparian habitat in accordance with the

draft restoration plan (Appendix I). A Final Restoration Plan for on-site habitat creation and enhancement shall be submitted to the County and approved prior to issuance of any grading or construction permits, and prior to approval of the Final Map.

- BR M-2 Impacts to 0.22 acre of individual sycamore trees shall be mitigated at a 3:1 ratio (Table 3.1-17) with plantings of this same species within the Proposed Project site as shown on the landscape plan.
- BR M-3 Impacts to 1.16 acres of southern willow scrub (Table 3.1-17) shall be mitigated at a 3:1 ratio by 1:1 creation of southern willow scrub and 2:1 enhancement of wetland/riparian habitat on and off site in accordance with the restoration plan (Appendix I).
- BR M-4 Impacts to 0.15 acre of mule fat scrub (Table 3.1-17) shall be mitigated at a 3:1 ratio by 1:1 creation of wetland/riparian habitat and 2:1 enhancement of wetland/riparian habitat on and off site in accordance with the restoration plan (Appendix I).
- BR M-5 Impacts to 2.39 acres of disturbed wetland and 0.03 acre of tamarisk scrub (Table 3.1-17) shall be mitigated at a 1:1 ratio by creation of mule fat scrub in accordance with the restoration plan (Appendix I). Mitigation at a 1:1 ratio for impacts to disturbed wetlands is justified based on the following: (1) the 3.39 acres of disturbed wetlands within the Harmony Grove Village project site has very limited vegetation and has been heavily degraded by ongoing agricultural activities; (2) mitigation shall occur entirely on site; and (3) the on-site mitigation shall provide a higher quality habitat that will function as a wetland providing true value to riparian species.
- BR M-6 Impacts to 0.31 acre of open water (Table 3.1-17) shall be mitigated at a 1:1 ratio by creation of coastal and valley freshwater marsh in accordance with the restoration plan (Appendix I).
- BR M-7 Impacts to 0.06 acre of native grassland (Table 3.1-17) shall be mitigated at a 3:1 ratio through off-site acquisition of 0.18 acre of native grassland.
- BR M-8 Impacts to 4.58 acres of coast live oak woodland (including disturbed coast live oak woodland and individual oak trees) shall be mitigated at a 3:1 ratio through on-site preservation of coast live oak woodland and off-site acquisition at Daley Ranch in the City of Escondido (Table 3.1-17). Impacts to 1.32 acres of coast live oak woodland that is under the jurisdiction of CDFW shall be mitigated at a 3:1 ratio (Table 3.1-19b) in accordance with the restoration plan (Appendix I; 3.41 acres restored on site) and off-site acquisition of 0.55 acre of coast live oak woodland at Daley Ranch. Impacts to 1.8 acres of oak woodland buffer shall be mitigated by off-site acquisition of coast live oak woodland at a 3:1 ratio at Daley Ranch in the City of Escondido (Table 3.1-17).
- BR M-9 Impacts to 30.8 acres of Diegan coastal sage scrub and 4.1 acres of coastal sage-chaparral scrub shall be mitigated at a 2:1 ratio. Impacts to 6.8 acres of disturbed Diegan coastal sage scrub shall be mitigated at a 1:1 ratio (Table



3.1-17). The total mitigation requirement for impacts to disturbed and undisturbed Diegan coastal sage scrub is 68.4 acres. Mitigation shall occur through on-site preservation of 22.0 acres of disturbed Diegan coastal sage scrub, on-site preservation of 10.2 acres of undisturbed Diegan coastal sage scrub, and off-site acquisition of 51.4 acres of Diegan coastal sage scrub. Approximately 15.2 acres of the preserved disturbed Diegan coastal sage scrub exceeds the required mitigation acreage for this habitat type. These excess acres shall be used to partially mitigate for non-native grassland impacts (BR M-11). Mitigation for 8.1 acres of impacts to coastal sage-chaparral scrub shall occur through on-site preservation of 3.2 acres of coastal sage-chaparral scrub, on-site preservation of 2.7 acres of excess southern mixed chaparral and off-site acquisition of 2.2 acres of coastal sage-chaparral scrub (Table 3.1-17). Based on the NCCP Habitat Evaluation Flow Chart, the disturbed Diegan coastal sage scrub provides a more limited long-term conservation value; therefore, a 1:1 mitigation ratio is appropriate in this case. Additionally, because the habitat has such a high weed component, a 1:1 mitigation ratio is warranted.

- BR M-10 Impacts to 3.7 acres of southern mixed chaparral (including disturbed) shall be mitigated at a 0.5:1 ratio through on-site preservation of 5.3 acres of southern mixed chaparral (of which 3.4 acres are preserved in excess; Table 3.1-17). The excess 3.4 acres shall be used to partially mitigate for impacts to coastal sage-chaparral scrub (2.7 acres) and non-native grassland (0.7 acre).
- BR M-11 Impacts to 37.7 acres of non-native grassland (including disturbed) shall be mitigated at a 0.5:1 ratio through on-site preservation of 3.0 acres of non-native grassland, 15.2 acres of excess disturbed Diegan coastal sage scrub, and 0.7 acre of excess southern mixed chaparral (Table 3.1-17).
- BR M-12 The Proposed Project shall place an easement over property within the Limited Building Zone to ensure that no structures/uses incompatible with adjacent open space easements/habitat would be constructed.
- BR M-13 Mitigation shall be counted only for those areas within open space easements that are biologically viable (i.e., excluding impact neutral areas; Figure 1.5-1). The Proposed Project includes dedication of 85.6 acres of biological open space, of which 62.8 acres are biologically viable (referred to as Mitigation Areas on Figure 1.5-1), and 22.8 acres are considered impact neutral (referred to as Preservation Areas on Figure 1.5-1). Additionally, 0.69 acre of the proposed agricultural open space (Figure 1.1-15) that would be restored as mitigation and 10.17 acres of riparian creation shall be dedicated to open space. The Proposed Project includes dedication of a Biological Open Space Easement to the County over all proposed biological open space. The biological open space shall be given in fee title to the entity (to be approved by the County prior to issuance of any grading or construction permits, and prior to Final Map approval) that would be responsible for the implementation of the HMP (Appendix J) for the habitat preserved on site. A final HMP, which would clearly describe management of the biological open space, must be approved by the USFWS, CDFW and County prior to issuance of any grading or

construction permits, and prior to Final Map approval. The HMP would include stewardship measures, including, but not limited to, the upkeep of fencing and signs (permanent signs shall be placed along the open space boundary), restriction of trespass and removal of debris. The Proposed Project shall provide evidence that an endowment has been provided to manage the land in perpetuity or a mechanism has been set up that will provide a guaranteed annual assessment for ongoing habitat management.

BR M-14 The Proposed Project includes dedication of 16.1 acres of existing agriculture as agricultural open space in the northwest corner of the site prior to issuance of any grading or construction permits, and prior to Final Map approval (Figure 1.5-1). The underlying fee ownership of this agricultural easement shall be retained by the lot owner. The agricultural easement shall allow existing agricultural uses to continue, or the area may be removed from agriculture and restored to native habitats. The easement shall preclude usage of the site for more intensive uses such as greenhouses, or any form of development.

BR M-15 A draft Restoration Plan for on-site habitat creation or enhancement has been prepared. A final Restoration Plan shall be prepared and approved by the County prior to approval of grading or construction permits, and prior to Final Map approval. A bond (made out to the County) to cover 120 percent of any restoration costs (Appendix I) shall be provided to the County prior to approval of grading or construction permits, and prior to Final Map approval. A biological open space easement shall be placed over all areas used for this mitigation.

*Mitigation for Off-site Road Improvements Impacts*

BR M-16 Impacts to 0.14 acre of coastal and valley freshwater marsh (Table 3.1-18) shall be mitigated at a 3:1 ratio by 1:1 creation of coastal and valley freshwater marsh on site and 2:1 enhancement, including along Escondido Creek on site in accordance with the restoration plan (Appendix I), as well as off site.

BR M-17 Impacts to 1.08 acres of coast live oak woodland shall be mitigated at a 3:1 ratio through off-site preservation of coast live oak woodland (Table 3.1-18). Impacts to 0.17 acre of coast live oak woodland under CDFW jurisdiction shall be mitigated at a 3:1 ratio (Table 3.1-20b) in accordance with the restoration plan (Appendix I) and via off-site habitat enhancement.

BR M-18 Impacts to 1.86 acres of riparian woodland (Table 3.1-18) shall be mitigated at a 3:1 ratio by 1:1 creation on site and 2:1 enhancement, including along Escondido Creek on site in accordance with the restoration plan (Appendix I), as well as off site.

BR M-19 Impacts to 0.09 acre of southern cottonwood-willow riparian forest (Table 3.1-18) shall be mitigated at a 3:1 ratio by 1:1 creation on site and 2:1 enhancement of Escondido Creek on site in accordance with the restoration plan (Appendix I), as well as off site.

BR M-20 Impacts to 1.2 acres of Diegan coastal sage scrub shall be mitigated at a 2:1 ratio through offsite acquisition of in-kind habitat (Table 3.1-18).

- BR M-21 Impacts to 0.6 acre of southern mixed chaparral shall be mitigated at a ratio of 0.5:1 through off-site acquisition of in-kind habitat (Table 3.1-18).
- BR M-22 Impacts to 4.3 acres of non-native grassland shall be mitigated at a ratio of 0.5:1 (Table 3.1-18) through off-site preservation of in-kind habitat.
- BR M-23 The Applicant shall acquire required off-site mitigation land and dedicate it, in fee title, to an entity to be approved by the County prior to issuance of any grading or construction permits, and prior to Final Map approval. A Biological Open Space Easement over the land shall be dedicated to the County and an HMP also shall be prepared and approved by the County for the off-site mitigation areas prior to approval of grading or construction permits and prior to Final Map approval, unless appropriate mitigation is purchased from an approved mitigation bank. The Applicant shall provide evidence that an endowment has been provided to a conservation entity to manage the land in perpetuity (with entity to be approved by the County) prior to approval of grading or construction permits and prior to Final Map approval.

#### Animal Species

- BR M-24 Direct and indirect impacts to coastal California gnatcatcher, least Bell's vireo, raptor nest sites and other sensitive species on and/or off site shall be mitigated through implementation of BR M-1 through M-23, and BR M-28, as appropriate. Evidence shall be provided to the County that any necessary federal and state endangered species permits have been obtained prior to approval of any grading or construction permits, and prior to Final Map approval.

#### Jurisdictional Areas

##### *Mitigation for On-site Impacts*

- BR M-25 Impacts to 2.77 acres of Corps jurisdictional areas shall be mitigated at 1:1 and 3:1 ratios (Table 3.1-19a). Mitigation shall include on-site habitat creation at a 1:1 ratio and on- and off-site riparian habitat enhancement in Escondido Creek at a 2:1 ratio (Appendix I). Evidence that all applicable federal wetland permits have been obtained shall be provided to the County prior to approval of grading or construction permits and prior to Final Map approval.
- BR M-26 Impacts to 5.59 acres of CDFW jurisdictional areas shall be mitigated at ratios of 1:1 and 3:1 (Table 3.1-19b). Mitigation shall include on-site habitat creation at a 1:1 ratio and on- and offsite riparian habitat enhancement in Escondido Creek at a 2:1 ratio (Appendix I). Evidence that all applicable state wetland permits have been obtained shall be provided to the County prior to approval of grading or construction permits and prior to Final Map approval.

### *Mitigation for Off-site Road Improvements Impacts*

- BR M-27 Impacts to 0.38 acre of Corps jurisdictional areas and 2.33 acres of CDFW jurisdictional areas shall be mitigated at ratios of 1:1 and 3:1 (Tables 3.1-20a and 3.1-20b). Mitigation shall include on-site habitat creation at a 1:1 ratio and on- and off-site habitat enhancement in Escondido Creek at a 2:1 ratio (Appendix I). Evidence that all applicable federal and state wetland permits have been obtained shall be provided to the County prior to approval of grading or construction permits and prior to Final Map approval.

### *Direct Temporary Impacts*

- BR M-28 No grading or clearing shall occur within 300 feet of occupied Diegan coastal sage scrub during coastal California gnatcatcher breeding season (February 15 through August 31), 300 feet of occupied least Bell's vireo habitat during its breeding season (March 15 through September 15), 500 feet of occupied tree-nesting raptor habitat or within 800 feet of ground-nesting raptor habitat during raptor breeding season (February 1 through July 15). All grading permits, grading plans, improvement plans and the Final Map shall state the same. If clearing, grading, or blasting would occur during gnatcatcher, raptor and/or vireo breeding season, a preconstruction survey shall be conducted to determine if these species occur within noise-impacted areas. To avoid take under the ESA, impacts shall be avoided within 300 feet of nesting gnatcatchers or vireos. If there are no gnatcatchers, vireos, or raptors nesting (includes nest building or other breeding/nesting behavior) within this area, development shall be allowed to proceed. If any of these birds are observed nesting or displaying breeding/nesting behavior within the area, construction shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until after August 31 for gnatcatchers, September 15 for vireos, or July 15 for raptors.

In order to ensure compliance with the Migratory Bird Treaty Act, clearing of native vegetation shall occur outside of the breeding season of avian species (February 1 through September 15). Clearing during the breeding season would require approval of the Director of the Department of Planning and Land Use (DPLU) with written concurrence from the USFWS and CDFW that no breeding or nesting avian species are present in the vicinity of the brushing, clearing or grading. As described above, a pre-construction survey shall be conducted to determine if breeding or nesting avian species occur within areas impacted by noise.

Any buildings/structures that would be demolished shall be surveyed for owls and bats prior to destruction. If buildings/structures are active breeding sites, breeding season avoidance shall be required.

If sensitive animal species not already addressed are observed/detected during pre-construction surveys along off-site improvements, appropriate mitigation measures will be determined through consultation with the Applicant, County, and appropriate resource agencies (e.g., USFWS and CDFW).

- BR M-29 Construction limits shall be clearly delineated with temporary fencing such as orange construction fencing to define the limits of grading and clearing during the construction period to ensure that construction activity remains within the defined limits evaluated in this analysis. A qualified biologist shall inspect the fencing and shall monitor construction activities occurring adjacent to sensitive habitat to avoid unauthorized impacts.

#### Indirect Impacts

- BR M-30 To reduce edge effects, on-site human activity and potential impacts related to the introduction of exotic and domestic animals, the biological open space lots shall be actively managed and monitored. The required HMP (discussed above in BR M-13) shall ensure that access be restricted to developed areas. Permanent fencing shall be provided for all backyards abutting Proposed Project open space. In addition, preserved habitat shall be posted with signs precluding access due to habitat sensitivity and prohibiting dumping. Residents shall be educated in access restrictions, control of domestic animals, prevention of irrigation run off, and sensitivity of habitats on site.

Exotic animal control shall focus on both domestic pets and invasive pest species. The Habitat Manager of the biological open space shall promote resident education regarding the potential impacts of pets on wildlife through signage and newsletters; persistent problems related to uncontrolled pets shall be reported to the County Department of Animal Control. Other invasive pest animal species that may pose a potential threat to the long-term success of the biological open space preserve include the brown-headed cowbird and the European starling (*Sturnus vulgaris*). Focused monitoring of these species shall be regularly conducted, and it is anticipated that cowbird trapping will be necessary in areas adjacent to equestrian uses. Based on the results of monitoring efforts, trapping shall be conducted as necessary under USFWS, CDFW and County guidance.

- BR M-31 Mitigation for potential impacts to animal behavioral changes shall occur through implementation of BR M-28 and 30, above.
- BR M-32 Lighting within the Proposed Project development adjacent to preserved habitat shall be of the lowest illumination allowed for human safety, selectively placed, shielded, and directed away from preserved habitat. All Proposed Project-related lighting would adhere to Division 9 of the San Diego County Light Pollution Code. MUP 04-012 includes a lighting plan as shown on Figure 2.4-16.

#### Potential Off-site Design Speed Improvement Scenarios

##### *Vegetation Communities*

- BR M-33 Impacts to disturbed wetland (Table 3.1-21) shall be mitigated at a 3:1 ratio through off-site acquisition of in-kind habitat.

- BR M-34 Impacts to coast live oak woodland (Table 3.1-21) shall be mitigated at a 3:1 ratio at the Daley Ranch Mitigation Bank in the City of Escondido.
- BR M-35 Impacts to Diegan coastal sage scrub shall be mitigated at a 2:1 ratio and impacts to disturbed Diegan coastal sage scrub shall be mitigated at a 1:1 ratio (Tables 3.1-21 and 3.1-22) through off-site acquisition of in-kind habitat.
- BR M-36 Impacts to coastal sage-chaparral scrub (Table 3.1-22) shall be mitigated at a 2:1 ratio through off-site acquisition of in-kind habitat.
- BR M-37 Impacts to southern mixed chaparral (Table 3.1-22) shall be mitigated at a 0.5:1 ratio through off-site acquisition of in-kind habitat.
- BR M-38 Impacts to non-native grassland (Table 3.1-21) shall be mitigated at a 0.5:1 ratio through offsite acquisition of in-kind habitat.

#### *Jurisdictional Areas*

- BR M-39 Impacts to CDFW jurisdictional areas shall be mitigated at a 1:1 ratio (Table 3.1-23). Mitigation shall include off-site habitat enhancement in Escondido Creek at a 1:1 ratio. Evidence that all applicable state and federal wetland permits have been obtained shall be provided to the County prior to issuance of grading or construction permits, and prior to Final Map approval.

#### *Animal Species*

- BR M-40 Direct and indirect impacts to coastal California gnatcatchers, raptor nest sites, and other sensitive species within the impact areas of the off-site Country Club Drive design speed scenarios shall be mitigated through implementation of BR M-34 through BR M-38, and BR M-28, as appropriate. Evidence shall be provided to the County that any necessary state and federal endangered species take permits have been obtained prior to issuance of any grading or construction permits, and prior to Final Map approval.

#### *Direct Temporary Impacts*

- BR M-41 Mitigation for potential direct temporary noise-related impacts shall occur through implementation of BR M-28, above.
- BR M-42 Mitigation for potential direct temporary errant construction noise-related impacts shall occur through implementation of BR M-28, above. Mitigation for potential direct temporary errant construction-related impacts to sensitive vegetation communities beyond the approved limits of disturbance shall be mitigated at a 5:1 ratio.

#### *Indirect Impacts*

- BR M-43 Mitigation for potential impacts to animal behavioral changes shall occur through implementation of BR M-28, above.

## Proposed Project

The entire Specific Plan area has been graded, and biological impacts identified in the FEIR have already occurred. Mitigation to reduce potentially significant impacts identified in the FEIR has already been implemented for direct, indirect, on-site, and off-site impacts. The Project site has been maintained following mass grading for the Specific Plan. The Proposed Project would not result in new or increased impacts to sensitive vegetation communities, special status species, or other biological resources. The revised Project would not impact federal wetlands or increase impacts to other jurisdictional resources. The revised Project is consistent with the overall analysis and significance determinations presented in the FEIR for biological resources. Impacts to vegetation communities (Mitigation Measures BR M-1 through BR M-23), animal species (Mitigation Measure BR M-24), jurisdictional areas (Mitigation Measures BR M-25 through BR M-27), direct temporary impacts (Mitigation Measures BR M-28 and BR M-29), indirect impacts (Mitigation Measures BR M-30 through BR M-32), as well as mitigation specific to potential off-site design speed improvement scenarios (Mitigation Measures BR M-33 through BR M-43) have occurred during mass grading and overall Specific Plan development, with mitigation being implemented at the time the impacts occurred. The Project-related modifications would not result in new or substantially more severe impacts to biological resources compared to those identified in the FEIR. No new impacts to biological resources would occur and no new mitigation measures are required.

## **V. CULTURAL RESOURCES**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

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NO

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## Harmony Grove Village FEIR

The cultural resources study prepared for the FEIR concluded that nine archaeological sites, one isolate, and four historic buildings were identified during on-site surveys for the Harmony Grove Village Specific Plan Project. One site (P-37-025925) was located along Harmony Grove Road, and the southwest extension of the previously recorded site, SDI-8280/H, was re-located during the surveys for potential off-site improvements along proposed Village Road. Three previously unrecorded prehistoric sites (SDI-17,837, SDI-17,838, and SDI-17,839) were identified during surveys undertaken as part of evaluation for the alternative roadway design scenarios along Country Club Drive between future Village Road and Kauana Loa Drive. Of the identified historic and prehistoric sites, the FEIR identifies Sites SDI-8280/H and SDI-17,838 as historically significant sites. Potentially significant impacts to important prehistoric sites along off-site Village Road (site SDI-8280/H) and off-site Country Club Drive (site SDI-17,838) are identified in the FEIR. The FEIR includes Mitigation Measures CR M-1 and CR M-2, which require

implementation of an approved data recovery plan at sites SDI-8280/H and SDI-17,838, respectively, to reduce impacts to a less-than-significant level. The mitigation measures are as follows:

CR M-1 Site SDI-8280/H shall be mitigated in accordance with an approved data recovery program (DRP) as specified below.

Prior to approval of grading permits or improvement plans, or on the Final Map, whichever comes first, the Applicant shall:

Implement, to the satisfaction of the Director of DPLU, the research design detailed in the archaeological extended study, *A Cultural Resource Study of the Harmony Grove Village Project, San Diego County, California*, prepared by Brian F. Smith & Associates, dated April 8, 2006. The implementation of the research design constitutes mitigation for the proposed destruction of a portion of archaeological site CA-SDI-8280/H Locus 2. The research design includes, but is not limited to the following performance standards:

- a. The research design shall include a Native American monitor. The consulting archaeologist shall contract with a Native American monitor to be involved in the data recovery program.
- b. Phase 1 of the fieldwork program will include mechanical trenching and a 2.5 percent hand excavated sample of the two subsurface artifact concentrations.
- c. At the completion of Phase 1, a letter report will be submitted to the Director of the DPLU. The letter report will evaluate the issues of site integrity, data redundancy, spatial and temporal patterning, features, and other relevant topics in order to assess the adequacy of the initial 2.5 percent sample. Based on this assessment, the letter report shall recommend the need for and scope of a second phase of field investigations, not to exceed a total site hand excavated sample of 10 percent of the two subsurface artifact concentrations.
- d. Implement Phase 2 of fieldwork, as necessary.
- e. Conduct artifact analysis, including lithics analysis, ceramics analysis, faunal analysis, floral analysis, assemblage analysis, and radiocarbon dating, as detailed in the archaeological extended study, *A Cultural Resource Study of the Harmony Grove Village Project, San Diego County, California*, prepared by Brian F. Smith & Associates, dated April 8, 2006.
- f. Provide evidence to the satisfaction of the Director of DPLU that all archaeological materials recovered, during both the significance testing and data recovery phases, have been curated according to current professional repository standards (San Diego



Archaeological Center, Collection Preparation Guidelines, July 2003). The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.

- g. Complete and submit the Final Technical Report to the satisfaction of the Director of DPLU.
- h. Prior to the initiation of any grading associated with Village Road east of Harmony Grove Road or extension of Citracado Parkway north of Avenida del Diablo, the following shall be completed:
  - The faded rock art panels will be digitally recorded and computer enhanced to illustrate in the archaeological record the image portrayed on the rock.
  - A framework of PVC shall be constructed to enclose the boulder with the rock art. The frame shall be no closer than three feet to the actual rock. Canvas sheets shall be placed over the frame for the duration of the grading program along the easterly portion of new Village Road and the extension of Citracado Parkway north of Avenida del Diablo.

CR M-2      Site SDI-17,838 shall be mitigated in accordance with an approved DRP as specified below. Prior to approval of grading permits or improvement plans, or on the Final Map, whichever comes first, the Applicant shall:

Implement, to the satisfaction of the Director of DPLU, the research design detailed in the archaeological extended study, *A Cultural Resource Study of the Harmony Grove Village Project, San Diego County, California*, prepared by Brian F. Smith and Associates, dated April 8, 2006. The implementation of the research design constitutes mitigation for the proposed destruction of a portion of archaeological site SDI-17,838. The research design includes, but is not limited to, the following performance standards.

- a. The first phase of data recovery will consist of the detailed mapping of all features, surface artifacts and potential midden soil. All leaf mulch and other surface cover materials will be removed to expose milling features and cultural material. Phase 1 of the fieldwork program also will include the excavation of 15 to 30 shovel tests to sample the site area and define the locations and boundaries of any subsurface deposits and all surface artifacts. If any such deposits are discovered, one to five test units (one meter square) will be excavated to sample the content of the deposit.
- b. At the completion of Phase 1, a letter report will be submitted to the Director of the DPLU. The letter will describe the results of the first phase of work and evaluate the issues of site integrity, data redundancy, spatial and temporal patterning, features, and other relevant topics in order to assess the adequacy of the initial test sample and appropriateness of

continual data recovery. Should the site be evaluated as containing potentially important deposits, these areas will be subjected to data recovery procedures described in the research design for the deposit. Minimal sampling levels for any significant deposits will be five percent.

- c. Implement Phase 2 of fieldwork, as necessary.
- d. Conduct artifact analysis, including lithics analysis, ceramics analysis, faunal analysis, floral analysis, assemblage analysis, and radiocarbon dating.
- e. Provide evidence to the satisfaction of the Director of DPLU that all archaeological materials recovered, during both the significance testing and data recovery phase, have been curated according to current professional repository standards (San Diego Archaeological Center, Collection Preparation Guidelines, July 2003). The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.
- f. Complete and submit the Final Technical Report to the satisfaction of the Director of DPLU.

The FEIR identifies potentially significant impacts to the on-site Johnston/Ward House, which is historically significant under CEQA based on its age, its relationship with the early years of the Ward Ranch, and the apparent integrity of the structure. The FEIR identifies Mitigation Measure CR M-3, which requires retention of the Johnston/Ward House within the Harmony Grove Village development and relocation in proximity to its current location. Upon relocation of the Johnston/Ward House, Mitigation Measure CR M-3 requires placement of a conservation easement over this historical resource. Implementation of the following mitigation measure (FEIR Mitigation Measure CR M-3) reduced impacts to the historic Johnston/Ward House to a less-than-significant level:

CR M-3      The Johnston/Ward house will be retained within the Harmony Grove Village development and will be relocated in proximity to its current location and within the Village core. A certified historian will conduct an assessment of the proposed site for relocation to ensure all measures possible are taken to place and orient the structure to ensure historical attributes are maintained and prepare the relocation plan, subject to final approval by County DPLU. Upon relocation of the Johnston/Ward House, a conservation easement shall be placed over this historical resource as follows:

Grant to the County of San Diego a Conservation Easement over the Johnston/Ward House residence. This easement is for the protection and conservation of the Johnston/Ward House and prohibits any demolition or alteration of the building's exterior.

The sole exceptions to this prohibition are:

1. Repairs, restoration, or rehabilitation of the Johnston/Ward House in accordance with the “*Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995).*” Any plan for such activities shall be designed by a qualified historical architect and approved by the Director of DPLU, and implemented by a building contractor with demonstrated experience in the renovation and rehabilitation of historic buildings.

Potential adverse effects to subsurface cultural resources associated with historic features at site SDI-8280/H are identified in the FEIR as a significant impact. The impact would be reduced to a less-than-significant level through implementation of Mitigation Measure CR M-4, which requires mitigation monitoring by an approved archaeologist and Native American monitor during original cutting of previously undisturbed deposits. The FEIR identifies less-than-significant impacts associated with the discovery of human remains. Mitigation Measure CR M-4 is as follows:

CR M-4 Mitigation monitoring by an approved archaeologist and Native American monitor shall be required during the original cutting of previously undisturbed deposits as follows:

Prior to approval of grading or improvement plans, the subdivider shall:

1. Contract with a County-certified archaeologist to implement a grading monitoring and DRP to the satisfaction of the Director of DPLU. Verification of the contract shall be presented in a letter from the Project Archaeologist to the Director. This program shall include but not be limited to the following actions:
  - a. The County-certified archaeologist/historian and Native American Observer shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. DPLU shall approve all persons involved in the monitoring program prior to any pre-construction meetings. The consulting archaeologist shall contract with a Native American Observer to be involved with the grading monitoring program.
  - b. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American Observer shall be on site full-time to perform periodic inspections of the excavations. Monitoring of previously disturbed areas, graded areas, or areas that contain non-cultural and geologically sterile material, will be monitored at the discretion of the consulting archaeologist as dictated by the potential, or absence of potential, to encounter cultural materials.

- c. Isolates and clearly non-significant deposits will be minimally documented in the field and the monitored grading can proceed.
- d. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall contact the County Archaeologist at the time of discovery. The archaeologist, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and DRP to mitigate impacts shall be prepared by the consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods. If any human bones are discovered, the County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
- e. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) (and Native American Observer) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- f. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.
- g. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of DPLU prior to the issuance of any building permits. The report will include Department of Parks and Recreation Primary and Archaeological Site forms.
- h. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of DPLU by the consulting archaeologist that the grading monitoring activities have been completed.

2. Cause to be placed on the Grading Plan:

- a. Prior to rough grading inspection sign-off, the archaeological monitor shall provide evidence that the grading monitoring activities have been completed to the satisfaction of the Director of the DPLU.

The FEIR concludes that, with implementation of project-specific mitigation, the Harmony Grove Village Specific Plan Project would not contribute to a known significant cumulative impact to archaeological resources. Nonetheless, the FEIR indicates that cultural resources are non-renewable in nature and it is critical that information obtained through excavation is appropriately retained and utilized. Thus, to reduce potential cumulative effects to cultural resources, the FEIR identifies the following Mitigation Measure CR M-5 to reduce cumulative impacts to a less-than-significant level:

CR M-5 Artifacts recovered from sites surveyed, tested, or mitigated, as part of the Harmony Grove project shall be curated as follows:

1. Provide evidence to the satisfaction of the Director of DPLU that all archaeological materials recovered during the on- and off-site archaeological investigations conducted for the Harmony Grove Village project, including all significance testing (surface and subsurface collections) and grading monitoring activities, have been curated according to current professional repository standards (San Diego Archaeological Center, Collection Preparation Guidelines, July 2003). The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.

Proposed Project

The Project site has been mass graded during the construction phase of the surrounding Specific Plan development. The prehistoric and historic sites within the Specific Plan area that were identified as significantly impacted by Specific Plan development in the FEIR (sites SDI-8280/H and SDI-17,838) are located outside of the Proposed Project site. Impacts to these sites were mitigated as part of Specific Plan development, and these sites would not be impacted by the current Project. As such, Mitigation Measures CR M-1 and CR M-2 would not apply to the Proposed Project.

The historic Johnston/Ward House is present on the Proposed Project site. Mitigation Measure CR M-3, which required relocation of the historic structure and placement of a conservation easement for the protection and conservation of the structure, was implemented during grading and previous development of the surrounding Specific Plan area. The structure was relocated to its current location in early 2015. As this mitigation measure has already been accomplished, it is not applicable to the current Project. No modifications to the historic Johnston/Ward House are proposed as part of the Project.

FEIR Mitigation Measure CR M-4 was identified to mitigate impacts to unknown cultural resources associated with SDI-8280/H. This site was within the off-site portion of the Specific Plan that would be impacted by Village Road construction. SDI-8280H is not within the boundaries of the Proposed Project site and would not be impacted by the

Project. However, Mitigation Measure CR M-4 would be applicable to the current Project to mitigate potential adverse effects to unknown subsurface cultural resources. Although the Project site has been rough graded, project construction activities may require excavation into previously undisturbed sediments. Additionally, the Project would be required to implement Mitigation Measure CR M-5 to reduce potential cumulative effects to cultural resources. Therefore, similar to the FEIR, potential impacts to cultural resources would be less than significant with implementation of Mitigation Measures CR M-4 and CR M-5 in Table 5.

As noted in the FEIR, during the archaeological evaluation for the Specific Plan, no evidence of human remains, including those interred outside of formal cemeteries, was identified during the records search, literature review, field survey, or site testing and evaluation program. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not disturb human remains, including those interred outside of formal cemeteries. No impact would occur for the Proposed Project.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for cultural resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (CR M-4 and CR M-5 in Table 5) would remain applicable and would be implemented to reduce potential impacts to a less-than-significant level. No new impacts to cultural resources would occur and no new mitigation measures are required.

## VI. ENERGY

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES

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NO

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### Harmony Grove Village FEIR

Energy use was not specifically analyzed in the FEIR as a separate issue area under CEQA. However, the issue of energy use was discussed within the FEIR as part of projected air quality emissions of the Specific Plan and within the land use consistency plans discussion in the FEIR. The FEIR determined that the Harmony Grove Village Specific Plan Project would have a less-than-significant impact associated with wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency (energy efficiency impacts are analyzed in the FEIR’s Table 3.3-2, *Land Use Plans and Policies Consistency Evaluation*). The FEIR contained enough information about energy use that with the exercise of reasonable diligence, information about potential effects due to energy use was readily available to the public. No mitigation measures related to energy use were required.

### Proposed Project

Since the FEIR was certified in 2007, federal, state, and local regulations have become more stringent, thereby resulting in increased energy efficiency for construction vehicles and equipment as compared to what was originally assumed. For example, energy consumption of construction equipment is anticipated to be less than assumed in the FEIR due to the implementation of newer and more energy efficient off-road equipment that has been developed since the time of FEIR preparation.

During long-term operation of the Proposed Project, ADT would be reduced from 750 for office/retail uses to 368 for the proposed live/work units, resulting in a reduction of 385 ADT generated at the Project site. The Proposed Project would also be subject to updated federal, state, and local regulations that are more protective of the environment when compared to the regulations that existed when the prior analyses were conducted. For example, buildings constructed to the current California Building Standards Code (CALGreen) as implemented by the County of San Diego operate more efficiently than older buildings and modern vehicles also are more energy efficient and transitioning away from fossil fuels and toward electric power. Therefore, the Proposed Project would result in reduced energy consumption for operational activities compared to what was assumed for the previously approved project. The Proposed Project would be required to comply with all current and applicable energy conservation plans and regulations and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, Proposed Project impacts would be less than significant.

The Proposed Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for energy and would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant energy impacts.

## **VII. GEOLOGY AND SOILS**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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NO

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## Harmony Grove Village FEIR

The FEIR determined that the Harmony Grove Village Specific Plan Project would have less-than-significant impacts associated with ground rupture, ground acceleration, liquefaction, and landslide/slope instability. The Geotechnical Investigation prepared for the Specific Plan concludes that the development is feasible from a geotechnical standpoint, with incorporation of geotechnical recommendations into the grading plans and implementation of the recommendations during site development. The specific recommendations identified in the FEIR included: (1) reviewing project plans to ensure compatibility with geotechnical conclusions; (2) review and appropriate modification of applicable field activities (e.g., grading and manufactured slope construction) by the project geotechnical engineer; and (3) conformance with appropriate regulatory guidelines and industry standards for applicable project design and construction elements. These recommendations were included in the Specific Plan's environmental design considerations and are identified in the FEIR as part of the Specific Plan project description.

The FEIR identifies less-than-significant impacts associated with tsunamis, seiches, and dam failures. Further, based on implementation of appropriate erosion and sediment control BMPs as part of, and in conformance with the Project-specific Stormwater Pollution Prevention Plan (SWPPP) prepared for the Specific Plan in compliance with National Pollutant Discharge Elimination System (NPDES) requirements, erosion and sediment control impacts are identified in the FEIR as less than significant.

The FEIR identifies the potential for expansive soils and reactive, oversize, and compressible materials to be present within the Specific Plan area. Implementation of design and construction recommendations provided in the Specific Plan Geotechnical Investigation and additional testing/field observations and analyses, as well as conformance with applicable Uniform Building Code (UBC) and County requirements, (or other) guidelines, would avoid or reduce impacts related to expansive and corrosive soils below a level of significance.

## Proposed Project

As noted in the FEIR, no known active or potentially active faults are mapped or known to occur within or adjacent to the Specific Plan area, including the Project site. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault or seismic-related ground failure. Project impacts would be less than significant.

Although the Project site has been mass-graded, the Proposed Project would still require additional fine grading and soil movement at the Project site. The Geotechnical Investigation prepared for the Specific Plan concludes that the development of the Specific Plan area is feasible from a geotechnical standpoint, with incorporation of geotechnical recommendations into the grading plans and implementation of the recommendations during site development. The implementation of geotechnical recommendations during development of the Project site would ensure that impacts associated with ground acceleration, liquefaction, and landslide/slope instability would



remain less than significant. Additionally, the Proposed Project would be required to comply with applicable UBC and County requirements for site preparation and building construction. Impacts would be less than significant and similar to those identified in the FEIR.

The proposed land use change from office/retail to live/work units and increase in total allowable units within the Specific Plan area would not alter the conclusions of the FEIR with regards to tsunamis, seiches, and dam failures. Impacts associated with these issues would be less than significant based on the distance of the Project site from the Pacific Ocean and enclosed water bodies that could result in such impacts.

Similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not result in substantial soil erosion or the loss of topsoil. The Proposed Project would be required to implement appropriate erosion and sediment control BMPs in conformance with a Project-specific SWPPP and would comply with NPDES requirements. Adherence to these requirements would ensure that Proposed Project impacts associated with soil erosion and sedimentation would be less than significant.

Similar to the impacts identified in the FEIR for expansive soils and reactive, oversize, and compressible materials, Proposed Project impacts associated with these types of soil conditions would be less than significant. Identification and appropriate removal of undesired materials remaining at the already-graded Project site would occur during additional fine grading of the site required to implement the Project. The Proposed Project would be required to implement design and construction recommendations provided in the Specific Plan Geotechnical Investigation and conduct additional testing/field observations and analyses. The Proposed Project would be required to comply with applicable UBC and County requirements, and/or other applicable guidelines, which would ensure that impacts related to expansive and other undesirable soil conditions would be less than significant.

The Proposed Project does not propose to use septic tanks or alternative wastewater disposal systems. Sewers are available to serve disposal of wastewater from the Project site and sewer flows would be treated at the WRF. No impact would occur under the Proposed Project.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for geology and would not result in new or substantially more severe impacts compared to those identified in the FEIR. No new impacts to geology and soil would occur and no new mitigation measures are required.

## **VIII. GREENHOUSE GAS EMISSIONS**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas (GHG) emissions?

YES

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NO

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## Harmony Grove Village FEIR

The FEIR did not include an analysis of greenhouse gas emissions as it was not required by CEQA at the time; however, the Air Quality section of the FEIR included an analysis of short-term construction impacts and operational impacts to air quality. The FEIR contained enough information about projected air quality emissions associated with buildout of the Specific Plan, that with the exercise of reasonable diligence, information about potential effects due to GHG emissions was readily available to the public. Although not discussed specifically, the topics of GHG emissions, as well as the potential effects of GHGs on climate change, were generally known prior to certification of the FEIR in February 2007, and the information necessary to analyze the Specific Plan's impacts with respect to this category was disclosed in the EIR. This approach is consistent with caselaw such as *Concerned Dublin Citizens v. City of Dublin*, in which the trial court found, "[t]he potential environmental impacts of [GHGs] were known or could have been known at the time the 2002 plan EIR was certified." Specifically, potential impacts of GHGs on climate change were known as early as the 1970s.

Based on the fact that the topic of GHG emissions was known by County decision-makers and commenting members of the public at the time that the Harmony Grove Village FEIR was certified, there is no new information that could not have been known with reasonable due diligence at that time. Therefore, the Project would not result in a new or increased significant environmental impact as a result of new information.

## Proposed Project

A Technical Memorandum was prepared by HELIX in August 2025 to analyze GHG emissions associated with the Proposed Project and is included as Appendix B to this Addendum.

Construction of the Proposed Project would occur in the same general locations and require the same types of activities as the previously approved commercial development analyzed in the FEIR. Construction GHG emissions are anticipated to be reduced compared to what was previously analyzed due to the delay in the start of construction yielding a more modern and cleaner-burning construction equipment fleet mix than assumed in the FEIR analysis. In addition, mass grading has previously occurred on the parcels comprising the Project site; therefore, the Project would require less intensive construction activities such as fine grading, physical building construction, and application of architectural coatings. These construction activities would have also been required by the previously approved commercial use, and the Project would therefore produce similar construction-related GHG emissions. Overall, construction of the Proposed Project would not result in new or substantially increased construction-period GHG emissions compared to what would have occurred on the Project site with construction of the Specific Plan analyzed in the FEIR.

To compare the potential GHG emissions of the previously approved commercial land use analyzed in the FEIR and the currently proposed live/work units, operational emissions were assessed using CalEEMod Version 2022.1. Operational emissions from mobile sources were based on the trip generation rates in the Substantial Conformance Review Memorandum (LLG 2024). The previously approved commercial use would

produce 750 ADT, while the Proposed Project would produce 368 ADT, resulting in a net decrease of 382 ADT. Area source emissions were modeled assuming no fireplaces would be installed, consistent with the Project plans.

The estimated operational GHG emissions for the previously approved land use and the Proposed Project are compared in Table 2, *Estimated Annual Greenhouse Gas Emissions*.

**Table 2**  
**ESTIMATED ANNUAL GREENHOUSE GAS EMISSIONS**

<b>Emission Source</b>	<b>MT CO<sub>2</sub>e</b>
<b>Previously Approved Land Use (25,000 s.f. Commercial)</b>	
Mobile	624.1
Area	0.4
Energy	51.5
Water and Wastewater	6.7
Solid Waste	7.3
Refrigerants	<0.1
<b>Total Previously Approved Land Use Emissions<sup>1</sup></b>	<b>689.9</b>
<b>Currently Proposed Land Use (32 Live/Work Units)</b>	
Mobile	266.7
Area	0.5
Energy	61.0
Water and Wastewater	2.8
Solid Waste	7.8
Refrigerants	<0.1
<b>Total Currently Proposed Land Use Emissions<sup>1</sup></b>	<b>338.7</b>
<b>Net Emissions</b>	<b>-351.2</b>

Source: HELIX 2025b, CalEEMod (output data are provided in Attachment A)

<sup>1</sup> Totals may not sum due to rounding.

MT = metric tons; CO<sub>2</sub>e = carbon dioxide equivalent; s.f. = square feet

The proposed land use change would result in a reduction in the number of vehicle trips generated by the Proposed Project, resulting in reduced mobile source emissions compared to what was previously analyzed in the FEIR. Additional sources of GHG emissions, including area, energy, water and wastewater, solid waste, and refrigerants, would generally be similar for both land uses. As shown in Table 2 above, the Proposed Project would result in an annual reduction of approximately 351.2 metric tons (MT) of carbon dioxide equivalents (CO<sub>2</sub>e) when compared to the previously approved commercial land use analyzed in the FEIR. Therefore, the Project's proposed land use change would not result in new or substantially increased GHG emissions compared to what would have occurred at the Project site with buildout of the Specific Plan analyzed in the FEIR.

As detailed above, both construction and operational emissions would be less than previously disclosed. Since the Proposed Project would generate fewer emissions than the approved retail/office uses for the Project site, impacts related to GHG emissions would be considered consistent with the findings of the FEIR. Therefore, the Proposed

Project is consistent with the analysis and impact conclusions identified in the FEIR and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Additionally, the Proposed Project would not conflict with applicable plans adopted for the purpose of reducing GHG emissions because design features would conform to the applicable regulations and policies governing the control of GHG emissions. No new impacts associated with GHG would occur and no mitigation measures are required.

## **IX. HAZARDS AND HAZARDOUS MATERIALS**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

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NO

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### Harmony Grove Village FEIR

The FEIR determined that the Specific Plan would have less-than-significant impacts associated with a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials substances or waste within one-quarter mile of an existing or proposed school; proposed operations in compliance with applicable hazardous substance regulations; and causing substantial adverse effects on human beings directly or indirectly. Further, the Initial Study (contained in Appendix A of the FEIR) prepared for the FEIR indicates that the Harmony Grove Village Specific Plan Project would not result in impacts associated with aviation safety hazards for people residing or working in Specific Plan area and would not impair implementation of or physically interfere with emergency response plans.

The FEIR also determined that the Harmony Grove Village Specific Plan Project would have less-than-significant impacts associated with fire safety or the exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildland fires are adjacent to urbanized areas or where residences are intermixed with wildlands. The Specific Plan included implementation of an FPP, which ensured that the Project would comply with all applicable requirements of the California Fire Code and County Fire and Building Codes, and the applicable regulations of the Elfin Forest/Harmony Grove Fire Department. The FEIR identified the approval of the FPP and implementation of all requirements therein as adequate for minimizing the potential for loss of life, property, or damage as a result of wildfires. Impacts were identified as less than significant.

### Proposed Project

The Proposed Project would alter the planned uses of the site from office/retail to live/work units. However, the change in planned land uses at the Project site would not alter the expected use of small amounts of hazardous materials at the Project site during construction (such as fuel, lubricants, adhesives, and solvents) or long-term operation of the site (typical household hazardous materials such as cleaning products, paints, solvents, adhesives, other chemical materials used in building maintenance and interior improvements). The transport, use, and disposal of hazardous materials and/or wastes would be conducted in accordance with applicable federal and state laws. In addition, implementation of the Proposed Project would require conformance with the NPDES Construction General Permit. Specifically, this would entail implementation of a SWPPP to address the use of hazardous materials during construction and the potential discharge of contaminants including construction-related hazardous wastes through the implementation of appropriate BMPs. Compliance with existing regulations would ensure that hazardous materials impacts associated with construction and operation of the Project would be less than significant. Impacts would be similar to those identified in the FEIR and would be less than significant.

A Phase I Environmental Site Assessment (Phase I ESA) was conducted for the Project site (Petra Geosciences 2022). No evidence of hazardous substances or petroleum products under conditions that indicate an existing, past, or material threat of release into the structures, ground, groundwater, or surface water were identified at the Project site. No Recognized Environmental Conditions (RECs), Controlled RECs, or Historical RECs were identified at the Project site. The Phase I ESA notes that the Johnston/Ward House may contain asbestos-containing materials due to the age of the structure, and that lead-based paint has been detected on the exterior surfaces of the structure. The Proposed Project would not include any changes, alterations, or demolition activities at the Johnston/Ward House, and thus, would not result in the release of hazardous materials present or potentially present at the house. The abatement of such materials is regulated by existing requirements. While not part of the Proposed Project, if any future work at the Johnston/Ward House would be required, existing regulations would ensure the work is completed in such a manner as to prevent the accidental release of hazardous materials. Thus, the Project would not result in the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Similar to the approved Specific

Plan, Project impacts related to the accidental release of hazardous materials into the environment would be less than significant.

The Proposed Project would not be located within one-quarter mile of an existing or proposed school site. Additionally, the proposed live/work units would not include the production of hazardous emissions or handling of hazardous materials, substances, or waste beyond small amounts of typical residential household hazardous materials such as paints, cleaning products, pesticides, etc. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not include the production of hazardous emissions or handling of hazardous materials, substances, or waste within one-quarter mile of a school. Project impacts would be less than significant.

As part of the Phase I ESA (Petra Geosciences 2022), a search of government databases and records was conducted. No sites that may have impacted the soils or water beneath the Project site were identified in the search. As such, similar to that identified in the FEIR, the Proposed Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Project impacts would be less than significant.

The Proposed Project would not be located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip. Thus, it would not result in a safety hazard for people residing or working in the project area. Similar to in the conclusion of the FEIR, no impact associated with aviation safety hazards would occur.

The FEIR states that the Harmony Grove Village Specific Plan would not impair implementation of or physically interfere with the San Diego County Nuclear Power Station Emergency Response Plan or Oil Spill Contingency Element since the project site is not within the 10-mile radius of the San Onofre Nuclear Generating Station and the site is not located within the coastal zone or along the coastline. Additionally, emergency response and preparedness plans for the Project vicinity include the Operational Area Emergency Response Plan (Unified San Diego County Emergency Services Organization and County of San Diego 2022) and the San Diego County Multi-Jurisdictional Hazard Mitigation Plan (County of San Diego Emergency Services 2023). The proposed land use change and increase in total units for the Harmony Grove Village Specific Plan would not result in impairment or interference of such plans. Emergency access for the Proposed Project would be required to comply with County and Rancho Santa Fe Fire District requirements to ensure access is maintained (although the FEIR identifies the Elfin Forest/Harmony Grove Fire Department as the department responsible for fire protection within the Specific Plan area, the Elfin Forest/Harmony Grove Fire Department merged with the Rancho Santa Fe Fire Protection District in 2016 and is now part of the Rancho Santa Fe Fire Protection District). Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Project impacts would be less than significant.

The proposed land use change of the Project site from office/retail uses to live/work units would not result in the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. Specific Plan development required implementation of an FPP to ensure Specific Plan development complied with all applicable requirements of the

California Fire Code and County Fire and Building Codes. The FEIR states that with implementation of the FPP, the public health and safety risk impacts associated with wildfires would be reduced to a level that is less than significant. The Proposed Project would be required to comply with the requirements of the existing Harmony Grove Village FPP. The Proposed Project includes construction of three new fire hydrants and new 24-foot-wide fire access in the proposed on-site alleys. All portions of Proposed Project exterior walls would be within 600 feet of fire hydrants, consistent with Rancho Santa Fe Fire Protection District requirements. Compliance with the Specific Plan FPP and implementation of required County and Fire Department requirements would ensure that impacts remain less than significant, similar to those identified in the FEIR.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for hazards and hazardous materials and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Impact conclusions associated with hazards and hazardous materials would be no impact or less than significant, similar to the impacts identified in the FEIR. No new impacts related to hazards and hazardous materials would occur and no new mitigation measures are required.

## **X. HYDROLOGY AND WATER QUALITY**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

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NO

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### Harmony Grove Village FEIR

The FEIR determined that the Harmony Grove Village Specific Plan Project would have less-than-significant impacts associated with alteration of drainage patterns, 100-year floodplains, increases in runoff volumes or velocities, stormwater drainage system capacity, groundwater, or water quality during Specific Plan construction or operation.

Compliance with existing regulatory requirements such as the NPDES and County requirements, as well as a number of project design measures identified in the FEIR would ensure impacts to water resources would be less than significant.

### Proposed Project

A Preliminary CEQA Drainage Study (Rick Engineering 2025a) and a Stormwater Quality Management Plan (SWQMP) for Priority Development Projects (Rick Engineering 2025b) were prepared for the Proposed Project, and are included as Appendices C and D, respectively, to this Addendum.

The SWQMP was updated with the County's most recent template, and stormwater BMPs are identified based on the Proposed Project. The Proposed Project would comply with County water quality requirements and would implement BMPs identified in the SWQMP. Therefore, the Proposed Project would not violate any waste discharge requirements and would not result in an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act. Potential impacts would be less than significant and similar to those identified in the FEIR.

According to the Project SWQMP, the regional groundwater table at the Project site is estimated to be in excess of 62 feet below ground surface, although localized perched water conditions may be encountered at the Project site. The Proposed Project would not involve extraction or use of local groundwater. The Proposed Project would involve the construction of impervious surfaces of the Project site, which would reduce local infiltration/recharge from the Project site; however, no significant impacts are anticipated. The Project site has been planned for development. The Proposed Project would not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, Project impacts would be less than significant.

The Project site has been previously graded and is undeveloped. Drainage at the Project site would be altered as part of Project development. Proposed drainage improvements associated with the Project consist of the construction of several local inlets, area drains, and storm drain systems of 18-inch diameter or less connecting to downstream systems constructed by the approved Grading Plans for Harmony Grove Village Phase I. The southern portion of the Project site would include three drainage basins, each of which would drain into existing infrastructure. The northern lot of the Project site would be split into two drainage areas that ultimately drain to the same pre-project location. Each drainage area would drain towards a biofiltration basin, which would then drain to a new connection to the existing 54-inch reinforced concrete pipe (RCP) (Basin 1) or into the existing inlet of the northern corner of Country Living Way and Country Club Drive (Basin 2). The Preliminary CEQA Drainage Study notes that all runoff from the Project site would eventually be collected in the existing 8-foot by 10-foot quad box culvert under Harmony Village Drive and outfall into Escondido Creek.

The Proposed Project does not include the provision of flood control detention. The existing and proposed storm drains have enough capacity to convey the added flows to the quad box culverts under Harmony Village Drive before outfalling into Escondido



Creek. The Proposed Project would not create or contribute runoff that would exceed the capacity of the existing drainage system. Existing storm drains have capacity for the 100-year peak flows draining from the site. Therefore, the Proposed Project would not result in adverse impacts on existing or planned storm water drainage systems. The Proposed Project is not expected to alter the existing drainage pattern in a manner that would result in flooding on or off-site.

The Preliminary CEQA Drainage Study notes that the net result of the Project changes compared to the FEIR from a drainage perspective would be a slight increase in the peak discharge rate for the Project site due to the increase in imperviousness and decrease in time of concentration associated with the Proposed Project. However, the Preliminary CEQA Drainage Study also notes that the increase in flow would account for 0.06 percent of the total runoff outfalling into Escondido Creek, noting that the increase is negligible. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion, siltation, or flooding on- or off-site and would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Potential impacts would be less than significant.

The Project site is not within any mapped 100-year floodplain (Federal Emergency Management Agency 2025, San Diego Association of Governments 2025). As noted in the FEIR, potential impacts associated with floodplains, floodwater surface elevations, and related flood hazards for portions of the Specific Plan and off-site road study area along Escondido Creek would be less than significant. The Proposed Project site is not located within any of these areas. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not place housing or other structures that would impede or redirect flows within a 100-year flood hazard zone as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps. Project impacts would be less than significant.

As noted in the FEIR, potential impacts from increased peak flow rates and amounts, associated flooding hazards, and the capacity of existing or planned storm drain systems would be less than significant. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for hydrology and water quality and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

## **XI. LAND USE AND PLANNING**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land

use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

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NO

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### Harmony Grove Village FEIR

The FEIR determined that the Harmony Grove Village Specific Plan Project would have no impact associated with physically dividing an established community. The FEIR identifies potentially significant impacts associated with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Potentially significant land use impacts related to cultural resources and conformance to the General Plan Open Space and Conservation Element policies are identified and would be mitigated to a less-than-significant level with implementation of FEIR Mitigation Measure LU M-1. Additionally, the FEIR identifies a potentially significant land use impact associated with off-site road improvements to accommodate projected traffic volumes within the corporate limits of the City of Escondido. The proposed roadway changes were identified in the FEIR as inconsistent with the City of Escondido's General Plan, resulting in a potentially significant impact. Implementation of FEIR Mitigation Measure LU M-2 is identified in the FEIR to reduce the impact to a less-than-significant level.

LU M-1      The Applicant shall incorporate CR M-3 stated in Subchapter 3.4, Cultural Resources, to eliminate the significant impact to the recreation goal of the Open Space Element regarding historic sites and the Conservation Element Policy regarding historic structures.

LU M-2      The Applicant shall coordinate with the City of Escondido regarding a GPA to the City's Circulation Element to incorporate new Village Road between Citracado Parkway and the City's western boundary.

### Proposed Project

The proposed change of land use from office/retail uses to live/work units would not result in impacts associated with physically dividing an established community. The Project site is located within the existing, developed Specific Plan and Subarea Plan area. Residential uses and amenities surround the Project site, including adjacent existing live/work units. Therefore, similar to the approved Harmony Grove Village Specific Plan and the Elfin Forest & Harmony Grove Subarea Plan Projects, the Proposed Project would not physically divide an established community. No impact would occur.

The Proposed Project would not conflict with the applicable policies of the County General Plan, the San Dieguito Community Plan, the County of San Diego Board of Supervisors Policies, the County of San Diego Zoning Ordinance, County of San Diego RPO, County of San Diego Park Land Dedication Ordinance, Natural Community Conservation Planning Program, County of San Diego Subdivision Ordinance, County of San Diego LPC, or Congestion Management Program Update. The Proposed Project seeks to amend the Elfin Forest and Harmony Grove Subarea Plan of the San Dieguito Community Plan to reflect the proposed project and live-work units. The potential use of the Project

site for live/work units as an alternative to office/retail uses was identified in the original Specific Plan and previously considered in the FEIR analysis. The development of the Proposed Project would not result in new land use impacts not previously identified in the FEIR. Project impacts would be less than significant. Mitigation measure LU M-1 and CR M-3 have already occurred and resulted with the relocation of the Johnston/Ward House to within the current Project limits. No changes or impacts to the Johnston/Ward House are proposed as part of the Proposed Project. Thus, Mitigation Measure LU M-1 would not apply to the Proposed Project. Mitigation measure LU M-2 would have been implemented as part of overall Specific Plan development and is not applicable to the Proposed Project. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for land use and planning and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

## **XII. MINERAL RESOURCES**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

☐

NO

☒

### Harmony Grove Village FEIR

The FEIR determined that the Harmony Grove Village Specific Plan Project would have a less-than-significant impact associated with the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

### Proposed Project

The FEIR identifies the entire Specific Plan area as MRZ-3, which is an area containing mineral deposits that have not been adequately tested to determine the significance of the materials present. While mineral extraction activities occurred in some portions of the Specific Plan area prior to implementation of the Specific Plan, the Project site has not been previously used for mineral resource extraction (refer to Figure 4.1-3 in the FEIR). Additionally, the Project site has been planned for office/retail uses since approval of the Specific Plan in 2007. The Proposed Project would not result in the loss of availability of a known mineral resource of value to the region and residents or of a locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of the Proposed Project. Therefore,

similar to the approved Specific Plan, the Proposed Project would have a less-than-significant impact on mineral resources.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for mineral resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

### **XIII. NOISE**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

☐

NO

☒

#### Harmony Grove Village FEIR

The FEIR determined that the Harmony Grove Village Specific Plan Project would have potentially significant noise impacts associated with exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels; a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project; and a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. However, all potentially significant impacts would be reduced to a less-than-significant level with Mitigation Measure N M-1 through N M-11, described below.

- N M-1a Construction noise impacts to existing residences adjacent to the northern property boundary (i.e., along lots 7, 8, 45, 46 and 69-73) shall be mitigated by using quieter equipment when immediately adjacent to existing homes. Smaller dozers, loaders, compactors and backhoes generate sound levels of 80 dB or less at 50 feet from the equipment.
- N M-1b Site deliveries and construction equipment shall only occur during the time period allowed by the County’s noise ordinance (i.e., 7:00 a.m. through 7:00 p.m., Monday through Saturday). Access to the site shall be secured and gates locked so that no vehicles or equipment enter the site prior to 7:00 a.m. Also, there shall be no queuing of trucks inside or outside the site or warming-up/idling of engines or equipment prior to 7:00 a.m.

- N M-1c Residents within 200 feet of the construction activities shall be notified of the construction schedule at least one week prior to initial activities. The notification shall include the construction hours and days of operation, anticipated construction duration, as well as the construction superintendent's name and work phone number.
- N M-1d Noise monitoring shall be conducted as part of a Noise Control Plan during the initial construction operation to ensure that the noise level complies with the County's noise ordinance limits. Potential construction noise monitoring locations are depicted on Figure 10 of the Project Acoustical Assessment Report (AAR). If the noise monitoring indicates that the County's noise criteria have been exceeded, subsequent monitoring shall be conducted after implementation of remedial noise abatement measures. A noise report shall be filed with the County DPLU summarizing the results of the noise monitoring and method of compliance. If noise complaints are received from off-site residences, the County Department of Noise Abatement shall respond to the complaints by providing the results of the noise measurements to the complainant, if the location of the noise measurements are applicable to their property. If applicable noise measurements are not available for the complainant property, the developer shall conduct a sound test at the complainant's property. The results of the noise measurement shall be submitted to the County within three business days of the noise monitoring. If the noise measurement indicates that the Project is in compliance with the County's noise ordinance criteria, no additional sound tests will be required at the complainant's property (or similar adjacent properties) if additional complaints are received. If the noise level exceeds the allowable limit, then remedial noise abatement measures (e.g., reducing the number or sizes of construction equipment) shall be implemented and subsequent noise measurements conducted to verify compliance with the County's construction noise level requirement.
- N M-2a Any rock drill used at the site shall be tested by a County certified acoustical consultant prior to use on the Project site. The results of the sound tests shall be filed with the County DPLU. The report shall summarize the results of the sound test and method of compliance with the County's noise ordinance criteria (i.e., demonstrate that the rock drilling would be located far enough from the property lines or that a temporary noise barrier around the drill would mitigate the one-hour average noise level to 75 dB or less at the adjacent property lines).
- N M-2b To mitigate the noise impact associated with drilling for blasting holes, a quieter rock drill (i.e., a rock drill with a noise level of 89 dB or less at 50 feet) shall be utilized to achieve the County's noise criteria. Also, a temporary noise barrier located around the rock drill will be used to attenuate the drilling noise by 5 to 15 dB. The height of the noise barrier will depend on several factors including the rock drill noise level, distance from the drill rig to the receiver, and elevation of the drill rig relative to the receiver. The temporary barrier shall be constructed of minimum 3/4-inch thick plywood with R-11 fiberglass insulation batts attached to the interior of the panels or of temporary portable barriers, made

from a variety of materials that are available from various noise control manufacturers.

- N M-2c During rough grading at the beginning of Phases 1, 2 and 3 (approximately three to five months in duration for each phase), a disclosure statement shall be provided to home buyers within the Project site stating that they will be exposed to drilling and blasting noise and general noise from construction activities during the remaining phases of development.
- N M-3 During construction of road improvements near the intersection of Avenida del Diablo and Citracado Parkway, a 12-foot high noise barrier shall be constructed adjacent to the construction area. The location of the noise barrier, depicted in Figure 12 of the AAR, shall be approximately 120 feet long. The barrier shall remain in place until the completion of construction, or until it can be demonstrated that the construction noise is in compliance with the City of Escondido Noise Ordinance. The temporary barrier shall be constructed of minimum ¾-inch thick plywood or temporary portable barriers, made from a variety of materials that are available from various noise control manufacturers. Manufacturer barriers shall have a minimum STC 20 rating.
- N M-4 Noise mitigation associated with drilling and blasting activities shall be the same as identified above, under mitigation measures N M-2a through 2c.
- N M-5a On the Final Map, the Applicant shall:
- Grant to the County of San Diego a Noise Protection Easement over the entire area of lots 224-227, 236, 237, 243-248, 281, 571, 572, 575, 576, 581, 582, 587, 593, 599, 600, 605, 606, 610, 611, 616, 623, 624, 630-633, 638, 639, 643, 647-650, 687 and 689, inclusive, of Tentative Map TM5365. This easement is for the mitigation of present and anticipated future excess noise levels on residential uses of the affected parcels. The easement shall require: Prior to the issuance of any building permit for any residential use within the Noise Protection Easement, the Applicant shall:
1. Complete to the satisfaction of the Director of the DPLU, an acoustical analysis performed by a County-certified acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan (exterior 60 dB CNEL, interior 45 dB CNEL). Future traffic noise level estimates for Harmony Grove Road must utilize a Level of Service "C" traffic flow for a four-lane Collector road classification that is the designated General Plan Circulation Element buildout roadway classification. Future traffic noise level estimates for Country Club Drive must utilize a Level of Service "C" traffic flow for a Rural Light Collector road classification which is the designated General Plan Circulation Element buildout roadway classification.
  2. Incorporate to the satisfaction of the Director of the DPLU all of the recommendations or mitigation measures of the acoustical analysis into the Project design and building plans. Preliminary analysis indicates that five-to-six foot sound walls may be required as mitigation (Figures 2.3-6 and 2.3-7).

N M-5b In reference to the Noise Protection Easement, feasibility has been demonstrated as follows:

A six-foot high sound attenuation barrier shall be constructed at lots 224-227 adjacent to Harmony Grove Road, lots 236, 237, 243-248, 281, 571, 572, 575, 576, 581, 587, 593, 599, 600, 605, 610, 633, 650, 687 and 689 adjacent to Country Club Drive and lots 616, 623, 638, 643 and 647-6490 adjacent to Village Road (Figure 2.3-6). The height of each barrier shall be relative to pad elevation except where located along Country Club Drive, in which case the barrier shall be relative to the top of slope adjacent to the road. Table 5 of the AAR summarizes the height and elevation of each noise barrier.

Sound attenuation barriers may be constructed of earthen berm, sound wall or a combination of both. Materials used are required to have a minimum surface density of 3.5 pounds per square foot. Wall materials may be masonry, plexiglass, tempered glass or a combination of these materials. The noise barrier shall be designed to exclude openings or spaces.

N M-5c Pending a change on the final grading plan, these measures will be implemented. A subsequent noise study shall be conducted to determine whether or not the proposed sound attenuation barrier mitigates exterior noise if the proposed building pad elevations or locations shown on the VTM are modified.

N M-5d In reference to the Noise Protection Easement, an interior acoustical study shall be conducted prior to issuance of building permits for lots 224-227, 236, 237, 243-248, 281, 571-572, 575-576, 581, 582, 587, 593, 599, 600, 605, 610, 611, 616, 623, 624, 630-633, 638, 639, 643, 647-650, 687 and 689. The acoustical assessment shall ensure that the interior noise levels for each lot will not exceed 45 dB CNEL.

Based on the acoustical study, should noise levels at the second floor exceed the 45 dB CNEL limit, those residences on the lots listed may require air-conditioning or mechanical ventilation so that windows could be closed at an occupant's discretion. Sound-rated windows also may be required.

N M-7a Noise abatement measures shall be implemented depending upon the orientation of the facility components. Abatement measures include sound attenuators, acoustical louvers, sound-rated doors, sound absorbing materials on the walls and ceilings of the building enclosures, silencers and other such building materials and features, as described below and summarized in Table A3.1 of Attachment 3 in Appendix F. Prior to the issuance of building permits for the WRF, the Applicant shall:

- 1 Complete to the satisfaction of the Director of the DPLU, an acoustical analysis performed by a County-certified acoustical engineer, demonstrating that the present and anticipated future noise levels in the final plans of the WRF for MUP04-013 will not exceed the allowable average hourly sound level of 45 decibels (A) at any property line according to the County Noise Ordinance (Section 36.404).

2. Incorporate to the satisfaction of the Director of the DPLU all of the recommendations and specifications of the acoustical analysis into the Project design and building plans.
3. The following list includes potential components to be used to achieve compliance to the County noise regulations:
  - a. Air compressor (Quincy 15-hp).
  - b. Plant Sewer Pump (Pumpex 4-hp).
  - c. Hydropneumatic pump (Aurora 344 ABF-10 HP).
  - d. Odor Control Room Exhaust Fan (Lauren Cook Model 24ED604D17-50hp).
  - e. 2-hp Auger Monster (JWC Env. 2400 Series).
  - f. 10-hp Blower (Kaeser Omega DB165).
  - g. 2-hp Exhaust Fan (Harrington HPIA 2225).
  - h. 3-hp Sludge Pump (Cornell 3NLTF53-4).
  - i. 25-hp Treatment Plant Blower (Kaeser Omega 61).
  - j. Centrifuge (75 HP) with a 15-hp backdrive motor (Alfa Laval DS-401).
  - k. 2-hp Conveyor Belt System (American Bulk Conveying U-215).
  - l. 5-hp Effluent Pump (Paco 495-13).
  - m. 3-hp Plant Water Pump (Pumpex K100F-CB5124).
  - n. Emergency Generator (Generac 350 kW).
  - o. Valcon Model VAL/2 acoustical louvers and Phoenix-E Structures silencers.

N M-7b A noise study shall be prepared prior to MUP design approval of the final WRF to ensure that noise abatement measures incorporated into the building and site plans reduce noise to 45 dB CNEL or below.

N M-7c Prior to final occupancy or certification of the permanent facilities of the Harmony Grove Village WRF, the Applicant shall:

1. Submit to the satisfaction of the Director of the DPLU a noise certification report prepared by a County-certified acoustical consultant that evaluates and implements any necessary measures to ensure compliance to the property line sound level limits of the San Diego County Noise Ordinance (Section 36.404). The report shall include the following measurements to provide evidence of compliance:
  - a. A minimum 24-hour measurement of the site's existing noise conditions including any interim plant operations on a non-holiday weekend. Provide a log of hourly Leq and L90 measurements noting weather conditions and any temporary noise events. The measurement location shall be five feet above ground and shall be



located outdoors within 75 feet (but no closer than 30 feet) from any sound attenuation louver located on the facility buildings.

- b. A set of noise measurements of the permanent facility operations demonstrating property line compliance and for a comparison with estimated values shall be provided in the Noise Control Plans submitted prior to the issuance of building permits. The certification is required to include an ambient and separate equipment noise measurements at the four critical property line locations of maximum noise generation as shown in Figure 1.1-12 of the preliminary site plans provided in the AAR prepared by PNC (Appendix F to this EIR). The standby emergency generator shall be operated in addition to all of the other plant equipment.
- c. At least 48 hours prior to starting the on-site noise evaluation of the WRF, the Applicant shall notify nearby residents and businesses (within a quarter mile radius) of the Proposed Project's operational test.

N M-7d The following specific measures shall be incorporated into WRF design.

1. Orient the generator room so that the side of the building with the engine exhaust louver faces to the east.
2. Install a minimum three-foot long sound attenuator at the generator room exhaust louver.
3. Install a minimum three-foot long sound attenuator at the generator room intake louver.
4. Orient the air compressor room so that the intake louver faces to the east.
5. Orient the blower room so that the intake louver faces to the east.

N M-7e Sound testing will be required during installation of various facility components. A final test also shall be run following equipment installation to confirm that the operating facility will comply with ordinance standards of 45 dB or less at the property line. The WRF will not be allowed to operate until it is shown to comply with ordinance standards.

N M-8a Prior to the issuance of building permits for the Sewer Lift Station, the Applicant shall:

1. Complete to the satisfaction of the Director of the DPLU, an acoustical analysis performed by a County-certified acoustical engineer, demonstrating that the present and anticipated future noise levels in the final plans of the Sewer Lift Station for MUP04-013 will not exceed the allowable average hourly sound level of 45 decibels (A) at any adjacent residential property line according to the County Noise Ordinance (Section 36.404).
2. Incorporate to the satisfaction of the Director of the DPLU all of the recommendations and specifications of the acoustical analysis into the Project design and building plans.

3. The following list includes potential components or design features to be included to achieve compliance with the County noise regulations:
  - a. Three-foot long sound attenuators at the generator engine exhaust and intake air louvers (IAC Model 3 LFS, or equivalent).
  - b. Three-foot long sound attenuator at the exhaust fan opening (IAC Model 3ES, or equivalent).
  - c. 12-inch thick acoustical louvers at the generator engine exhaust and intake openings (Construction Specialties Model A-12350, or equivalent).
  - d. Replace roll-up doors with sound rated doors having a minimum STC 50 rating.
  - e. Install a super critical grade silencer for the engine generator (GT Exhaust Model 201-6100, or equivalent).
  - f. The exhaust pipe between the muffler and exterior outlet shall have at least one 90 degree turn.
  - g. Install two-inch thick sound absorbing material on at least 50 percent of the interior and ceiling surfaces of the building.
  - h. Orient the building such that the engine exhaust louver faces the equestrian park's parking lot and the door faces the closest residences.
  - i. Permit the testing of the generator once a week between the hours of 9:00 a.m. and 5:00 p.m., excluding Sundays and holidays, as defined in Section 36.410 of the County Noise Ordinance.
  - j. Implementation of the above measures would result in a one-hour average noise level of 45 dB or less at any adjacent residential property line, and during testing would be a one-hour average of 50 dB at the day use portion of the park. A noise study shall be prepared prior to approval of final facility design to ensure that necessary noise abatement measures are incorporated into the building and site plans to mitigate equipment noise from the pump station to the noise levels described above.

N M-8b Grant to the County of San Diego a Noise Easement over the entire area of Open Space Lot 4 of Tentative Map TM5365. This easement is for the mitigation of present and anticipated future excess noise levels from the daytime testing of the standby generator at the Sewer Lift Station. The easement shall:

1. Permit the testing of the standby generator once a week between the hours of 9:00 a.m. and 5:00 p.m. excluding Sundays and holidays as defined by Section 36.410 of the County Noise Ordinance.
2. Prohibit the issuance of building permits for any structures or facilities, including noise sensitive areas or uses on this lot.

- N M-8c Prior to final occupancy or certification of the permanent facilities of the Harmony Grove Village Sewer Lift Station, the Applicant shall:
1. Submit to the satisfaction of the Director of the DPLU a noise certification report prepared by a County-certified acoustical consultant that evaluates and implements any necessary measures to ensure compliance to the property line sound level limits of the San Diego County Noise Ordinance (Section 36.404). The report shall include the following measurements to provide evidence of compliance:
    - a. A minimum 24-hour measurement of the site's existing noise conditions including any interim plant operations on a non-holiday weekend. Provide a log of hourly Leq and L90 measurements noting weather conditions and any temporary noise events. The measurement location shall be 5 feet above ground and shall be located outdoors within 75 feet but no closer than 30 feet from any sound attenuation louver located on the facility buildings.
    - b. Provide a set of noise measurements of the permanent facility operations demonstrating property line compliance and for a comparison with estimated values provided in the Noise Control Plans submitted prior to the issuance of building permits. The certification is required to include an ambient and separate equipment noise measurements at each property line. A sound test shall be conducted to determine the location of the hourly 50-decibel (A) noise contour when the standby generator is in operation.
    - c. At least 48 hours prior to starting the on-site noise evaluation of the wastewater reclamation facility, the Applicant shall notify nearby residents and businesses (within a quarter mile radius) of the Project's operational test.
- N M-9a PA system noise shall be mitigated by locating the speakers as proposed in Figure 2.3-5 but the speakers shall not be higher than 15 feet above the ground, and the front axis of the speakers shall be oriented at an angle of 20 degrees or more from the horizontal plane down to the ground. The speakers at the barn can be placed inside the barn or outside on the building. If the speakers are outside, they shall be oriented facing the ground. The PA system shall only be used between the hours of 7:00 a.m. and 7:00 p.m. and shall generate an hourly average noise level of 50 dB or less at the adjacent property boundaries. A maximum of five speakers shall be used at the site: one speaker for each show arena and three speakers at the main barn. The speakers shall be either Radio Shack Model 40-1439 or 40-1440 sound rated at 104 dB and 102 dB at a distance of three feet, respectively. Substitute speakers that have equivalent or lower sound ratings and horn style (open front half, closed back half) may be used.

- N M-9b Prior to the first show, a noise abatement study, prepared by a County-certified acoustical consultant, shall be provided to the County DPLU that demonstrates that the PA system has been tested and complies with the County's noise ordinance criteria.
- N M-10 A County-approved noise study will be required prior to issuance of use permits for the fire station and the community institutional use (i.e., church, school, tack and feed store) that would be located on the Institutional land use site in Planning Area 1. The noise study would identify specific noise abatement measures to mitigate the noise impact to comply with the County's noise ordinance criteria. These measures may include noise barriers, equipment/building setbacks, silencers, sound attenuators, acoustical louvers, quieter equipment, sound absorbing materials and other noise control design features.
- N M-11 To mitigate direct and indirect cumulative noise impact at Receptor 4 associated with implementation of the 30 and 35 mph design speed scenario, a six-foot high sound attenuation barriers shall be constructed along the realigned section of Country Club Drive as shown in Figure 14 or 15 of the AAR, respectively.

#### Proposed Project

A Technical Memorandum to Appendix F: Acoustical Assessment Report of the FEIR was prepared by HELIX in August 2025 and included as Appendix E to this Addendum.

#### *Short-Term Construction Impacts*

Construction of the Proposed Project would occur in the same general locations and require similar activities as the previously approved commercial development analyzed in the FEIR, except for mass grading of the site, which has already occurred on the Project site as part of overall Specific Plan area grading. As such, construction-related noise impacts would be similar to what was previously described in the FEIR. Mitigation Measure N M-1a is not applicable to the Proposed Project, which is located near the southern Specific Plan boundary, as it exclusively applies to construction adjacent to the existing residences near the northern Specific Plan boundary. Because rough grading has previously occurred throughout the Specific Plan area, including on the Proposed Project site, Mitigation Measures N M-2a, N M-2b, and N M-2c are not required for the Project. In addition, Mitigation Measures N M-3 and N M-4 would not apply to the Proposed Project as they are specific to the construction of off-site Village Road improvements. Mitigation Measures N M-1b, N M-1c, and N M-1d remain applicable to the Proposed Project for construction noise impacts. Construction noise impacts would be less than significant with mitigation, consistent with the determination in the FEIR.

#### *Long-Term Operational Impacts – On-Site Traffic Noise*

As the lots that comprise the Project site (74 and 75) were designated for commercial land uses, the FEIR did not analyze the exterior or interior noise exposure impacts on these lots specifically. The Project proposes a land use change on these lots from commercial to residential. Therefore, the potential exterior and interior noise exposure impacts on the Project were analyzed in the Computer Aided Noise Abatement Model (CadnaA) using the

2030 traffic volumes, speeds, and fleet composition provided in the FEIR. Noise levels at the common exterior use areas were modeled to be 50.2 Community Noise Equivalent Level (CNEL) at the seating area south of units 3 and 4 and 59.4 CNEL at the seating area east of units 26 and 27, below the residential exterior noise threshold of 60 CNEL considered in the FEIR. Therefore, Mitigation Measures N M-5b and N M-5c would not apply as no exterior noise impacts would occur.

Table 3, *Calculated Noise Levels at Residential Building Façades*, shows the resulting noise levels at the façades of residential units nearest to County Club Drive. Receivers were placed at all three floors of the proposed residential buildings; however, only the highest noise level calculated for each unit is reported in Table 3 below.

**Table 3**  
**CALCULATED NOISE LEVELS AT RESIDENTIAL BUILDING FAÇADES**

Residential Unit Number	Noise Level (CNEL)	Exceed 60 CNEL?
5	55.3	No
6	<b>62.2</b>	<b>Yes</b>
17	59.4	No
18	<b>64.9</b>	<b>Yes</b>
20	58.8	No
21	<b>60.9</b>	<b>Yes</b>
22	<b>65.2</b>	<b>Yes</b>
24	57.0	No
25	<b>64.0</b>	<b>Yes</b>
26	59.6	No
27	<b>62.0</b>	<b>Yes</b>

Source: CadnaA

CNEL = Community Noise Equivalent Level

As shown in Table 3 above, traffic noise levels at the facades of the six live/work units with a direct line-of-sight to Country Club Drive (residences 6, 18, 21, 22, 25, and 27) would exceed 60 CNEL and could therefore result in interior noise levels exceeding the 45 CNEL residential interior noise threshold. Mitigation Measures N M-5a and N M-5d, as amended to include the Project lots and specified residences, would apply to these six units to ensure interior noise levels are adequately attenuated. Because the remaining Project units would be set back and shielded by other buildings from Country Club Drive traffic noise, interior noise levels would be below the applicable limits and no mitigation is required. With mitigation incorporated, impacts would be less than significant, consistent with the determination in the FEIR.

#### *Long Term Operational Impacts – Off-site Traffic Noise*

The FEIR determined that traffic generated by the Specific Plan would result in a significant project-level and cumulative increase in noise levels at residences along Citracado Parkway between Avenida del Diablo and Valley Parkway. A significant cumulative increase in noise levels on Avenida del Diablo between Hale Avenue and Valley Parkway was also identified. These impacts could be mitigated through the installation of sound barriers; however, given their location in the City of Escondido, the FEIR concluded impacts would be significant pending City of Escondido approval of the sound barriers.

The Project modifications would result in a reduction in the number of vehicle trips generated by the Project. Based on the trip generation rates identified for the Proposed Project (LLG 2024), the previously approved commercial use would produce 750 ADT, while the Proposed Project would produce 368 ADT, resulting in a net decrease of 382 ADT. The reduced number of vehicle trips would result in reduced traffic noise attributable to the Proposed Project compared to what was previously anticipated in the FEIR. Traffic impacts to off-site receptors would be incrementally reduced compared to the approved Harmony Grove Village Specific Plan; however, the impact would remain significant, consistent with the determination in the FEIR.

#### *Long Term Operational Impacts – Stationary Sources*

The FEIR concluded that potentially significant impacts to on-site and off-site receptors would occur as a result of the following sources of operational stationary source noise: equipment proposed for the on-site water reclamation facility; the generator associated with the on-site pump station; use of the public announcement system at the Equestrian Ranch; and the use of outdoor equipment associated with the proposed fire station, church, school, and track and feed store. Each of these impacts was determined to be less than significant with mitigation.

The water reclamation facility, pump station, and equestrian facilities are not part of the Proposed Project; therefore, stationary source noise impacts identified in the FEIR from their operation would not occur with the Project and Mitigation Measures N M-7a, N M-7b, N M-7c, N M-7d, N M-8a, N M-8b, N M-8c, N M-9a, and N M-9b would not be applicable to the Proposed Project. In addition, the Proposed Project does not propose a fire station or community institutional land use requiring outdoor equipment use and would therefore not be required to implement Mitigation Measure N M-10.

Stationary sources of noise associated with the proposed live/work units would be limited to standard residential heating, ventilation, and air conditioning (HVAC) equipment. The specific HVAC units to be installed for the Proposed Project are not known at this stage of Project development; however, the operation of the final units would be required to comply with the County Noise Ordinance limits related to hourly average noise levels. This would be consistent with the environmental design measure in the FEIR which states that Specific Plan elements requiring stationary noise emitting components (e.g., generators, outdoor mechanical equipment) shall comply with the County Noise Ordinance requirements for restriction of sound levels at property lines and will be required to demonstrate such compliance. No conflict with the property line limits is anticipated, as these units would be typical of residential development and similar in noise generation to those installed at surrounding residences with similar site plans. Stationary source noise impacts would be less than significant, consistent with the determination in the FEIR; therefore, no mitigation would be required.

#### *Potential Roadway Design Speed Improvement Scenarios*

The FEIR identified a number of potential roadway design scenarios along portions of Harmony Grove Road and Country Club Drive and proposed mitigation measures to reduce the impacts of construction noise and long-term operational traffic noise of these improvements. However, the Proposed Project would not include this element of the

Specific Plan analyzed in the FEIR and would not be required to implement Mitigation Measure N M-11. The significant impact at two residences along Country Club Drive would remain as a result of the Specific Plan even with implementation of Mitigation Measure N M-11; however, given the decrease in vehicle trips associated with the Project, no increase in the severity of this impact would occur with the Proposed Project and Mitigation Measure N M-11 does not apply to Project implementation.

The Proposed Project-related modifications would not result in new or substantially more severe noise impacts compared to what was concluded in the FEIR. The following Mitigation Measures from the FEIR remain applicable to the Proposed Project to reduce construction noise and on-site traffic noise impacts below a level of significance: N M-1b, N M-1c, N M-1d, N M-5a, and N M-5d. Mitigation Measures N M-5a and N M-5d would be amended to include the Project lots and residences, as shown in Table 5 with underlined text noting additions to the text of the FEIR Mitigation Measures. In addition, the Project would implement the relevant environmental design measure identified in the 2007 FEIR related to stationary noise sources outlined above.

As identified for the Specific Plan in the FEIR, the Proposed Project would not expose persons to, or generate, post-construction excessive groundborne vibration or noise levels because it does not propose potential land uses that could be impacted by groundborne vibration or noise levels such as research and manufacturing facilities with special vibration constraints, hotels, hospitals, libraries, or concert halls. Also, the Proposed Project does not propose any major, new, or expanded infrastructure such as mass transit, highways, or intensive extractive industry.

The Proposed Project would not be located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not expose people residing or working in the Project area to excessive noise levels. No impacts would occur.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for noise would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified Mitigation Measures N M-1b, N M-1c, N M-1d, N M-5a, and N M-5d identified in Table 5 would apply to the Proposed Project. Mitigation Measures N M-5a and N M-5d would be amended to include the Project lots and residences. No new impacts to noise would occur and no new mitigation measures are required.

#### **XIV. POPULATION AND HOUSING**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES  
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NO  
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## Harmony Grove Village FEIR

The FEIR indicates that the Harmony Grove Village Specific Plan Project would have an estimated building population of 2,145 and that implementation of the Specific Plan would not be growth inducing with regard to the proposed land use changes, circulation improvements, utilities and emergency services upgrades. The Initial Study prepared for the Specific Plan (contained in Appendix A of the FEIR) indicates that the Specific Plan would not displace substantial numbers of people or housing and impacts associated with displacement would be less than significant.

## Proposed Project

Although the Proposed Project would introduce up to an additional 32 units to the Specific Plan area beyond that analyzed in the FEIR, it would not result in growth-inducing impacts. The Project site is surrounded by existing development associated with the Specific Plan. Infrastructure constructed as part of the overall Specific Plan would be utilized by the residents of the proposed live/work units and new infrastructure would not be required. The Project site contains the existing Johnston/Ward House, which would not be altered or impacted by the Project. The Project site does not house residents and no displacement of residents or housing would occur. Similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for population and housing and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

## **XV. PUBLIC SERVICES**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

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NO

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## Harmony Grove Village FEIR

The FEIR determined that the Harmony Grove Village Specific Plan Project would have a less-than-significant impact associated with police protection, schools, and parks. Impacts associated with fire protection and fire safety are identified in the FEIR as potentially significant due to an estimated response time of 13 minutes to the site from the nearest existing station; however, Mitigation Measure FS M-1 is identified in the FEIR to reduce impacts to a less-than-significant level. A FPP was prepared for the Specific



Plan, which was approved by the Fire Marshall in August 2005 and has been implemented as part of Specific Plan development. In addition, the FEIR identifies a number of environmental design considerations related to fire protection, including construction of the proposed on-site fire station, detachment from the San Marcos Fire Department district and annexation into CSA No. 107 Elfin Forest/Harmony Grove Fire Department service district, and incorporation and maintenance of fuel management zones, incorporation of applicable ignition and fire-resistant measures for all structures, among others.

FS M-1      The two-acre lot reserved for a fire station shall be specifically dedicated to the County as a future fire station location. The details as to the pro-rata funding of the fire station, as well as the fire station size, apparatus, and equipment requirements will be finalized by CSA 107. The County will form a Community Facilities District (CFD) to secure funding for facility construction and staffing of the on-site Harmony Grove Village Fire Station. The CFD will ensure that the appropriate emergency response level is provided via paid staff.

### Proposed Project

The Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services.

The FEIR identifies the Elfin Forest/Harmony Grove Fire Department as the department responsible for fire protection within the Specific Plan area; however, in 2016, the Elfin Forest/Harmony Grove Fire Department merged with the Rancho Santa Fe Fire Protection District. The Rancho Santa Fe Fire Protection District is responsible for fire protection services in the Specific Plan area, including the Project site. The fire station identified in FEIR Mitigation Measure FS M-1 has been constructed and is in operation. The Rancho Santa Fe Fire Station 5 is located at 2625 Harmony Grove Road, approximately 0.3 mile east of the Proposed Project site. As such, current fire protection facilities are available in the Proposed Project vicinity and meet the five-minute response time threshold for the first-in engine company for a fire suppression incident. Development of the Specific Plan in accordance with the environmental design measures identified in the FEIR and in compliance with the Specific Plan's FPP would ensure that impacts associated with fire protection services remain less than significant. Mitigation measure FS M-1 identified in the FEIR has already been implemented and would not apply to the Proposed Project.

According to the FEIR, the Specific Plan area is served by the San Diego County Sheriff's Department through its existing station in San Marcos located at 182 Santar Place in San Marcos. The Proposed Project would add up to 32 live/work units to the existing Specific Plan in place of 25,000 s.f. of office/retail uses. The Project site has been planned for development as part of the overall Specific Plan, although the Proposed Project would place live/work units at the site in place of office/retail uses. The Project would add up to 32 residential units to the Specific Plan's overall 742 units; however, the Specific Plan

area is already being served by police protection services. Police protection services would be funded, as necessary, from increased property taxes and other revenues to the County resulting from the Proposed Project. The Project would not require the need for new police facilities and as a result, would not generate a significant direct impact on police protection. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not result in impacts associated with police protection services. Project impacts would be less than significant.

The Proposed Project would generate new school-aged students beyond those identified in the FEIR because it would add up to 32 new residential units to the 742 total units analyzed in the FEIR. The Proposed Project is located entirely within the Escondido Unified School District (EUSD) and the Escondido Unified High School District (EUHSD). The Project site is within the attendance boundaries for Bernardo Elementary School (EUSD 2025a), Del Dios Middle School (EUSD 2025a), and San Pasqual High School (EUHSD). Bernardo Elementary School identifies a 2025 enrollment projection of 463 students, with a total capacity of 520 students (EUSD 2025b). Del Dios Middle School has a 2025 enrollment projection of 797 students, with an identified capacity for 855 students (EUSD 2025c). As stated in the FEIR, EUSD and EUHSD apply a total student generation rate of 0.78 student per single-family residence, consisting of 0.34 student in elementary school, 0.18 student in middle school, and 0.26 student in high school. Based on these numbers, the Proposed Project would generate approximately 25 new students that were previously not accounted for the FEIR, consisting of approximately 11 elementary school students, six middle school students, and eight high school students. The schools serving the Project site have adequate capacity to accommodate the students. Additionally, the County has a School Facilities Mitigation Ordinance (7966), which requires mitigation of school facilities impacts prior to legislative action on a project such as the Proposed Project. The ordinance requires execution of a binding agreement between an applicant and the affected school district prior to legislative approvals associated with a proposed project. Such an agreement can consist of a statement by the affected district that fees routinely assessed at the building permit stage are sufficient to mitigate impacts, and that no agreement is necessary.

The Project would be required to execute an agreement between the Project Applicant and the affected school districts in order to set forth the methodology for providing school services to students generated by the Project. This agreement would ensure that school services and adequate facilities would be available concurrent with the number of students generated by the Project. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not result in significant impacts associated with schools. Project impacts would be less than significant.

The FEIR indicates that the Specific Plan provided approximately nine acres of public parks, one acre of private parks, 27 acres of equestrian facilities, and nine acres of multi-use trails. The Proposed Project would provide up to an additional 32 residential (live/work) units, resulting in a slight increase in demand on recreational facilities. The increased number of units for the Specific Plan area represents an approximately four percent increase in the total allowable residential units within the Specific Plan. The Specific Plan development included construction of parks and recreational facilities, including the Harmony Grove Village 4<sup>th</sup> of July Park, which is located across Trail Blazer Lane, within 100 feet of the northern portion of the Project site. The increase in park

demand and usage associated with a four percent increase in total residential units would not increase usage of existing parks in such a manner that substantial physical deterioration of these facilities would occur or be accelerated. Therefore, similar to the approved Harmony Grove Specific Plan Project, the Proposed Project would not result in impacts associated with recreational facilities. Project impacts would be less than significant.

The Proposed Project would not result in impacts associated with the construction or extension of other public facilities. Therefore, Project impacts would be less than significant. See Section XIX, *Utilities and Service Systems*, below, for further discussion of impacts associated with water, wastewater, solid waste, and energy.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for public services and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

## **XVI. RECREATION**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

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NO

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### Harmony Grove Village FEIR

The FEIR determined that the Harmony Grove Village Specific Plan Project would not result in the need for altered park or recreation services or facilities. The FEIR identifies an existing surplus of County Regional Parks consisting of over 21,765 acres of regional parkland owned by the County and over one million acres of publicly owned land in San Diego County dedicated to parks or open space including federal lands, state parks, special districts, and regional parks. The Specific Plan Project provides approximately nine acres of public parks, one acre of private parks, 27 acres of equestrian facilities, and nine acres of multi-use trails, all of which would service the residents within the Harmony Grove Village community. Due to the extensive surplus of existing publicly owned lands that can be used for recreation and due to the provision of public and private park facilities within development plan, the FEIR identifies less-than-significant impacts to regional recreational facilities or parkland associated with the increase in the use of existing neighborhood and regional parks.

### Proposed Project

The Proposed Project would not increase the use of existing neighborhood parks, regional parks, or other recreational facilities such that substantial physical deterioration of these facilities would occur or be accelerated. The proposed office/retail uses at the Project site

would be replaced with live/work units. The placement of new residences at the site and an overall increase of up to 32 units in the Specific Plan's 742 units would result in an increase in demand for park and recreational facilities; however, the increased number of units represents an approximately four percent increase in the total allowable residential units at the site. The increase in park demand and usage associated with a four percent increase in total residential units would not result in increased use of existing Specific Plan parks, regional parks, or other recreational facilities to the extent that substantial physical deterioration of such facilities would occur or be accelerated. The proposed project is located within an area currently included in Community Facilities District (CFD) No. 2008-01 (Harmony Grove Village) and is subject to a draft Department of Parks and Recreation (DPR) Facilities and Maintenance Agreement, which has not yet been executed. Implementation of this agreement, once finalized, will ensure that adequate mechanisms remain in place for long-term maintenance funding and park service provision consistent with the adopted Specific Plan and previously certified EIR. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not result in significant impacts associated with recreational facilities or parkland. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for recreation and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

## **XVII. TRANSPORTATION**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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### Harmony Grove Village FEIR

The Initial Study prepared prior to the FEIR determined that the Harmony Grove Village Specific Plan Project would have no impact or less-than-significant impacts associated with a change in air traffic patterns, inadequate emergency access, and inadequate parking capacity. During the Initial Study process, it was also determined that the Specific Plan Project would not result in conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

The FEIR identifies a Project Traffic Control Plan, which would be implemented as part of the Specific Plan Project, and associated measures, such as using flag men and limiting truck traffic to a specific haul route, would minimize the assessed short-term nuisance to area residents due to Specific Plan construction to a less-than-significant level.

The FEIR also determined that the Harmony Grove Village Specific Plan Project would have potentially significant direct or cumulative impacts to a number of area road segments, intersections (signalized and unsignalized), freeway segments, and ramp meters with implementation of the Specific Plan and off-site road improvements. Mitigation measures are presented in Table 4, *Summary of Significant Transportation Impacts and Mitigation Measures*. Transportation impacts for some road segments, intersections, and project access are mitigated to below as level of significance; however, some impacts to road segments, intersections, and freeways remain significant and unavoidable following implementation of mitigation. For significant direct and cumulative traffic impacts within the City of Escondido and Caltrans jurisdictions, the FEIR identifies significant and unmitigated impacts because there are no mechanisms to ensure that the City of Escondido and Caltrans would implement recommended mitigation.

**Table 4**  
**SUMMARY OF SIGNIFICANT TRANSPORTATION IMPACTS AND MITIGATION MEASURES FROM FEIR**

Location	Jurisdiction	Impact Type	MITIGATION MEASURE (mitigated to below a level of significance = MBS; significant & unmitigated below a level of significance=SU)	Improvement Needed Before "X" Number of Units are Occupied <sup>1,2</sup>
<b>A. Road Segments</b>				
<b>Harmony Grove Rd.</b>				
Enterprise St. to Howard Ave.	City of Escondido	Cumulative	The project shall contribute a fair share toward the upgrade of Harmony Grove Rd. between Enterprise St. and Howard Ave. to Local Collector standards, including dedicated left-turn lanes on Harmony Grove Rd./Enterprise St. and Howard Ave./Hale Ave. <b>SU (TC M-15)</b>	100 Units
Howard Ave. to Hale Ave.	City of Escondido	Cumulative	The project shall contribute a fair share toward the upgrade of Harmony Grove Rd. between Howard Ave. and Hale Ave. to Local Collector standards, including dedicated left-turn lanes on Harmony Grove Rd./Enterprise St. and Howard Ave./Hale Ave. <b>SU (TC M-16)</b>	100 Units
<b>Nordahl Rd.</b>				
SR 78 to Mission Rd.	City of Escondido	Direct	The project shall contribute a fair share toward the City-planned restriping of Nordahl Rd. between SR 78 westbound ramps and East Mission Rd. (including the bridge) to six lanes. A joint City/Caltrans project study report (PSR) is ongoing at the interchange that will lead to the eventual interchange improvement. <b>SU (TC M-1)</b>	200 Units

Location	Jurisdiction	Impact Type	MITIGATION MEASURE (mitigated to below a level of significance = MBS; significant & unmitigated below a level of significance=SU)	Improvement Needed Before "X" Number of Units are Occupied <sup>1,2</sup>
Mission Rd. to Country Club Dr.	City of Escondido	Cumulative	The project shall contribute a fair share toward the City-planned improvements of the Nordahl Rd./E. Mission Rd. intersection. The improvements are part of a past City capital improvement program (CIP). <b>SU (TC M-17)</b>	200 Units
<b>Andreason Dr.</b>				
Vineyard Ave. to Enterprise St.	City of Escondido	Cumulative	The project shall contribute a fair share toward the widening of Andreason Dr. to four-lane Collector standards. <b>SU (TC M-18)</b>	300 Units
<b>Hale Ave.</b>				
W. 9 <sup>th</sup> St. to Harmony Grove Rd.	City of Escondido	Cumulative	The project shall contribute a fair share toward the future upgrade of Hale Ave. to Local Collector standards. <b>SU (TC M-19)</b>	1 Unit
<b>W. 9<sup>th</sup> St.</b>				
Hale Ave. to Valley Pkwy.	City of Escondido	Cumulative	The project shall contribute a fair share toward the widening of W. 9 <sup>th</sup> St. to Collector standards between Hale Ave. and Valley Pkwy. <b>SU (TC M-20)</b>	200 Units
Valley Pkwy. to Auto Park Way	City of Escondido	Cumulative	The project shall contribute a fair share toward restriping EB W. 9 <sup>th</sup> St. at Auto Park Way to provide a right-turn lane, a shared through/right lane, a left-turn lane and right-turn overlap phasing on the EB approach. This intersection improvement would mitigate the segment impact. <b>SU (TC M-21)</b>	100 Units
Auto Park Way to I-15	City of Escondido	Cumulative	The project shall contribute fair share toward restriping EB W. 9 <sup>th</sup> St. at Auto Park Way to provide a right-turn lane, a shared through/right lane, a left-turn lane and right-turn overlap phasing on the EB approach. <b>SU (TC M-22)</b>	300 Units
<b>Avenida del Diablo</b>				
Citracado Pkwy. to Hale Ave.	City of Escondido	Cumulative	The project shall install a cul-de-sac or implement turn restrictions on Avenida del Diablo, east of Citracado Pkwy. <b>MBS (TC M-23)</b>	300 Units <sup>3</sup>
<b>Via Rancho Pkwy.</b>				
East of Valley Pkwy.	County of San Diego	Direct	The project shall provide an additional NB through lane and a NB dedicated right-turn lane at the Via Rancho Pkwy./Valley Pkwy. intersection. The right-turn lane shall be 150 feet long with a 90-foot transition. <b>MBS (TC M-2)</b>	100 Units
<b>Valley Pkwy.</b>				
W. 11 <sup>th</sup> St. to Avenida del Diablo	City of Escondido	Cumulative	The project shall contribute a fair share toward the widening of Valley Pkwy. between W. 11 <sup>th</sup> St. and Avenida del Diablo to four lanes. <b>SU (TC M-24)</b>	100 Units

Location	Jurisdiction	Impact Type	MITIGATION MEASURE (mitigated to below a level of significance = MBS; significant & unmitigated below a level of significance=SU)	Improvement Needed Before "X" Number of Units are Occupied <sup>1,2</sup>
Citracado Pkwy. to Via Rancho Pkwy.	County of San Diego and City of Escondido	Direct	The project shall provide an additional NB through lane and a NB dedicated right-turn lane at the Via Rancho Pkwy./Valley Pkwy. intersection. This improvement will reduce delay significantly at this intersection, mitigating the segment impact. The right-turn lane should be 150 feet long with a 90-foot transition. In addition, install left-turn phasing on all four approaches to the Citracado Pkwy./Valley Pkwy. intersection. This constitutes replacing the permissive signal phasing with protected (i.e., left-turn arrow) phasing on all four approaches. Contribute a fair share toward the widening of Valley Pkwy. between Citracado Pkwy. and Via Rancho Pkwy. to four lanes to the satisfaction of both the City and County. <b>MBS (TC M-3)</b>	100 Units
South of Via Rancho Pkwy.	County of San Diego	Direct	The project shall provide an additional NB through lane and a NB dedicated right-turn lane at the Via Rancho Pkwy./Valley Pkwy. intersection. The right-turn lane shall be 150 feet long with a 90-foot transition. <b>MBS (TC M-4)</b>	100 Units (While the road segment impact would not occur until 200 DU are occupied, this intersection improvement would occur before 100 units are occupied to mitigate the Via Rancho Pkwy. segment impact east of Valley Pkwy.)
<b>Country Club Dr.</b>				
Harmony Grove Rd. to Village Rd.	County of San Diego	Cumulative	The project shall obtain a GPA to allow LOS D. <b>MBS (TC M-35)</b>	1 Unit
Village Rd. to Kauana Loa Dr.: 35 mph	County of San Diego	Cumulative	The project shall add dedicated left-turn lanes at the intersection of Village Rd. with Country Club Dr. (refer to Figure 15-1 of the TIA). <b>SU (TC M-36)</b>	1 Unit
Village Rd. to Kauana Loa Dr.: 30 mph	County of San Diego	Cumulative	The project shall add dedicated left-turn lanes at the intersection of Village Rd. with Country Club Dr. (refer to Figure 15-1 of the TIA). <b>SU (TC M-37)</b>	1 Unit
Village Rd. to Kauana Loa Dr.: Existing Conditions	County of San Diego	Cumulative	The project shall add dedicated left-turn lanes at the intersection of Village Rd. with Country Club Dr. (refer to Figure 15-1 of the TIA). <b>SU (TC M-38)</b>	1 Unit
<b>Harmony Grove Rd.</b>				
Country Club Dr. to Village Rd.: 35 mph	County of San Diego	Direct and Cumulative	The project shall install turn lanes at the intersections of Harmony Grove Rd. with Village Rd. and Country Club Dr. (refer to Figure 15-1 of the TIA). <b>SU (TC M-39)</b>	1 Unit

Location	Jurisdiction	Impact Type	MITIGATION MEASURE (mitigated to below a level of significance = MBS; significant & unmitigated below a level of significance=SU)	Improvement Needed Before "X" Number of Units are Occupied <sup>1,2</sup>
Country Club Dr. to Village Rd.: 30 mph	County of San Diego	Direct and Cumulative	The project shall install turn lanes at the intersections of Harmony Grove Rd. with Village Rd. and Country Club Dr. (refer to Figure 15-1 of the TIA). <b>SU (TC M-40)</b>	1 Unit
Country Club Dr. to Village Rd.: Existing Conditions	County of San Diego	Direct and Cumulative	The project shall install turn lanes at the intersections of Harmony Grove Rd. with Village Rd. and Country Club Dr. (refer to Figure 15-1 of the TIA). <b>SU (TC M-41)</b>	1 Unit
<b>B. Intersections</b>				
Nordahl Rd./SR 78 EB Ramps	City of Escondido/Caltrans	Direct	The project shall contribute a fair share toward the City/Caltrans planned improvement of the SR 78/Nordahl Rd. interchange to provide a six-lane bridge with dual left-turn lanes onto the ramps. An ongoing joint project study report (PSR) at the interchange will lead to the eventual improvement of the interchange. <b>SU (TC M-5)</b>	1 Unit
Nordahl Rd./Mission Rd.	City of Escondido	Direct	The project shall contribute a fair share toward the City-planned widening of Nordahl Rd. between SR 78 and E. Mission Rd. to six lanes. The improvements are part of a City CIP project. <b>SU (TC M-6)</b>	1 Unit
Valley Pkwy./I-15 SB Ramps	City of Escondido/Caltrans	Cumulative	The project shall contribute a fair share toward the future improvements of the Valley Pkwy./I-15 interchange. <b>SU (TC M-25)</b>	600 Units
Via Rancho Pkwy./I-15 SB Ramps (signalized intersection and SB on-ramp meter)	City of Escondido/Caltrans	Direct & Cumulative	The project shall contribute a fair share toward the future improvements of the I-15/Via Rancho Pkwy. interchange. <b>SU (TC M-13, TC M-27 and TC M-34)</b>	1 Unit
Citracado Pkwy./Country Club Dr.	City of Escondido	Cumulative	The project shall contribute a fair share toward the future signalization of the Citracado Pkwy./Country Club Dr. intersection. This improvement is part of the City CIP. <b>SU (TC M-28)</b>	1 Unit
Harmony Grove Rd./Village Rd.	County of San Diego	Direct	The project shall provide an EB left-turn lane on Harmony Grove Rd and a signal at the intersection of Harmony Grove Rd./Village Rd. when signal warrants are met. It should be noted that a traffic signal warrant for this intersection must be submitted to the Traffic Advisory Committee for review and ultimate recommendation to the Board of Supervisors upon which the Board must approve it. A conceptual striping plan is shown in Figure 2.1-5. <b>MBS (TC M-7)</b>	1 Unit



Location	Jurisdiction	Impact Type	MITIGATION MEASURE (mitigated to below a level of significance = MBS; significant & unmitigated below a level of significance=SU)	Improvement Needed Before "X" Number of Units are Occupied <sup>1,2</sup>
Harmony Grove Rd./Enterprise St.	City of Escondido	Cumulative	The project shall contribute a fair share toward the signalization of this intersection, the provision of dedicated left-turn lanes on each approach and NB right-turn overlap phasing. <b>SU (TC M-29)</b>	500 Units
Hale Ave./W. 11 <sup>th</sup> St.	City of Escondido	Cumulative	The project shall contribute a fair share toward the signalization of this intersection. <b>SU (TC M-30)</b>	100 Units
Hale Ave./Harmony Grove Rd.	City of Escondido	Cumulative	The project shall signalize this intersection and contribute a fair share towards providing dual EB left-turn lanes. <b>SU (TC M-31)</b>	1 Unit
Hale Ave./Avenida del Diablo	City of Escondido	Direct	The project shall install a traffic signal and provide an EB left-turn lane to the satisfaction of the City Engineer; or install a cul-de-sac on Avenida del Diablo just east of Citracado Pkwy; or implement turn restrictions with a raised median on Citracado Pkwy at Avenida del Diablo. <b>MBS (TC M-8)</b>	1 Unit
Valley Pkwy./Avenida del Diablo	City of Escondido	Direct	The project shall install a cul-de-sac on Avenida Del Diablo just east of Citracado Pkwy or implement turn restrictions with a raised median on Citracado Pkwy at Avenida del Diablo. <b>MBS (TC M-9)</b>	300 Units <sup>3</sup>
<b>C. Freeways</b>				
SR 78	Caltrans	Direct & Cumulative	The project shall contribute a fair share toward the future improvements of SR 78 between Twin Oaks Valley Rd. and I-15. <b>SU (TC M-10, TC M-32 and TC M-33)</b>	300 Units
I-15	Caltrans	Direct	The project shall contribute a fair share toward the future improvements of I-15 between SR 78 and SR 56. <b>SU (TC M-11 and TC M-12)</b>	600 Units
<b>D. Project Access</b>				
Harmony Grove Rd./Entrance#1	County of San Diego	Direct	The project shall install a traffic signal at the main project entrance on Harmony Grove Rd. when signal warrants are met. The project shall provide dedicated left-turn lanes and right-turn lanes on Harmony Grove Rd. and a dedicated left- and right-turn lane in the southbound direction at the project driveway. It should be noted that a traffic signal warrant for this intersection must be submitted to the Traffic Advisory Committee for review and ultimate recommendation to the Board of Supervisors for approval. <b>MBS (TC M-14)</b>	1 Unit

Location	Jurisdiction	Impact Type	MITIGATION MEASURE (mitigated to below a level of significance = MBS; significant & unmitigated below a level of significance=SU)	Improvement Needed Before "X" Number of Units are Occupied <sup>1,2</sup>
Harmony Grove Rd./Wilgen Rd.	County of San Diego	Direct	The project shall provide an eastbound left-turn pocket on Harmony Grove Rd. at the Harmony Grove Rd./Wilgen Rd. intersection. <b>MBS (TC M-14)</b>	1 Unit
Segments of Country Club Dr., Harmony Grove Rd. and Village Rd. adjacent to project site	County of San Diego	Direct	The project shall provide the lane configuration depicted in Figure 15-1 of the TIA on Village Rd., Country Club Dr. and Harmony Grove Rd. The project shall ensure that the County's intersection spacing standards are met. The project shall install signals when warrants are met. Conceptual striping plans are presented in Figure 2.1-5. <b>MBS (TC M-14)</b>	1 Unit

<sup>1</sup> An iterative process was conducted to determine the number of units to be occupied by residential users before each mitigation measure is required. For further information on the phasing analysis calculations see Section 15.3: Mitigation Measure Phasing of Appendix D.

<sup>2</sup> Assumes one-half of all non-residential uses are built. Additional residential uses could be built if a portion of the non-residential uses were not built.

<sup>3</sup> Mitigation is needed when Village Rd. is extended to Citracado Pkwy.

NB=northbound, SB=southbound, EB=eastbound

Source: FEIR

### Proposed Project

A Technical Memorandum to Appendix D: Traffic Impact Analysis of the FEIR was prepared by LLG in August 2024 and is included as Appendix F to this Addendum.

The 25,000 s.f. office/retail uses analyzed in the FEIR was calculated to generate 750 ADT with 37 AM peak hour trips and 68 PM peak hour trips. These uses would no longer be constructed at the Project site. The Proposed Project would generate an estimated nine ADT per unit for residential uses and, utilizing a retail rate of 20 trips per 1,000 s.f. of retail uses in the live/work units, would generate an estimated 2.5 ADT per unit associated with retail portion of the live/work units. Thus, the Proposed Project ADT is calculated as 368, with 26 AM peak hour trips and 37 PM peak hour trips. The Proposed Project would generate less than half of the ADT identified for the currently-designated office/retail uses at the Project site. Specifically, the Proposed Project would generate 382 less ADT, with 11 less AM peak trips and 31 less PM peak trips than the currently approved land use for the Project site. Therefore, it can be concluded that the Project would not increase traffic impacts outside of those already identified in the FEIR.

As noted in the FEIR and shown in Table 4 above, mitigation measures for transportation impacts had varying timelines for requiring implementation, based on the number of occupied units within the Specific Plan area. The timing of improvements ranged from before one unit was occupied, to when more units, ranging from 100 to 600, were occupied, depending on the mitigation measure. The Specific Plan area is largely built out, with over 600 units occupied, and all required mitigation for transportation impacts has been implemented, except for those outside of County jurisdiction (within the City of Escondido and within Caltrans jurisdiction), which are identified as significant and unmitigable impacts in the FEIR. As discussed above, the Proposed Project would result in decreased traffic trips as compared to the approved office/retail uses at the site. Therefore, the Proposed Project would not result in new or substantially increased

transportation impacts compared to what was concluded in the FEIR. No transportation mitigation measures would be required to implement the Proposed Project.

As noted in the FEIR, the Harmony Grove Village Specific Plan Project would not preclude or substantially hinder the provision of a planned bike lane or pedestrian facility on a roadway adjacent to the Project site. Similarly, the Proposed Project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Project impacts would be less than significant.

Development of Proposed Project would not result in a change in air traffic patterns or an increase in air traffic levels resulting in substantial safety risks since the Project site is not located within an Airport Master Plan Zone and is not in the vicinity of any public or private airports.

The Proposed Project circulation system, including driveway corner sight distances, was designed in conformance with applicable County standards and requirements and would not significantly impact the safe movement of users along the area roadways. The Proposed Project would ensure that sight distance meeting County standards is provided at each of the Project access points on Country Living Way. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not result in a substantial increase in hazards due to a design feature or incompatible uses. Project impacts would be less than significant.

The Proposed Project includes construction of new 24-foot-wide fire access in the proposed on-site alleys. Emergency access for the Proposed Project would be required to comply with County and Rancho Santa Fe Fire District requirements to ensure access is maintained. The proposed land use change and increase in total units for the Harmony Grove Village Specific Plan would not result in inadequate emergency access. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would result in less-than-significant impacts associated with inadequate emergency access and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. On-site parking would be provided via two-car garages for each unit, with extra parking spaces provided in the two Project motor courts. Thus, the Project would not result in inadequate parking. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for transportation and would not result in new or substantially more severe impacts compared to those identified in the FEIR. The reduction in ADT associated with the Proposed Project as compared to the approved office/retail uses would ensure that the Proposed Project would not result in new or substantially increased transportation impacts compared to what was concluded in the FEIR. No new impacts to transportation would occur and no new mitigation measures are required.

## **XVIII. TRIBAL CULTURAL RESOURCES**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

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NO

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### Harmony Grove Village FEIR

“Tribal Cultural Resources” was not an environmental impact area considered by the FEIR because under the CEQA regulations at the time this impact category was not required. However, the FEIR did consider potential impacts to archaeological resources and human remains under the category Cultural and Historical Resources. The FEIR determined that impacts to cultural resources in the Specific Plan area would be less than significant with the incorporation of Mitigation Measures CR M-1 through CR M-5. Additionally, the FEIR indicates that no evidence of human remains, including those interred outside of formal cemeteries, was discovered during the records search, literature review or during site surveys for the Specific Plan. The FEIR indicates that there is no indication the Harmony Grove Village site was used by Native Americans for religious, ritual, or other special activities and therefore impacts to Native American burial sites are not expected. No evidence or any burials or other religious and/or ceremonial artifacts or features was observed during surveys of potential off-site facilities. Thus, the FEIR concludes that the Harmony Grove Village Specific Plan Project would not result in impacts associated with the disturbance of human remains.

### Proposed Project

The Project site has been graded as part of mass grading of the Specific Plan area. Mitigation identified in the FEIR has already been implemented during mass grading and development of other areas of the Specific Plan. However, the Proposed Project would require additional soil movement at the Project site and may disturb previously undisturbed soils. As discussed in the Cultural Resources subsection, adverse potential effects to subsurface cultural resources would be reduced to less than significant through the implementation of Mitigation Measures CR M-4 and CR M-5, which would also apply to the Proposed Project. As noted in the FEIR, during the archaeological evaluation for the Specific Plan, no evidence of human remains, including those interred outside of formal cemeteries, were identified during the records search, literature review, field survey, or site testing and evaluation program. Therefore, similar to the approved Harmony Grove Village Specific Plan Project, the Proposed Project would not disturb human remains, including those interred outside of formal cemeteries. No impact would occur under the Proposed Project.

In conclusion, the Proposed Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for cultural resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (CR M-4 and CR M-5 in Table 5) would remain

applicable and would be implemented to reduce potential impacts to a less-than-significant level. No new impacts to cultural resources would occur and no new mitigation measures are required.

## **XIX. UTILITIES AND SERVICE SYSTEMS**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable RWQCB; require or result in the construction of new water or wastewater treatment facilities, new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

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NO

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### Harmony Grove Village FEIR

The FEIR determined that the Harmony Grove Village Specific Plan Project would have a less-than-significant impact associated with gas and electric utilities and water supply. Sewer services (wastewater) impacts are identified in the FEIR as potentially significant impacts, as the development of the Specific Plan was identified as being inconsistent with Public Facilities Element Policy 2.1 and Board of Supervisors Policy I-78, which requires assurance that privately proposed wastewater treatment plants are consistent with Master Reclamation Plans and meet the anticipated needs of the project. The FEIR identifies Mitigation Measure SS M-1, which requires approval of a Master Reclamation Plan by the Board of Supervisors to reduce significant impacts. The FEIR identifies that implementation of the mitigation measure would reduce potentially significant impacts to a less-than-significant level because sewer services would be ensured to residences of the proposed Specific Plan and service providers would not be over-taxed as a result of Specific Plan implementation.

SS M-1      When the WRF is implemented, compliance with PFE Policy 2.1 and Board of Supervisors Policy I-78 will be ensured, i.e., approval of a Master Reclamation Plan by the Board of Supervisors during consideration of the Proposed Project for approval.

### Proposed Project

The Proposed Project would require the provision of natural gas and electrical service at the Project site. These services have been provided to the Project vicinity as part of overall Specific Plan development. Existing infrastructure is available adjacent to the Project site. The Proposed Project would construct on-site infrastructure that connects to

the existing utilities systems in the area. The proposed change from office/retail uses to up to 32 live/work units would not significantly increase demand for natural gas or electrical services or require additional infrastructure beyond what is already existing in the Project area. Impacts associated with the provision of natural gas and electrical service to the Project site would be less than significant, similar to that identified in the FEIR.

Water services are provided in the Specific Plan area by the RDDMWD. A Water Supply Assessment (WSA) was prepared for the Harmony Grove Village Specific Plan and was included as Appendix S to the FEIR. Based on the WSA, water demand for the Specific Plan was estimated at 634 acre-feet (af) per year, consisting of 530.5 af per year from residential uses, 9.1 af per year from commercial/retail uses, 2.8 af per year for institutional uses, and 91.6 af per year for landscaping. As discussed in the FEIR, the WSA demonstrated adequate water supply to serve anticipated demands of the Specific Plan. The Proposed Project would change the use of the Project site from office/retail to live/work units and result in an overall increase of up to 32 units for the entire Specific Plan. Thus, the Proposed Project would reduce the expected commercial water usage but would increase the residential water usage of the Specific Plan. This change from commercial uses to live/work units would result in an increase in water usage above that identified in the FEIR; however, the increase in usage would be small in comparison to overall Specific Plan usage. Water infrastructure has been constructed in the area. The Proposed Project would construct on-site infrastructure that would connect with existing adjacent water infrastructure. Therefore, similar to the approved Specific Plan, impacts associated with water infrastructure and water supply would be less than significant. The Proposed Project would not require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Project impacts would be less than significant.

Wastewater generated by the Project would be collected, conveyed, and treated by the WRF constructed as part of overall Specific Plan implementation. The WRF was designed to accommodate Specific Plan flows, including flows from the Project site. Although the Proposed Project would alter the planned land uses at the Project site from office/retail uses to live/work units and increase the total number of residential units allowed within the Specific Plan area by up to 32, the proposed change from office/retail uses to live/work units would not substantially increase the wastewater flow from the Project site in such a manner that would substantially increase flows or cause exceedances of existing facilities. As a result, implementation of the Proposed Project would not require significant alterations to existing sewage systems and infrastructure and would not substantially reduce the capacity of existing wastewater facilities. Wastewater infrastructure was constructed for the Specific Plan area as part of overall Specific Plan implementation. The Proposed Project would construct on-site wastewater infrastructure and connections to the existing wastewater infrastructure adjacent to the Project site. Mitigation Measure SS M-1 has already been implemented as part of overall Specific Plan implementation and would not be applicable to the Project. Similar to the approved Specific Plan, the Proposed Project would not result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. Project impacts associated with wastewater generation and infrastructure would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for utilities and service systems and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

## **XX. WILDFIRE**

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that would result in an increased risk of wildfire to persons or property.

YES

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NO

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### Harmony Grove Village FEIR

“Wildfire” was not a separate environmental impact area considered by the FEIR because under the CEQA regulations at the time this impact category was not required; however, the potential effects of wildfires were known at the time that the FEIR was certified. Accordingly, the discussion of wildfire does not qualify as “new information” under CEQA Guidelines Section 15162(a)(3). The FEIR did consider fire safety under the categories Hazards and Hazardous Materials and Public Services.

The FEIR determined that the Harmony Grove Village Specific Plan Project would have less-than-significant impacts associated with wildland fire hazards and emergency evacuation under the Hazards and Hazardous Materials category. The FEIR determined that the Project would have potentially significant fire service impacts under the Public Services category, which were mitigated to a less-than-significant level through the implementation of Mitigation Measure FS M-1.

### Proposed Project

The Project site is located within the “Very High” Fire Hazard Severity Zone (California Department of Forestry and Fire Protection 2023). A fire station has been constructed within the Harmony Grove Village Specific Plan area and is located 0.3 mile east of the Project site. Current fire protection facilities are available in the Proposed Project vicinity and meet the five-minute response time threshold for the first-in engine company for a fire suppression incident. The Proposed Project includes construction of three new fire hydrants and new 24-foot-wide fire access in the proposed on-site alleys. All portions of Proposed Project exterior walls would be within 600 feet of fire hydrants, consistent with Rancho Santa Fe Fire Protection District requirements

The proposed land use change and increase in total units for the Harmony Grove Village Specific Plan would not result in impairment or interference with an adopted emergency response plan or emergency evacuation plan. Emergency access for the Proposed Project would be required to comply with County and Rancho Santa Fe Fire District requirements to ensure access is maintained. The Project site has been mass graded, is generally flat, and is not adjacent to significant slopes. Specific Plan development required implementation of an FPP to ensure Specific Plan development complied with all applicable requirements of the California Fire Code and County Fire and Building Codes, including

the incorporation of fuel management zones and of applicable ignition and fire resistant materials for all structures. Compliance with applicable California Fire Code, County Fire and Building Codes, and implementation of the FPP for the Specific Plan would ensure that the Proposed Project would not result in exacerbated wildfire risks that would expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

The Project site is located in an urbanized setting with existing infrastructure already in place in the surrounding areas. Utilities would be installed onsite to connect with existing off-site infrastructure; however, construction of the on-site utilities would not exacerbate fire risk. Topographically, the Project site is relatively flat due to prior mass grading and is surrounded by urbanized land. It does not contain topographic features that could subject the site or surrounding areas to risks associated with flooding or landslides caused by wildfires. The proposed drainage improvements have been designed to handle 100-year storm flows and would be subject to review and approval by the County to ensure that storm flows are properly conveyed from the site to existing drainage infrastructure. There are no components of the Project that would contribute to or cause significant risks to people or structures as a result of fire-related flooding or landslides resulting from runoff, post-fire slope instability, or drainage changes.

The proposed land use change of the Project site from office/retail uses to live/work units would not result in the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. The FEIR states that with implementation of the FPP, the public health and safety risk impacts associated with wildfires would be reduced to a level that is less than significant. The Proposed Project would be required to comply with the requirements of the existing Harmony Grove Village FPP. Compliance with the Specific Plan FPP and implementation of required County and Fire Department requirements would ensure that impacts remain less than significant, similar to those identified in the FEIR.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for wildfires and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Impacts would be less than significant. No new impacts related to wildfires would occur and no new mitigation measures are required.

## **XXI. MANDATORY FINDINGS OF SIGNIFICANCE:**

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in any mandatory finding of significance listed below?

*Does the project 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?*



*Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

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

YES

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NO

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The Proposed Project modifications would not result in new or increased impacts to sensitive vegetation communities, special status species, or other biological resources. The Project would not impact federal wetlands or increase impacts to other jurisdictional resources. Therefore, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for biological resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Mass grading of the Specific Plan area has already occurred, and biological impacts identified in the FEIR have already occurred and been mitigated. The Proposed Project would not result in new impacts to biological resources and no new mitigation measures are required.

The Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for cultural resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR. As discussed in the Cultural Resources subsection, adverse potential effects to subsurface cultural resources would be reduced to less than significant through the implementation of previously identified Mitigation Measures CR M-4 and CR M-5, which would also apply to the Proposed Project to reduce potential impacts to a less-than-significant level. No new impacts to cultural resources would occur and no new mitigation measures are required.

Cumulative impacts were previously evaluated for the FEIR under Section 2.0 for each resource topic. Significant and unmitigable cumulative impacts were identified in the FEIR, including those related to aesthetics/landform alteration, air quality, noise, and transportation. With implementation of mitigation measures identified in the FEIR, significant and unmitigable impacts would remain. Similar to the FEIR, the Proposed Project would result in significant and unmitigable cumulative impacts for aesthetics/landform alteration, air quality, noise, and transportation. New or substantially more severe cumulative impacts would not result.

The Project would not have environmental effects that would cause substantial adverse effects on human beings. Refer to Section III, *Air Quality* (sensitive receptors); Section VII, *Geology and Soils* (rupture or faults); Section IX, *Hazards, and Hazardous Materials* (wildfire hazard and emergency evacuations); Section XVI, *Public Services* (fire protection and law enforcement services), and Section XX, *Wildfire*.

As described in this Addendum, there are no physical changes or changes in circumstances under which the Proposed Project is undertaken and/or “new information of substantial importance” that result in any of the mandatory findings of significance.

There are no proposed changes to resources as previously identified and analyzed in the previously certified FEIR.

## XXII. MITIGATION MEASURES

Table 5, *Proposed Project Mitigation Measures*, contains applicable Mitigation Measures from the FEIR. Mitigation measures included in Table 5 are those that apply to the Project.

**Table 5**  
**PROPOSED PROJECT MITIGATION MEASURES**

Mitigation Number	Mitigation Measure
<i>Cultural and Historical Resources</i>	
CR M-4	<p>Mitigation monitoring by an approved archaeologist and Native American monitor shall be required during the original cutting of previously undisturbed deposits as follows:</p> <p>Prior to approval of grading or improvement plans, the subdivider shall:</p> <ol style="list-style-type: none"> <li>1. Contract with a County-certified archaeologist to implement a grading monitoring and DRP to the satisfaction of the Director of DPLU. Verification of the contract shall be presented in a letter from the Project Archaeologist to the Director. This program shall include but not be limited to the following actions: <ol style="list-style-type: none"> <li>a. The County-certified archaeologist/historian and Native American Observer shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. DPLU shall approve all persons involved in the monitoring program prior to any pre-construction meetings. The consulting archaeologist shall contract with a Native American Observer to be involved with the grading monitoring program.</li> <li>b. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American Observer shall be on site full-time to perform periodic inspections of the excavations. Monitoring of previously disturbed areas, graded areas, or areas that contain non-cultural and geologically sterile material, will be monitored at the discretion of the consulting archaeologist as dictated by the potential, or absence of potential, to encounter cultural materials.</li> <li>c. Isolates and clearly non-significant deposits will be minimally documented in the field and the monitored grading can proceed.</li> <li>d. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall contact the County Archaeologist at the time of discovery. The archaeologist, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and DRP to mitigate impacts shall be prepared by the consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods. If any human bones are discovered, the County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.</li> </ol> </li> </ol>

Mitigation Number	Mitigation Measure
CR M-4 (cont.)	<p>e. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) (and Native American Observer) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.</p> <p>f. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.</p> <p>g. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of DPLU prior to the issuance of any building permits. The report will include Department of Parks and Recreation Primary and Archaeological Site forms.</p> <p>h. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of DPLU by the consulting archaeologist that the grading monitoring activities have been completed.</p> <p>2. Cause to be placed on the Grading Plan:</p> <p>a. Prior to rough grading inspection sign-off, the archaeological monitor shall provide evidence that the grading monitoring activities have been completed to the satisfaction of the Director of the DPLU.</p>
CR M-5	<p>Artifacts recovered from sites surveyed, tested, or mitigated, as part of the Harmony Grove project shall be curated as follows:</p> <p>1. Provide evidence to the satisfaction of the Director of DPLU that all archaeological materials recovered during the on- and off-site archaeological investigations conducted for the Harmony Grove Village project, including all significance testing (surface and subsurface collections) and grading monitoring activities, have been curated according to current professional repository standards (San Diego Archaeological Center, Collection Preparation Guidelines, July 2003). The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.</p>
<i>Noise</i>	
N M-1b	<p>Site deliveries and construction equipment shall only occur during the time period allowed by the County's noise ordinance (i.e., 7:00 a.m. through 7:00 p.m., Monday through Saturday). Access to the site shall be secured and gates locked so that no vehicles or equipment enter the site prior to 7:00 a.m. Also, there shall be no queuing of trucks inside or outside the site or warming-up/idling of engines or equipment prior to 7:00 a.m.</p>
N M-1c	<p>Residents within 200 feet of the construction activities shall be notified of the construction schedule at least one week prior to initial activities. The notification shall include the construction hours and days of operation, anticipated construction duration, as well as the construction superintendent's name and work phone number.</p>

Mitigation Number	Mitigation Measure
N M-1d	<p>Noise monitoring shall be conducted as part of a Noise Control Plan during the initial construction operation to ensure that the noise level complies with the County's noise ordinance limits. Potential construction noise monitoring locations are depicted on Figure 10 of the Project AAR. If the noise monitoring indicates that the County's noise criteria have been exceeded, subsequent monitoring shall be conducted after implementation of remedial noise abatement measures. A noise report shall be filed with the County DPLU summarizing the results of the noise monitoring and method of compliance. If noise complaints are received from off-site residences, the County Department of Noise Abatement shall respond to the complaints by providing the results of the noise measurements to the complainant, if the location of the noise measurements are applicable to their property. If applicable noise measurements are not available for the complainant property, the developer shall conduct a sound test at the complainant's property. The results of the noise measurement shall be submitted to the County within three business days of the noise monitoring. If the noise measurement indicates that the Project is in compliance with the County's noise ordinance criteria, no additional sound tests will be required at the complainant's property (or similar adjacent properties) if additional complaints are received. If the noise level exceeds the allowable limit, then remedial noise abatement measures (e.g., reducing the number or sizes of construction equipment) shall be implemented and subsequent noise measurements conducted to verify compliance with the County's construction noise level requirement.</p>
N M-5a	<p>On the Final Map, the Applicant shall:</p> <p>Grant to the County of San Diego a Noise Protection Easement over the entire area of lots <u>74, 75, 224-227, 236, 237, 243-248, 281, 571, 572, 575, 576, 581, 582, 587, 593, 599, 600, 605, 606, 610, 611, 616, 623, 624, 630-633, 638, 639, 643, 647-650, 687 and 689</u>, inclusive, of Tentative Map TM5365. This easement is for the mitigation of present and anticipated future excess noise levels on residential uses of the affected parcels. The easement shall require: Prior to the issuance of any building permit for any residential use within the Noise Protection Easement, the Applicant shall:</p> <ol style="list-style-type: none"> <li>1. Complete to the satisfaction of the Director of the DPLU, an acoustical analysis performed by a County-certified acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan (exterior 60 dB CNEL, interior 45 dB CNEL). Future traffic noise level estimates for Harmony Grove Road must utilize a Level of Service "C" traffic flow for a four-lane Collector road classification that is the designated General Plan Circulation Element buildout roadway classification. Future traffic noise level estimates for Country Club Drive must utilize a Level of Service "C" traffic flow for a Rural Light Collector road classification which is the designated General Plan Circulation Element buildout roadway classification.</li> <li>2. Incorporate to the satisfaction of the Director of the DPLU all of the recommendations or mitigation measures of the acoustical analysis into the Project design and building plans. Preliminary analysis indicates that five-to-six foot sound walls may be required as mitigation (Figures 2.3-6 and 2.3-7).</li> </ol>
N M-5d	<p>In reference to the Noise Protection Easement, an interior acoustical study shall be conducted prior to issuance of building permits for lots <u>74 (residences 21, 22, 25, and 27), 75 (residences 6 and 18), 224-227, 236, 237, 243-248, 281, 571-572, 575-576, 581, 582, 587, 593, 599, 600, 605, 610, 611, 616, 623, 624, 630-633, 638, 639, 643, 647-650, 687 and 689</u>. The acoustical assessment shall ensure that the interior noise levels for each lot will not exceed 45 dB CNEL.</p>
N M-5d (cont.)	<p>Based on the acoustical study, should noise levels at the second floor exceed the 45 dB CNEL limit, those residences on the lots listed may require air-conditioning or mechanical ventilation so that windows could be closed at an occupant's discretion. Sound-rated windows also may be required.</p>

## **APPENDICES**

Appendix A – Technical Memorandum to Appendix E: Air Quality Technical Report

Appendix B – Greenhouse Gases Technical Memorandum to the Harmony Grove Village Final Environmental Impact Report

Appendix C – Preliminary CEQA Drainage Study

Appendix D – Stormwater Quality Management Plan (SWQMP) for Priority Development Projects

Appendix E – Technical Memorandum to Appendix F: Acoustical Assessment Report

Appendix F – Technical Memorandum to Appendix D: Traffic Impact Analysis of the

FEIR Appendix G – Service Availability Forms

## **REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM**

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## **Appendix A – Technical Memorandum to Appendix E: Air Quality Technical Report**

Please refer to report submitted under separate cover.

## **Appendix B – Greenhouse Gases Technical Memorandum to the Harmony Grove Village Final Environmental Impact Report**

Please refer to report submitted under separate cover.



## **Appendix C – Preliminary CEQA Drainage Study**

Please refer to report submitted under separate cover.

## **Appendix D – Stormwater Quality Management Plan (SWQMP) for Priority Development Projects**

Please refer to report submitted under separate cover.

## **Appendix E – Technical Memorandum to Appendix F: Acoustical Assessment Report**

Please refer to report submitted under separate cover.

## **Appendix F – Technical Memorandum to Appendix D: Traffic Impact Analysis of the FEIR**

Please refer to report submitted under separate cover.

## **Appendix G – Service Availability Forms**

Please refer to report submitted under separate cover.