

ADDENDUM
to the
AMENDED MITIGATED NEGATIVE DECLARATION
FOR
NORTH AVENUE ESTATES 39-LOT RESIDENTIAL LOT SUBDIVISION

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

Current Case No.: SUB 17-0007

For the proposed

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

Prepared for:

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

December 18, 2017

INTRODUCTION

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

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

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

STATUTORY BACKGROUND

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

This MND Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the 2005 MND remain substantively unchanged by the

situation described herein, and supports the finding that the proposed project modifications do not result in new significant impacts and do not exceed the level of impacts identified in the 2005 MND. Accordingly, pursuant to CEQA Guidelines Section 15164, recirculation of the adopted MND for public review is not required. The City has also determined that preparation of a subsequent EIR or MND is not required under CEQA Guidelines Section 15162. To support this decision, the following discussion describes the proposed project modifications and the associated environmental analysis.

SUMMARY OF ORIGINAL PROJECT DESCRIPTION

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

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

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

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

PROJECT REVISIONS

The Proposed Project (SUB 17-0007) revises the annexation boundary. The Proposed Project requests annexation of the Project Site (APNs 224-153-19 and -20; prezoned PD-R-1.97) and 714 North Avenue (APN 224-153-15; prezoned RE-20). It also includes the annexation of 632 and 644 North Avenue (APNs 224-331-14 and -16), which would be prezoned to RE-20 before the annexation as part of the Proposed Project. The properties at 632, 644, and 714 North Avenue

are included in the current annexation proposal because they have previously connected to City sewer services due to septic failure or impending septic failure, and have signed agreements to annex as a condition of that sewer connection.

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

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

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

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

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

IMPACT ANALYSIS

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

AESTHETICS

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

- a) *Would the project have a substantial adverse effect on a scenic vista?*
- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*
- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

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

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

AIR QUALITY

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

BIOLOGICAL RESOURCES

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

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

CULTURAL RESOURCES

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

GREENHOUSE GAS ANALYSIS

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

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

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

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

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

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

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

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

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

HAZARDS AND HAZARDOUS MATERIALS

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

HYDROLOGY/ WATER QUALITY

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

TRANSPORTATION/ TRAFFIC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUMMARY AND FINDINGS

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

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

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

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

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

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

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

Mitigation Monitoring Program

City of Escondido

TR 916 Residential Project

MITIGATION MONITORING PROGRAM

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

		size of replacement trees as well as the planting location shall be determined through consultation with City staff and shall be specified in the project proponent's Development Agreement with the City. The habitat value of the oak trees is also being mitigated by the purchase of mitigation credits at the Daley Ranch Mitigation Bank.			
V. Biology	Active Raptor Nests	BIO-5 A qualified biologist shall determine if any active raptor nests occur on or in the immediate vicinity of the project site if construction is set to commence or continue into the breeding season of raptors (January 1 to June 15). If active raptor nests are found, their situation shall be assessed based on topography, line of site, existing disturbances and proposed disturbance activities to determine an appropriate distance or temporal buffer.	Applicant	Prior to Grading Permit Issuance	
VI. Cultural Resources	Potential Subsurface Archaeological Deposits	CR-1 The project applicant shall provide archaeological monitoring for the significant subsurface archaeological deposits that might be present on the parcel. These archaeological deposits may include privies, cisterns, trash deposit, and foundations. If archaeological features are encountered, the area shall be identified and the boundaries marked to avoid further	Applicant	Prior to Grading Permit Issuance	

		ground disturbance. The archaeological remains should then be investigated using traditional excavation techniques and, if determined to have legitimate research potential, an adequate sample for analysis should be removed or, in the case of structural remains, documented. A budget to adequately analyze the material and prepare a professional report should be obtained and analysis and report preparation completed. Copies should be provided to the Escondido City Planning Department, the Pioneer Room of the Escondido City Library, and the Escondido Historical Society.			
VIII. Hazards and Hazardous Materials	On-Site Water Wells	HHM-1 Prior to grading, on-site water wells shall be abandoned or removed in accordance with applicable laws, and regulations.	Applicant	Prior to Grading	
VIII. Hazards and Hazardous Materials	Trash/Debris	HHM-2 Prior to grading, the trash/debris shall be removed from the site and disposed of in accordance with applicable laws and regulations.	Applicant	Prior to Grading	



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
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AMENDED MITIGATED NEGATIVE DECLARATION*

North Avenue 39-Lot Residential Subdivision

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

Date Issued: October 28, 2005

Public Review Period: October 28 – November 17, 2005

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

Address: North Avenue

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

Applicant: Innovative Resort Communities

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

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


Diana Delgadillo
Associate Planner



CITY OF ESCONDIDO
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Environmental Checklist Form

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

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

6. General Plan designation: Estate II (E2)
7. Zoning: PZ PD
8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
- I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by, or agreed to, the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
- I find that the proposed project might have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT shall be required.
- I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT shall be required, but it must analyze only the effects that remain to be addressed.
- I find that, although the proposed project might have a significant effect on the environment, because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further shall be required.

Diana Delgadillo
Signature

Diana Delgadillo
Printed Name

10-27-05
Date

City of Escondido
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

2. All answers must take into account the whole action involved, including off-site, on-site, and cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact might occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect might be significant. If there are one or more "Potentially Significant Impact" entries once the determination is made, an EIR shall be required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to the tiering, program EIR, or other CEQA. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where it is available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of an adequately analyzed earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies normally should address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance of criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant

SAMPLE QUESTION

Issues:

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

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Physically divide an established community? (1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (1, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Have a substantial adverse effect on a scenic vista? (1, 8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (7,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Substantially degrade the existing visual character or quality of the site and its surroundings? (7, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (7, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

II. AGRICULTURE RESOURCES

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

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

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

Would the project:

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

IV. AIR QUALITY

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? (2, 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (2, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (2, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations? (2, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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V. BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1, 2, 8, 10)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1, 2, 8, 10)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Have a substantial adverse effect on federally projected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (1, 2, 8, 10)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (1, 2, 8)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e. Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance? (1, 2)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (1, 2)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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VI. CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (1, 2, 11)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (1, 2, 11)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1, 2, 11)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d. Disturb any human remains, including those interred outside of formal cemeteries? (1, 2, 11)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. GEOLOGY AND SOILS

Would the project:

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1, 2, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1, 2, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1, 2, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area? (1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY

Would the project:

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

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

X. MINERAL RESOURCES

Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (1,2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land-use plan? (1, 2)

XI. NOISE

Would the project result in:

- a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (1, 2, 9)
- b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels? (1, 2, 9)
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2, 9)
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1, 2, 9)
- e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (1, 2, 9)
- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (1, 2, 9)

XII. POPULATION AND HOUSING

Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (1, 2)
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1, 2)
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (1, 2)

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

Would the project:

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

Fire protection? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV RECREATION

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (1, 2, 8)
- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (1, 2, 8)

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (1, 2)
- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1, 2, 8)
- c. Require, or result in, the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1, 2, 8)
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (1, 2, 8)

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste? (2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source of Information/Material Used in Preparation of this Analysis

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

8. Comments from Other Departments:

**Engineering
Building
Fire**

9. Project Description and Preliminary Information

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

Project Description:

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

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

Environmental Setting:

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

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

I. Land Use and Planning

City of Escondido Significance Criteria

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

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

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

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

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

35+ 1 dwelling unit per 20 acres

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

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

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

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

II. Agricultural Resources

City of Escondido Significance Criteria

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

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

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

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

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

III. Transportation/Traffic

City of Escondido Significance Criteria

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

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

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

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

Roadway	Intersection
North Broadway <ul style="list-style-type: none"> • South of North Avenue • North of North Avenue 	North Broadway / North Avenue
North Avenue <ul style="list-style-type: none"> • Broadway to Laurashawn Lane • Laurashawn Lane to Conway Drive 	North Avenue / Laurashawn Lane
Conway Drive <ul style="list-style-type: none"> • South of North Avenue 	North Avenue/Conway Drive

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

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

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

Near-Term Street Segment Operations

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

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

Intersection Operations

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

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

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

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

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

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

IV. Air Quality

City of Escondido Significance Criteria

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

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

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

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

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

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

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

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

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

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

Construction-Related Emissions

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

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

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

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

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

Total Construction Emissions in Pounds/Day

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

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

V. Biological Resources

City of Escondido Significance Criteria

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

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

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

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

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

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

MITIGATION MEASURES:

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

VI. Cultural Resources

City of Escondido Significance Criteria

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

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

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

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

MITIGATION MEASURE:

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

VII. Geology and Soils

City of Escondido Significance Criteria

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

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

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

VIII. Hazards and Hazardous Materials

City of Escondido Significance Criteria

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

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

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

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

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

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

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

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

MITIGATION MEASURES:

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

IX. Hydrology and Water Quality

City of Escondido Significance Criteria:

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

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

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

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

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

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

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

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

X. Mineral Resources

Significance Criteria

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

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

XI. Noise

City of Escondido Significance Criteria

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

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

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

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

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

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

XII. Population and Housing

City of Escondido Significance Criteria

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

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

XIII. Public Services

City of Escondido Significance Criteria

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

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

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

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

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

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

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

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

XIV. Recreation

City of Escondido Significance Criteria

Significant impact would occur if the project resulted in an increase of the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. A significant impact would also occur if the project includes or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

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

XV. Mandatory Findings of Significance

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

ACKNOWLEDGEMENT OF ENFORCEABLE COMMITMENT

ER 2005-12

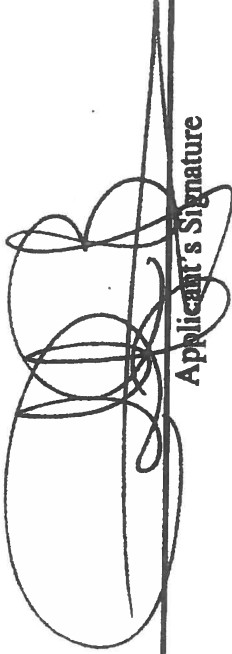
North Avenue Estates Annexation/Residential Subdivision, TR 916, 2005-17-PZ/DA, 2005-03-AN

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

10-25-05 Frank Fitzpatrick

Date

Frank Fitzpatrick



Applicant's Signature