

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

MISSION HOMES DEVELOPMENT

PREPARED FOR:

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Escondido, CA 92027

PREPARED BY:

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INTRODUCTION

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND ENVIRONMENTAL CHECKLIST

This Initial Study/Mitigated Negative Declaration (IS/MND) and Environmental Checklist has been prepared pursuant to the California Environmental Quality Act (CEQA) [Public Resources Code §21000, et seq.] and the 2014 State CEQA Guidelines [California Code of Regulations §15000, et seq.]. This IS/MND and Environmental Checklist determines that the Mission Homes development will result in significant impacts on the environmental resources and issues evaluated for tribal cultural resources, cultural resources, noise and paleontological resources. The impacts will be reduced to less than significant levels with implementation of the mitigation measures described herein and included in the Mitigation Monitoring and Reporting Program (MMRP, Appendix A).

This document is being made available for a 20-day public review comment period. Comments regarding this IS/MND and Environmental Checklist must be made in writing to: Ann Dolmage, Associate Planner, Planning Division, Community Development Department, City of Escondido, 92025. Comments must be received by 5:00 P.M. on the last day of the public review period.

1. **Title:** Mission Single-Family Development
2. **Lead Agency Name and Address:** City of Escondido
Planning Department
201 North Broadway
Escondido, CA 92025
(760) 839-4548
3. **Contact Person:** Ann Dolmage Associate Planner
4. **Project Location:** Escondido, California
5. **Project Sponsor's Name:** Apollo Development Group
6. **General Plan Designation:** Residential Urban III
7. **Zoning:** R3-18
8. **Project Description:**

The project being proposed by the Apollo Development Group (applicant) includes the development of two (2) single-family houses to be built on a vacant infill lot in the City of

Escondido. The 0.17-acre site is located at the northwest corner of Fig Street and East Mission Avenue in the City of Escondido, California. The project site has a General Plan designation of Residential/Urban III and a zoning designation of R3-18 (medium/multiple residential 18 units/acre), with a minimum allowable lot size of 3,500 square feet. The issuance of the conditional use permit by the City of Escondido is considered a discretionary action, subject to the City's CEQA review process.

9. Setting and Surrounding Land Uses:

The City of Escondido (City) is located at the northeastern portion of San Diego County, adjacent to the cities of Vista and San Marcos on the west, unincorporated communities of Valley Center to the north and Ramona to the east; and San Diego to the south (Figure 1). Citywide land uses include residential, commercial/retail, public/semi-public, and industrial.

The proposed 0.17-acre site is located on the northwest side of East Mission Avenue and Fig Street (Figure 2). The project site is currently vacant and is void of mature trees or vegetation. There is currently driveway access to and from East Mission Street.

Immediate land uses include a single family home to the north, and multi-family residential uses to the east, west and south (Figure 3). Some commercial, retail and small office uses are located further to the north, east and west side of the surrounding area.

10. Approvals Required:

Tentative Parcel Map, Conditional Use Permit, and CEQA document certification by the Planning Commission.

11. Other public agencies whose approvals are required (e.g., permits, financing approval, or participation agreement):

N/A

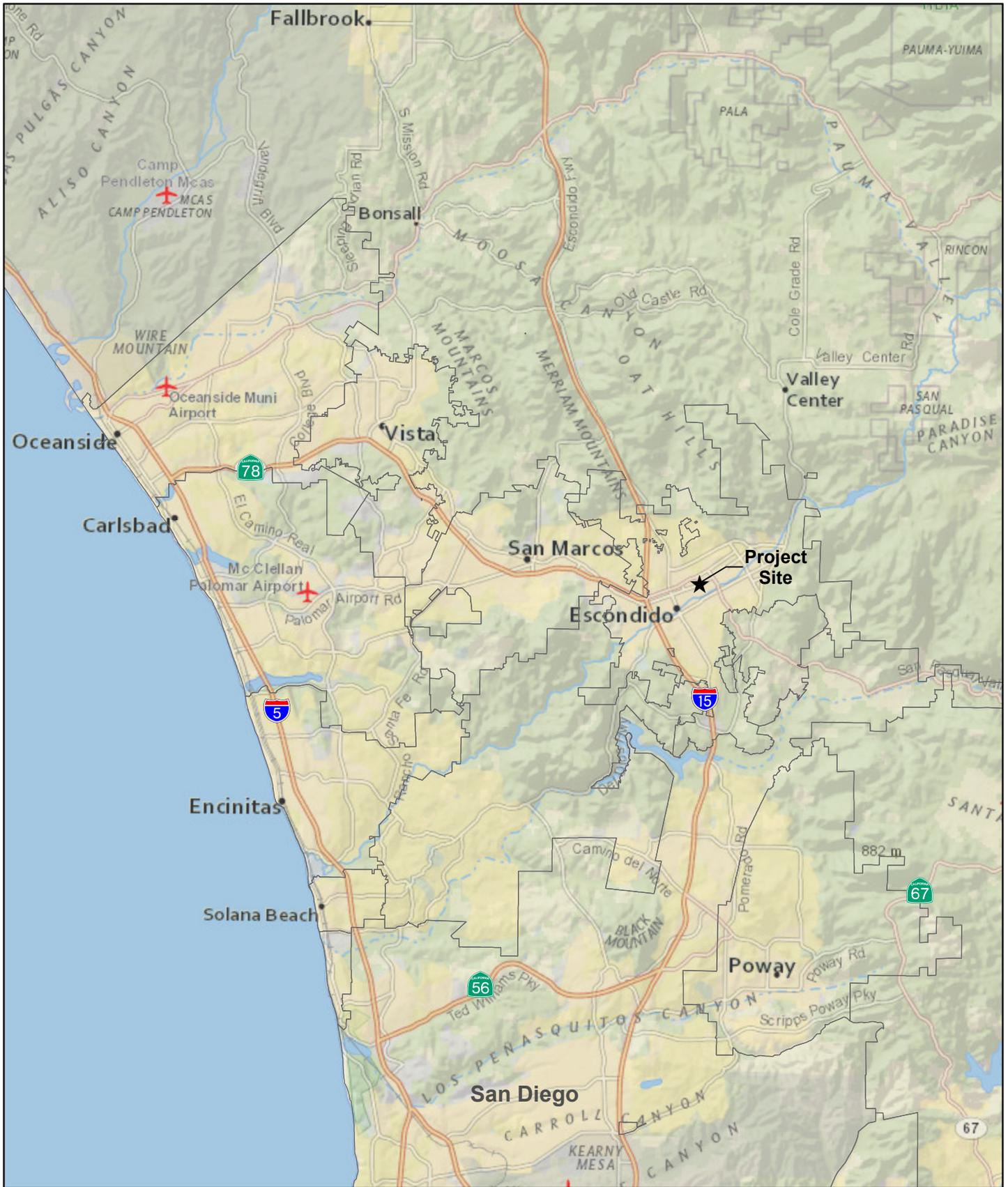


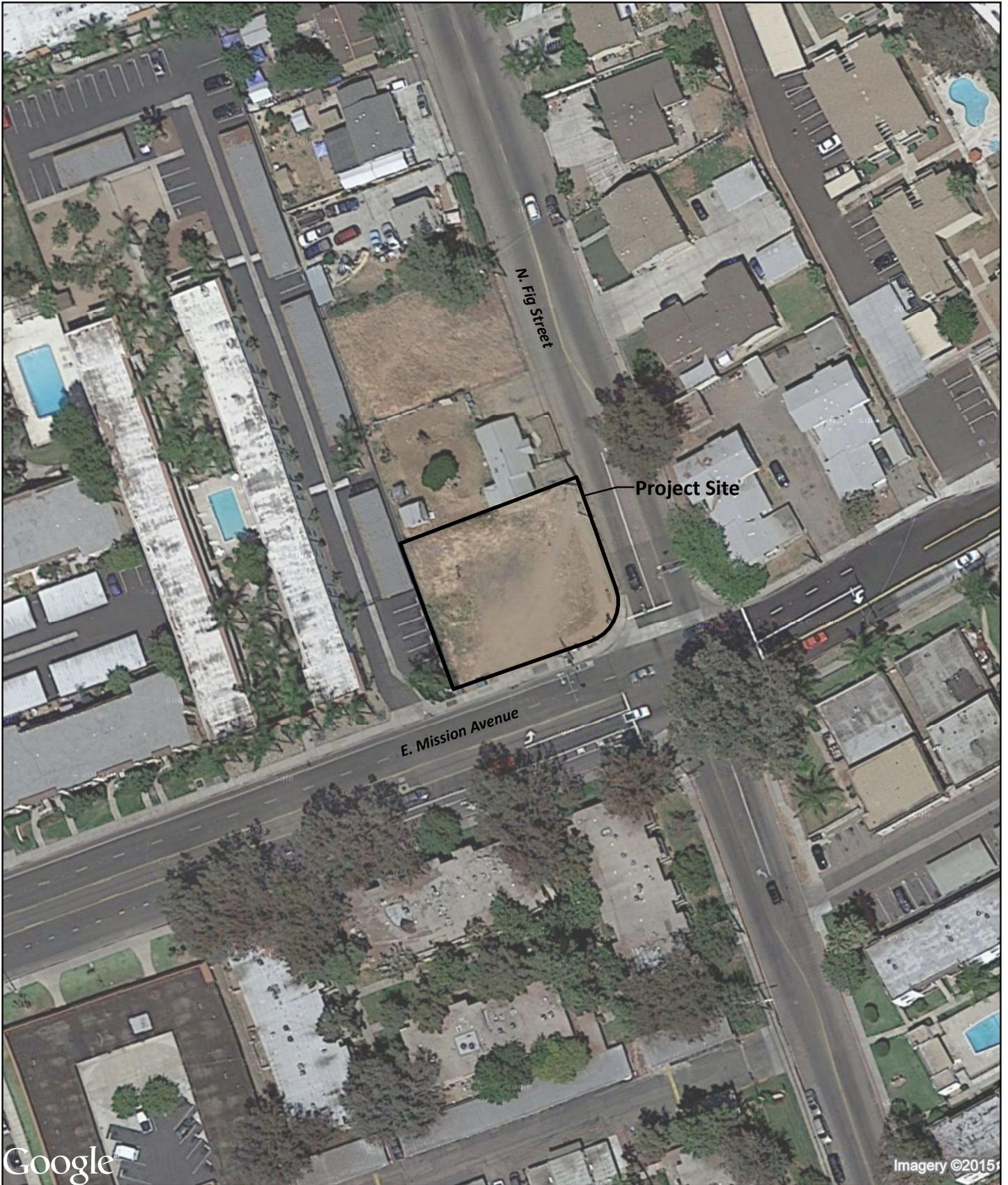
Figure 1

MISSION HOMES IS/MND

Regional Location Map



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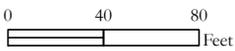
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Imagery ©2015

Figure 2

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Site Map



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○ Project Site

Land Use

RESIDENTIAL

- Single Family Residential
- Multi-Family Residential

COMMERCIAL AND OFFICE

- Commercial and Office

PUBLIC FACILITIES AND UTILITIES

- Education
- Institutions

PARKS AND RECREATION

- Recreation

UNDEVELOPED

- Undeveloped
- Water



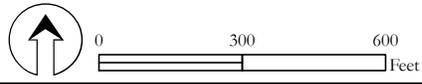
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Imagery ©2015, DigitalGlobe, U.S. Geological Survey

Figure 3

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Land Uses



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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Based upon the initial evaluation presented in the following Initial Study / Environmental Checklist, it is concluded that the project **would not** result in any potentially significant adverse environmental impacts to the following resource areas:

- Aesthetics
- Agriculture and Forestry Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation: (To be completed by the Lead Agency)

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

Signature _____

Date _____

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, 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 may occur, 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 may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is 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 “Earlier Analyses”, as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration pursuant to Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an 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 that 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 into the checklist references to information sources for potential impacts (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 should normally 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 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.

Impact Terminology

The following terminology is used to describe the potential level of significance of impacts:

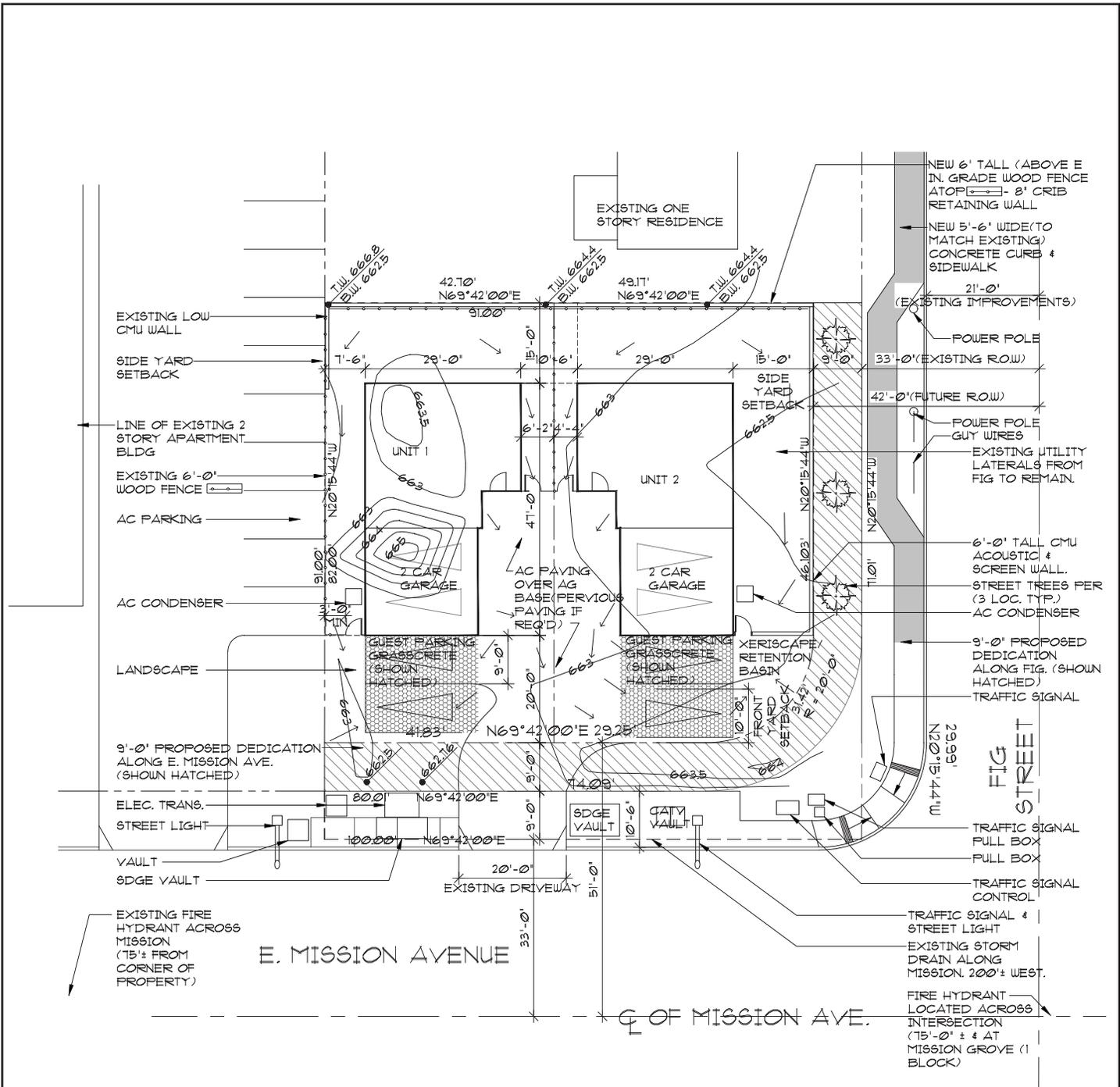
- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular resource in any way.
- An impact is considered a ***less than significant impact*** if the analysis concludes that it would not cause substantial adverse change to the environment and requires no mitigation.
- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that it would not cause substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the applicant.
- An impact is considered a ***potentially significant impact*** if the analysis concludes that it could have a substantial adverse effect on the environment and requires mitigation.

PROJECT DESCRIPTION

The proposed project includes the development of two (2) single-family houses to be built on a vacant infill lot in the City of Escondido. The 0.17-acre site is located at the northwest corner of Fig Street and East Mission Avenue in the City of Escondido, California. The project site has a General Plan designation of Residential/Urban III and a zoning designation of R3-18. There are no general plan amendments proposed with the project.

The environmental analysis contained herein is based on the development of the two residential units, as shown in the proposed site plan (Figure 4). The project does not involve the introduction of non-residential development (retail and commercial uses) and is consistent with the current general plan designation.

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BUILDING INFORMATION

SITE ADDRESS	660 E. MISSION AVE ESCONDIDO, CA 92025
OCCUPANCY	R-3
CONSTRUCTION TYPE	TYPE VB SPRINKLERED
BUILDING COVERAGE	LOT 1 = 3501 SF. UNIT 1 = 1994 SF. TOTAL LOT COVERAGE = 34% LOT 2 = 3815 SF. UNIT 2 = 1994 SF. TOTAL LOT COVERAGE = 29%

PROPERTY OWNER:
 APOLLO DEVELOPMENT GROUP LLC,
 A LIMITED LIABILITY COMPANY
 C/O CHINTU PATEL
 2661 PUMPELO CT.
 ESCONDIDO, CA 92021

SUBDIVIDER / APPLICANT:
 APOLLO DEVELOPMENT GROUP LLC,
 A LIMITED LIABILITY COMPANY
 C/O CHINTU PATEL
 2661 PUMPELO CT.
 ESCONDIDO, CA 92021

ENGINEER:
 REC CONSULTANTS
 2442 SECOND AVE.
 SAN DIEGO, CA 92101

CONTACT: BRUCE ROBERTSON
 PHONE: 619-326-6016

ARCHITECT:
 NOAA GROUP
 1220 ROSECRANS ST., BOX 329
 SAN DIEGO, CA 92106
 (619) 291-8066 FAX: 291-8066

JOE HOLASEK, jch@noaa.com

- NOTES:**
1. RESIDENCES TO BE SPRINKLERED.
 2. THERE ARE NO TREES ON THE PROPERTY OR IN ITS ROW.
 3. A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION USE THAT CONFORMS TO THE LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WHICHEVER IS MORE STRINGENT.
 4. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED.

Source: NOAA Group, 2016

Figure 4
 MISSION TOWNHOMES IS/MND



Proposed Site Plan

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I. AESTHETICS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-b) **No Impact.** There are no scenic vistas or scenic highways in the project area that could be affected by the project; therefore, there will be no impact.
- c) **No Impact.** The project vicinity consists of single family and multifamily residential uses to the north, south, east and west side. Mission Middle School is located approximately 1,400 feet to the east of the project site. The proposed tentative map and site plan for the proposed residential units consists of a high-quality design and architecture, compatible in bulk and scale with the surrounding area, and at an appropriate pedestrian scale. Maximum height for the residential units would be 23 feet and buildings would be oriented to front on East Mission Street, providing direct entries on the public streets. Implementation of the proposed design standards, including the use of trees and landscaping, would be compatible with the surrounding development and would not degrade the existing visual character or quality of the site.

- d) **No Impact.** The proposed project includes light standard heights, intensities, locations, and light reduction strategies to eliminate light spilling onto adjacent properties. The proposed lighting required for the residential uses would be consistent with lighting for the surrounding uses including the adjacent single family development to the north, and the multi-residential uses to the east, west, and south. All lighting fixtures would be shielded from neighboring properties. Lighting for the new development would be consistent with the City's lighting standards and would not create a substantially new source of light or glare.

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II. AGRICULTURAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-e) No Impact. The project site is located in an existing urbanized area with no agricultural or forest resources within the vicinity. The site is a graded dirt lot. The project site is not zoned for agricultural or forestry purposes; nor is there a Williamson Act Contract associated with the site or vicinity. Therefore, the project would not convert Important Farmland, conflict with agricultural zoning, or otherwise cause the conversion of farmland or forest land to non-agricultural/non-forest use.

III. AIR QUALITY

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a–e) No Impact. The proposed project is located in the City of Escondido within the San Diego Air Basin (SDAB). San Diego Air Pollution Control District (APCD) is the regional government agency that monitors and regulates air pollution within the SDAB and is responsible for measuring the air quality of the region. The SDAB is currently classified as a federal nonattainment area for ozone and a state nonattainment area for ozone, PM10 and PM2.5.

The Regional Air Quality Strategy (RAQS) outlines APCD's plans and control measures designed to attain the State air quality standards for ozone. In addition, the APCD relies on the State Implementation Plan (SIP), which includes the APCD's plans and control measures for attaining the ozone NAAQS.

The would not conflict with or obstruct implementation of the SIP and the RAQS, because the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Construction Impacts

Construction of the project site would involve site grading, laying the slab and associated paving activities at the site, and construction of the residential structures, along with architectural coatings application. Construction is estimated to be approximately six months.

Emissions of pollutants such as fugitive dust would be generated during construction. Construction of the project would be short-term and temporary. Thus, the emissions associated with construction are not expected to result in a significant impact on the ambient air quality and would not conflict or obstruct the implementation of the San Diego RAQS or applicable portions of the SIP.

There are no large projects identified in the study area that would contribute substantial amounts of pollutants that would result in a cumulative impact. Because the project's contribution of emissions is small relative to both the significance criteria and the SDAB emissions inventory, and because there are no additional large projects within the study area that would contribute large amounts of air emissions, the Project's contribution to emissions would not be cumulatively considerable.

The proposed residential development would not generate diesel truck trips. The project would therefore not expose sensitive receptors to substantial pollutant concentrations.

The proposed residential development would not introduce land uses associated with nuisance odors (e.g. gasoline stations or restaurant uses). Therefore, no impacts related to odors are expected to occur.

IV. BIOLOGICAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, 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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, regulations or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a–c) **No Impact.** The project site consists of a vacant infill lot located in an urbanized area. The site is surrounded by multi-family residential and single family homes. No habitat for sensitive plant or wildlife species exists on-site; nor are there riparian habitats or wetland resources located on the site. Therefore, no impacts would result from the proposed project.
- d) **No Impact.** The site is located in an urbanized area, which is not near an open space or wildlife corridor; nor does the site itself serve as a wildlife corridor or nursery site. The site is void of vegetation or mature trees. Therefore, no impacts to nesting migratory birds would occur with project development.
- e) **No Impact.** There are no riparian or upland habitats, or other biological resources, located on-site.
- f) **No Impact.** The project is not located within a Habitat Conservation Plan (HCP) or within the vicinity of any Natural Community Conservation Plan (NCCP), local, regional, or state conservation plan. Therefore, no conflicts with provisions of an adopted HCP or NCCP, or other approved conservation plan, would occur with the proposed project.

V. CULTURAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **No Impact.** Based on the cultural resources records search conducted for the project, the study identified a single-family residence built in 1915 on the parcel immediately to the north of the project site (817 N. Fig Street), but it is anticipated that the current project will not directly impact the resource (Appendix B).
- b) **No Impact.** Because the project parcel was developed in the past, the integrity of the project area has been compromised; thus, the potential for unknown significant subsurface archaeological resources to be present is considered low.
- c) **Less than Significant Impact with Mitigation Incorporated.** No cemeteries, formal or informal, have been identified on-site. While no archaeological resources were identified within the project site, there is the potential, while low, that buried and previously unrecorded archaeological resources could be encountered during construction. Implementation of mitigation measure TCR-8 listed further below will reduce potential impacts should such resources be encountered.

VI. TRIBAL CULTURAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in §21074?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **Less than Significant Impact with Mitigation Incorporated.** On 11/6/15, City of Escondido planning staff sent out an invitation to the following tribes for tribal cultural resource consultations as required by AB52: San Luis Rey Band of Mission Indians, Rincon Band of Luiseño Indians and Soboba Band of Luiseño Indians. The San Luis Rey Band requested to consult and met with planning staff on 12/4/15. At this meeting, the tribe asked for a cultural resources records search for the property. A records search was requested from the SCIC of the California Historical Resources Information System (CHRIS) at San Diego State University. The results were received January 27, 2016. The records search covered the project site and a 1/2-mile radius around it. Thirteen previous cultural resources investigations have been conducted within 1/2-mile radius of the project, one of which (SD-14328, a monitoring project for a trench) extended along East Mission Avenue adjacent to the project site. None, however, covered the project site itself. As part of the cultural resources report, a search of the Sacred Lands File at the NAHC was requested on December 31, 2015. As a result of this assessment, no cultural resources, including Native American resources, were identified within the project site.

However, a search of the Sacred Lands File at the NAHC did indicate the presence of at least one Native American cultural resource on the USGS topographic map, which could place the resource within a few miles of the project site. Following further consultation between the City and the Tribes, the following standard mitigation measures were incorporated to the project to avoid potential adverse impacts to tribal cultural resources if encountered during project construction.

TCR-1: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for

the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

- TCR-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to and pre-construction meeting, shall approve all persons involved in the monitoring program.
- TCR-3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
- TCR-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
- TCR-5: In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.
- TCR- 6: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
- TCR-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique

archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

TCR-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

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

TCR-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native

American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

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VII. PALEONTOLOGICAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **Less than Significant Impact with Mitigation Incorporated.** The project site is underlain by the Landslide Deposits, Holocene and Pleistocene, (Qls), a geologic rock unit, which is identified as a moderate sensitivity fossil-bearing geologic formation (City of Escondido, 2012). Proposed construction-related excavations are not expected to exceed 5 feet below the surface. However, if the excavation and trenching, or other forms of ground disturbance exceed 6 feet below the surface, the project could potentially encounter paleontological resources. The following recommended mitigation measures would reduce potential impacts to below levels of significance.

Paleo-1: If construction-related excavations, trenching, or other forms of ground disturbance are required 6.0 feet or more below the surface, a paleontological monitor shall be present on the project site during ground-disturbing activities. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

Paleo-2: If unanticipated paleontological resources are encountered during ground-disturbing activities:

- All work within 50 feet shall halt, until the discovery can be evaluated by a qualified paleontologist.
- The monitor shall determine whether the findings are significant and whether additional work, including recovery and preservation of the find, is warranted.

VIII. GEOLOGY & SOILS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <ul style="list-style-type: none"> 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? ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Result in substantial soil erosion or the loss of topsoil?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) Less than Significant Impact.** The Alquist-Priolo Earthquake Fault Zoning Act identifies no active faults within Escondido; consequently, the risk of surface rupture is low. Several earthquake faults exist in Escondido's vicinity, and the nearest is the Rose Canyon Fault, located approximately 20 miles west under the Pacific Ocean. This fault is not considered a serious threat due to the distance and magnitude of past seismic activity. However, an earthquake large enough to result in moderate ground shaking is possible. Seismic risks are significantly higher in areas closer to the region's major faults, and a moderate or major earthquake could result in potentially damaging ground shaking (City of Escondido, 2012). Impacts to the project would be precluded through adherence to requirements specified in the Alquist-Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and all development regulations of the City. Compliance with these building standards would minimize impacts associated with seismic hazards.
- b–d) Less than Significant Impact.** The project site and vicinity are relatively flat and most lowland areas with relatively level ground surface are not prone to landslides.
- e) No Impact.** Future development on the project site would tie into the City's wastewater system and would not require the use of septic systems.

IX. GREENHOUSE GAS EMISSIONS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a–b) Less Than Significant Impact.

Construction activities emit GHGs primarily through combustion of fuels (mostly diesel) in the engines of off-road construction equipment and through combustion of diesel and gasoline in on-road construction vehicles and in the commute vehicles of the construction workers. Smaller amounts of GHGs are also emitted through the energy use embodied in any water use (for fugitive dust control) and lighting for the construction activity.

Operational activities emit GHGs primarily through the combustion of fuel in vehicles, electricity generation and natural gas consumption, water use, and from solid waste disposal.

The City of Escondido Climate Action Plan (E-CAP) sets a threshold of 2,500 metric tons of carbon dioxide equivalents (MT CO₂e)/year from new developments. Based on the E-CAP, residential projects do not reach the threshold if they have less than 86 units; thus, this project would not exceed the GHG emissions threshold. The project is expected to meet the goals of AB 32 and would not result in cumulatively considerable significant global climate impacts. Additionally, the project would be constructed in accordance with the energy efficiency standards, water reduction goals, and other “green” standards contained in the California Green Building Standards. Furthermore, the project is an infill, residential development that would place residences in close proximity to existing neighborhood amenities and employment. As such, the project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

X. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<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 a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a–c) No Impact.** Because of the nature of the project, which involves a residential development, no uses are proposed that would involve the use, transport, or disposal of hazardous materials. Nor would the project generate significant quantities of hazardous materials, be prone to the accidental release of hazardous materials, or emit hazardous substances near a school.
- d) No Impact.** The site was evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database (DTSC 2015a) which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites, and the California State Waterboard’s Geotracker (DTSC 2015b), which lists LUFT sites. A LUFT site is an undergoing cleanup due to an unauthorized release from an underground storage tank system. According to the EnviroStor and Geotracker database, there are no listings for the project site.
- e–h) No Impact.** The nearest airport to the project site is the McClellan Palomar Airport, in Carlsbad, California, which is more than 12 miles to the west.

Therefore, the project site is not within an airport overlay zone and no safety hazard impacts are associated with the proposed project.

The project site is located within an urbanized area far from any urban/wildfire interface areas, and the project would not interfere with any emergency response or evacuation plans.

XI. HYDROLOGY AND WATER QUALITY

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a and c) Less than Significant Impact. The proposed project will be developed in accordance with federal, state, and City regulations prior to project approval, and shall comply with applicable water quality regulations. The project development is considered a Standard/Medium project based on the City's Storm Water Urban Runoff Management Program. As a Medium Project, site development is required to meet the City's minimum best management

practices (BMP) and inspection requirements during construction to minimize downstream water quality impacts.

The proposed project will also need to comply with the County of San Diego Hydromodification Management Plan (HMP). The HMP directs project proponents to design the proposed development with appropriate Best Management Practices (BMPs) that help to control post-project runoff and mimic pre-development runoff peak flows. This approach will help to reduce the impact of the project on receiving water streams.

- b) No Impact.** The City of Escondido provides potable water in the City. Therefore, implementation of the project would not deplete groundwater supplies.

- d-f) Less than Significant Impact.** City regulations prohibit new development creating runoff volumes or velocities that could cause the City's existing drainage system to exceed its design capacity. The proposed project will need to ensure post-project runoff volumes do not exceed the City's drainage system capacities. In addition, the proposed project must comply with the County of San Diego Hydromodification Management Plan (HMP). The HMP directs project proponents to design the proposed development with appropriate Best Management Practices (BMPs) that help to control post-project runoff and mimic pre-development runoff peak flows. This approach will help to reduce the impact of the project on receiving water streams to below a level of significance.

- g-j) No Impact.** With regard to risks due to dam or levee failure, the City is not located within an area that would be impacted by any dam or levee failure. Seiche and mudflow risk would also be negligible, as the City is not located near a large contained body of water or downslope from an unstable hillside. With regard to tsunami risk the City is not located within a mapped tsunami inundation area.

XII. LAND USE AND PLANNING

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<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 adopted for the purpose of avoiding or mitigating an environmental effect?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a and c) No Impact. The project site is vacant and the project is consistent with surrounding land uses, which include single, medium to high-density residential uses. The project would not introduce a physical barrier that would impair mobility within an existing community, or between a community and outlying areas. Therefore, the proposed residential project would not divide an established community. The project does not lie within the planning area for any adopted or proposed habitat conservation or natural community plans. No impact would occur with the project as it relates to a habitat conservation plan or natural community conservation plan.

b) No Impact. The project would not require an amendment to the General Plan to accommodate a change in land use and zoning. The project would introduce land uses that are compatible with the surrounding land uses, including uses directly adjacent to the north, south and west, which are single and medium density residential. The project implements General Plan policies that require sound design standards while supporting the establishment of defined uses that are compatible with surrounding uses. Therefore, no significant land use compatibility impacts would occur with the project.

XIII. MINERAL RESOURCES

Would the project:

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

Discussion:

a and b) No Impact. There are no known mineral resources of significant value or categorized as locally important within the City that would be lost due to new development as proposed by the project. As a result, there would be no impact to mineral resources associated with implementation of the project.

XIV. NOISE

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose persons to or generate excessive ground borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	<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 expose people residing or working in the area to excessive noise levels?	<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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a–d) Less Than Significant Impact with Mitigation Incorporated.** The City of Escondido General Plan Community Protection Element [City of Escondido 2012] identifies transportation noise levels compatible with land uses. Exterior noise levels up to 60 dBA CNEL are considered Normally Acceptable at outdoor usable areas; i.e., yards, of multi-family residential land uses. Exterior noise levels up to 70 dBA CNEL are considered Conditionally Acceptable.

A noise analysis was conducted for the proposed project and the following summarizes the result of the Noise Analysis Report for the Mission Homes Project (dBF Associates, 2016, Appendix C). The primary existing noise source near the project is vehicular traffic on Mission Avenue and Fig Street. Mission Avenue carries an existing (year 2013) Average Daily Traffic (ADT) volume of 18,500 vehicles between Broadway and Fig Street, and 15,500 vehicles between Fig Street and Ash Street. Fig Street carries an existing (year 2013) ADT volume of 9,000 vehicles between Lincoln Avenue and Mission Avenue, and 7,100 vehicles between Mission Avenue and Washington Avenue (SANDAG 2015a).

Noise measurements were taken at two locations on the project site. Existing noise levels at the site range from approximately 57 dBA Leq at the northwest corner of the project site (further point away from Mission and Fig Street) to approximately 65 dBA Leq at the southeast corner of the project site (at the corner of Mission and Fig Street).

The primary noise source in the future would continue to be vehicular traffic on Mission Avenue and Fig Street. Mission Avenue is projected to carry a future (year 2050) ADT volume of 25,200 vehicles between Broadway and Fig Street, and 22,100 vehicles between Fig Street and Ash Street. Fig Street is projected to carry a future (year 2050) ADT volume of 9,900 vehicles between Lincoln Avenue and Mission Avenue, and 10,200 vehicles between Mission Avenue and Washington Avenue (SANDAG 2015a).

Future unmitigated exterior traffic noise levels at the Unit 1 yard would range from approximately 56 dBA CNEL at the northwest corner of the yard to approximately 62 dBA CNEL at the southwest corner of the yard. Future exterior traffic noise levels at all areas of the Unit 1 yard would be less than 70 dBA CNEL and considered Conditionally Acceptable by the City of Escondido. Future unmitigated exterior traffic noise levels at the Unit 2 yard would range from approximately 58 dBA CNEL at the northwest corner of the yard to approximately 67 dBA CNEL at the southeast corner of the yard. Future exterior traffic noise levels at all areas of the Unit 2 yard would be less than 70 dBA CNEL and considered Conditionally Acceptable by the City of Escondido.

Noise barriers such as walls are commonly used to reduce outdoor and indoor noise levels from ground transportation sources. The effectiveness of a barrier depends on the distance from the source to the barrier, the distance from the receiver to the barrier, and the relative height of the barrier above the line-of-sight between the source and receiver.

The following barrier would reduce noise levels at all areas of the Unit 1 yard to 60 dBA CNEL or below, to be considered Normally Acceptable by the City of Escondido:

NOI-1: Construct a noise wall approximately 6 feet high, from the southwest corner of the Unit 1 yard to the Unit 1 building façade (8 feet long).

The following barrier would reduce noise levels at all areas of the Unit 2 yard to 60 dBA CNEL or below, to be considered Normally Acceptable by the City of Escondido:

Noi-2: Construct a noise wall approximately 6 feet high, from the northeast corner of the Unit 2 yard to the southeast corner of the Unit 2 yard (62 feet long), returning west to the Unit 2 building façade (15 feet long).

Noi-3: Ground-floor barrier heights are relative to the elevation of each adjacent building pad, and must have no gaps or cracks through or below the barrier. The barriers must be constructed of solid material, such as concrete masonry, with a minimum density of 3.5 lb./sf. If preservation of views is desired, any portion of the barrier can be comprised of transparent materials such as Plexiglas or glass.

Noi-4: An interior noise analysis would be required to be approved by the City's Building department upon application for a building permit. This interior noise analysis must identify the sound transmission loss requirements for building façade elements (windows, walls, doors, and exterior wall assemblies) necessary to limit interior noise in habitable rooms to 45 dBA CNEL or below. Upgraded windows and/or doors with STC ratings of 30 or higher may be necessary. If the interior noise limit can be achieved only with the windows closed, the building design must include mechanical ventilation that meets CBC requirements.

- e-f) No Impact.** McClellan Palomar Airport is the closest airport to the project site and is located approximately twelve miles to the west. The project site is located well outside of the 60 community noise equivalent level (CNEL) contour line for McClellan Palomar Airport. There would be no impact due to aircraft noise.

XV. POPULATION AND HOUSING

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) No Impact.** The project would introduce two new residential units. The project would be implemented within an urban infill site which already has roadway access, all urban infrastructure, and is also surrounded to the north and west by existing medium density residential development and retail/commercial uses to the west and south; as such, it would not induce substantial population growth.
- b–c) No Impact.** The project site is vacant; thus, the project would not displace existing housing or people.

XVI. PUBLIC SERVICES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of 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: <ul style="list-style-type: none"> i. Fire protection? ii. Police protection? iii. Schools? iv. Parks? v. Other public facilities? 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Discussion:

- a) **Less Than Significant Impact.** The City receives general public safety and law enforcement services from the City’s Police Department. The Escondido Fire Department provides fire protection services, emergency services, and hazardous materials response to the project area. The Escondido Unified School District provides educational services to the project area. Library services are provided by the Escondido Public Library, which is part of the San Diego County Library system.

Site plan review for the proposed project’s building permit will ensure compliance with the requirements of the Escondido Fire Department regarding access, water mains, fire flow, brush clearance and hydrants. Compliance with the Fire Department requirements will result in a less than significant impact on fire protection services.

Implementation of the proposed project would result in minimal impacts on the demand for police and law enforcement services, as the City of Escondido Police Department would need to respond to any calls for service at the currently vacant parcels. However, as discussed under the Population and Housing section of this

document, the proposed project would not generate substantial population growth and is therefore not expected to result in the need for additional police personnel or facilities.

Future development on the project site would include two new residential units. This new residential development would slightly increase the demand for school services. As required by the City, the applicant is required to obtain written certification from the Escondido Unified School District stating whether or not the district will be able to provide adequate facilities to the proposed project. If the school district determines that it will not be able to provide such facilities, it requires an explanation of its reasons for that determination, and a description of measures either undertaken or planned which are deemed necessary in order to provide adequate school facilities. Compliance with the City's School Facilities requirements would result in a less than significant impact on school facilities.

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XVII. RECREATION

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a–b) No Impact.** As discussed above for Public Services, the proposed project would introduce two residential homes within an urban infill site with access to existing public infrastructure, including park and recreational facilities. This increase in potential park users is not of a magnitude that it is anticipated to significantly increase the use of existing parks such that deterioration would accelerate; nor would it require the addition or expansion of park facilities. Therefore, the project would have no impacts on park and recreation services.

XVIII. TRANSPORTATION/TRAFFIC

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a,b) No Impact. Mission Avenue carries an existing (year 2013) Average Daily Traffic (ADT) volume of 18,500 vehicles between Broadway and Fig Street, and 15,500 vehicles between Fig Street and Ash Street [SANDAG 2015a]. Near the project site, Mission Avenue is a two-way four-lane Major Arterial roadway with a posted speed limit of 35 miles per hour (mph) and divided by a two-way left-turn lane. At the intersection with Fig Street, the eastbound right line becomes a right-turn lane to southbound Fig Street. Fig Street carries an existing (year 2013) ADT volume of 9,000 vehicles between Lincoln Avenue and Mission Avenue, and 7,100 vehicles between Mission Avenue and Washington Avenue [SANDAG 2015a]. Near the project site, Fig Street is a two-way two-lane Collector roadway with a posted speed limit of 35 mph.

The proposed project is expected to result in a minimal increase in traffic volumes to the existing circulation system. No substantial impacts to the existing circulation system are expected to occur with the proposed project.

c) No Impact. No airport facilities are located in close proximity to the project site. Therefore the project would not result in a hazard to air navigation by the Federal Aviation Administration.

d-f) No Impact. The proposed project would construct the project driveways to City improvement standards and no hazards associated with sharp curves or dangerous intersections are anticipated to occur. The project would not have any negative impacts to pedestrian facilities or access to transit stops.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a–e) Less than Significant Impact. The project would be located within an urbanized infill site that already has access to water, wastewater, and storm water infrastructure. Water, wastewater and storm water services are provided by the City of Escondido. The proposed development would result in two residential units; thus, it would not be required (pursuant to SB 221) to conduct a water supply assessment. While future development of the site would result in an incrementally greater demand for water, wastewater, and storm water treatment compared to the existing condition, the magnitude of the proposed residential units is anticipated to be such that the incremental increase in demand for services would not result in the need for new or expanded facilities.

The proposed development would be required to comply with the City General Plan policies and municipal code, which are policies to ensure that adequate utilities are provided by requiring water supply delivery systems and sewage conveyance and treatment capacity to be available at the time of project approval. Impacts to wastewater treatment are considered less than significant.

f–g) Less than Significant Impact. Solid waste service for the City of Escondido is provided by Escondido Disposal, Inc. which disposes of non-recyclable solid waste generated by the City. Development of the two residential units on the site would be required to comply with all federal, state, and local statutes and regulations related to solid waste. Therefore, the project would not result in any impacts on solid waste.

XX. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a. 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. 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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **No Impact.** The proposed project is located in a developed area and is surrounded by residential development, and roadways. Based on background research and field observations, the proposed two unit residential development does not have the potential to impact 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. Therefore, the proposed project would not have any impacts as it relates to these criteria.
- b) **No Impact.** The proposed project would not result in environmental impacts that are individually limited but cumulatively significant. Therefore, the proposed project does not result in any impacts that are both individually and cumulatively limited.
- c) **No Impact.** The proposed project would not result in significant effects on human beings either directly or indirectly.

DRAFT

Report Preparers

TTG Environmental & Associates, 8885 Rio San Diego Drive, Suite 237, San Diego, CA 92108

XXI. REFERENCES

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents listed below are hereby incorporated by reference. The pertinent material is summarized throughout this Initial Study / Environmental Checklist where that information is relevant to the analysis of impacts of the project. The following references were used in the preparation of this Initial Study / Environmental Checklist and are available for review at the Planning Department, located at 201 North Broadway, Escondido, CA.

California Department of Toxic Substances Control (DTSC), 2015a, Envirostor Online Database. <http://www.envirostor.dtsc.ca.gov/public/>; Website accessed in September.

California Department of Toxic Substances Control (DTSC), 2015b, Information Required from the Department of Toxic Substances Control Under Government Code Section 65962.5(a). <http://www.calepa.ca.gov/sitecleanup/corteselist/SectionA.htm>. Website accessed in October.

City of Escondido
2012 General Plan

City of Escondido, Adopted Climate Action Plan. December, 2014.
<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/ClimateActionPlan/AdoptedClimateActionPlan.pdf>. Website accessed in March.

City of Escondido, California Geological Survey. CGS Special Report 217, Plate 2 - Geologic Compilation of Quaternary Surficial Deposits in Southern California. July 2010

Cultural Resources Records Search and Native American Heritage Commission Sacred Lands File Search for the Mission Homes Project, City of Escondido. ESA. February 9, 2016

Exterior Noise Analysis for the Mission Homes Project. dBF Associates, Inc., January 5, 2016.

San Diego Association of Governments (SANDAG). 2015a. Average Traffic Volumes – City of Escondido.

APPENDIX A

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

The Apollo Development Group, LLC (hereafter the Applicant) prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.; California Code of Regulations Title 14 Section 15000 et seq. [CEQA Guidelines]). The IS/MND determined that the proposed project could have a significant environmental effect in the following areas: Paleontological Resources, Tribal Cultural Resources and Noise.

Section 21081.6 of the California Public Resources Code requires a public agency to adopt a mitigation monitoring and reporting program (MMRP) at the time of approval for changes to the project that it has adopted and incorporated into the project. The MMRP describes the procedures the Project Applicant or its successor will use to implement the Mitigation Measures adopted in connection with the approval of the Project and the methods of monitoring and reporting on such actions. Monitoring refers to the observation of mitigation activities at the Project Site, in the design of plans or in the operation of designated agencies. A MMRP is necessary only for impacts which would be significant if not mitigated.

The MMRP is presented in tabular format (Table 1-1). The table columns contain the following information:

Mitigation Number: Lists the mitigation measures by number, as designated in the IS/MND and by issue area.

Mitigation Measure: Provides the text of the mitigation measures (by issue area), as provided in the IS/MND, each of which has been adopted and incorporated into the project.

Timing/Schedule: Lists the time frame in which the mitigation is expected to take place.

Implementation Responsibility: Identifies the entity responsible for complying with the requirements and conditions of the mitigation measure.

Completion of Implementation: The Applicant is responsible for ensuring these mitigation measures are implemented. The "Action" column is to be used by the Applicant to describe the action(s) taken to complete implementation. The "Date Completed" column is to be used to indicate when implementation of the mitigation measure has been completed. The Applicant, at their discretion, may delegate implementation responsibility or portions thereof to qualified consultants or contractors. However, the Applicant still maintains overall responsibility for implementation of mitigation adopted or incorporated into the project.

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
Tribal Cultural Resources					
TCR-1	<p>To provide clear expectations regarding tribal cultural resources and to formalize protocols and procedures:</p> <ul style="list-style-type: none"> The City of Escondido Planning Division (“City”) recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location (“TCA Tribe”) prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities. 	The pre-excavation agreement shall be entered before the grading permit is issued.	The Applicant shall be responsible for implementation of these measures. The Applicant shall be responsible for ensuring compliance with input from the jurisdictional agencies.		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
TCR-2	<p>Association to a qualified archaeologist and a Native American monitor:</p> <ul style="list-style-type: none"> • Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to and pre-construction meeting, shall approve all persons involved in the monitoring program. 	Prior to issuance of the grading permit.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
TCR-3	<p>Coordination of the requirements of the mitigation program:</p> <ul style="list-style-type: none"> • The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program. 	Prior to commencing the grading process.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
TCR-4	<p>Presence of the Native American monitor and the qualified archeologist:</p> <ul style="list-style-type: none"> During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring. 	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
TCR-5	<p>Discovery of Tribal Cultural Resources:</p> <ul style="list-style-type: none"> In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially 	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.		compliance.		
TCR-6	<p>Notification of significant tribal cultural resource discovery:</p> <ul style="list-style-type: none"> If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval. 	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
TCR-7	<p>Management of significant tribal cultural resources:</p> <ul style="list-style-type: none"> The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have 	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.</p>		for ensuring compliance.		
TCR-8	<p>Management of human remains if discovered:</p> <ul style="list-style-type: none"> As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are 	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.</p>				

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
TCR-9	<p>Collection of tribal cultural resources:</p> <ul style="list-style-type: none"> If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center. 	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
TCR-10	<p>Monitoring and/or evaluation report:</p> <ul style="list-style-type: none"> Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources. 	Prior to the release of the grading bond.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
Paleo-1	<p>Paleontological monitoring requirements:</p> <ul style="list-style-type: none"> If construction-related excavations, trenching, or other forms of ground disturbance are required 6.0 feet or more below the surface, a paleontological monitor shall be present on the project site during ground-disturbing activities. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and 	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	vertebrates.				
Paleo-2	<p>If unanticipated paleontological resources are encountered during ground-disturbing activities:</p> <ul style="list-style-type: none"> • All work within 50 feet shall halt, until the discovery can be evaluated by a qualified paleontologist. • The monitor shall determine whether the findings are significant and whether additional work, including recovery and preservation of the find, is warranted. 	During initial grubbing, site grading, excavation or disturbance of the ground surface.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
NOI-1	<p>Reduce noise levels at all areas of the Unit 1 yard to 60 dBA CNEL or below, to be considered Normally Acceptable by the City of Escondido:</p> <ul style="list-style-type: none"> • Construct a noise wall approximately 6 feet high, from the southwest corner of the Unit 1 yard to the Unit 1 building façade (8 feet long). 	During construction phase.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
NOI-2	<p>Reduce noise levels at all areas of the Unit 2 yard to 60 dBA CNEL or below, to be considered Normally Acceptable by the City of Escondido:</p> <ul style="list-style-type: none"> • Construct a noise wall approximately 6 feet high, 	During construction phase.	The Applicant shall be responsible for the implementation		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	from the northeast corner of the Unit 2 yard to the southeast corner of the Unit 2 yard (62 feet long), returning west to the Unit 2 building façade (15 feet long).		of these measures. The Applicant shall be responsible for ensuring compliance.		
NOI-3	<p>Design of ground-floor barriers:</p> <ul style="list-style-type: none"> • Ground-floor barrier heights are relative to the elevation of each adjacent building pad, and must have no gaps or cracks through or below the barrier. The barriers must be constructed of solid material, such as concrete masonry, with a minimum density of 3.5 lb./sf. If preservation of views is desired, any portion of the barrier can be comprised of transparent materials such as Plexiglas or glass. 	During construction phase.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		
NOI-4	<p>Interior noise analysis:</p> <ul style="list-style-type: none"> • An interior noise analysis would be required to be approved by the City's Building department upon application for a building permit. This interior noise analysis must identify the sound transmission loss requirements for building façade elements (windows, walls, doors, and exterior wall assemblies) necessary to limit interior noise in habitable rooms to 45 dBA CNEL or below. Upgraded windows and/or doors with STC ratings 	Upon application for a building permit.	The Applicant shall be responsible for the implementation of these measures. The Applicant shall be responsible for ensuring compliance.		

**Table 1-1
Mitigation Monitoring and Reporting Program for the 660 East Mission Residential Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	of 30 or higher may be necessary. If the interior noise limit can be achieved only with the windows closed, the building design must include mechanical ventilation that meets CBC requirements.				

APPENDIX B

Cultural Resources Study



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memorandum

date March 28, 2016

to Teresa Wilkinson, TTG Environmental & Associates, Corps.

from Michael R. Bever, Ph.D., RPA, Senior Cultural Resources Specialist

subject Cultural Resources Records Search and Native American Heritage Commission Sacred Lands File Search for the Mission Townhomes Project, City of Escondido

Introduction

Under contract with TTG Environmental & Associates, Corps., Environmental Science Associates (ESA) conducted a records search at the South Coastal Information Center (SCIC) and a Sacred Lands File search with the Native American Heritage Commission (NAHC) in support of an Initial Study/Mitigated Negative Declaration (IS/MND) for the Mission Townhomes Project (Project) in the City of Escondido (City). Apollo Development Group proposes to develop two single-family houses on the 0.17 acre site. The City will be the lead agency for the environmental review under the California Environmental Quality Act (CEQA). As part of the City's Assembly Bill (AB) 52 responsibilities, the City initiated consultation with local Native American representatives. AB 52 is designed to ensure that tribes are engaged early on in the environmental review process and that tribal cultural resources and other native American concerns are taken into consideration during project planning and implementation. As an outcome of the City's outreach, tribal representatives requested the records search and Sacred Lands File search reported herein.

Project Location

The Project will involve the development of two single-family homes on a 0.17-acre vacant parcel at 600 East Mission Avenue, at the intersection of East Mission Avenue and North Fig Street, in the City of Escondido. The Project site is shown on **Figures 1 and 2**, and is located in the unsectioned land in Township 12 South, Range 2 West on the U.S. Geological Survey (USGS) Valley Center, California 7.5-minute topographic quadrangle (**Figure 3**).

SCIC Records Search

A records search was requested from the SCIC of the California Historical Resources Information System (CHRIS) at San Diego State University. The results were received January 27, 2016. The records search covered the Project site and a ½-mile radius around it. Thirteen previous cultural resources investigations have been

conducted within ½-mile radius of the Project, one of which extended along East Mission Avenue adjacent to the Project site. None, however, covered the Project site itself. The reports include cultural resources surveys, historical resources overviews, and monitoring reports for various development projects in the area.

The records search also shows that no previously identified archaeological resources have been recorded within or within a ½-mile radius of the Project site. Similarly, no built resources are recorded within the Project site. However, 52 buildings listed in the Historic Addresses database do occur within ½ mile. While most of these fall in a cluster to the south and west of the Project site, one (817 N. Fig Street) sits on the parcel immediately to the north of the Project site, and another (825 N. Fig Street) sits approximately 200 feet to the north. These are discussed below.

817 N. Fig Street is a clapboard-sided residence on parcel APN 229-160-23, constructed in 1915. It has been assigned a National Register Status Code of 5, indicating that it is likely ineligible for the National Register, but may be of local interest.

825 N. Fig Street is an unidentified building type at parcel APN 229-260-20, constructed in 1930. It has been assigned a National Register Status Code of 4D, indicating that it may be found eligible as a contributor to a district.

NAHC Sacred Lands File Search

A search of the Sacred Lands File at the NAHC was requested on December 31, 2015. In their response dated February 4, 2016, the NAHC indicated that there is the potential for Native American cultural resources on the Valley Center, CA 7.5' USGS topographic map, though the precise locations of the resources identified by the NAHC are unknown. For specific information regarding the resources, the NAHC recommends that representatives from the San Pasqual Band of Mission Indians be contacted (as well as the other Native American representatives on the contact list provided in their response). The NAHC contact list provides two contacts from the San Pasqual Band of Mission Indians. All correspondence with the NAHC is appended to this memo.

AB 52 Consultation

The City also initiated consultation with local Native American groups, as mandated by AB 52. These groups include the San Pasqual Band of Mission Indians and the San Luis Rey Band of Mission Indians. As an outcome of this consultation, the San Luis Rey Band of Mission Indians provided a series of ten (CR-1 through CR-10) recommended cultural resources mitigation measures, which the City has agreed to implement. These measures are included as an attachment to this memo and should be included as part of the Mitigation Monitoring and Reporting Program (MMRP) for the Project's IS/MND.

Conclusion and Recommendations

As a result of this assessment, no cultural resources, including archaeological resources, architectural resources, or tribal cultural resources, were identified within the Project site. However, a search of the Sacred Lands File at the NAHC did indicate the presence of at least one Native American cultural resource on the same USGS topographic map that contains the Project site. The NAHC recommends that the San Pasqual Band of Mission Indians should be contacted for further information about the resource(s), and whether it/they might be impacted by the current

Project. In addition, a single family residence built in 1915 occupies the parcel immediately to the north of the Project site (817 N. Fig Street), but it is anticipated that the current project will not directly impact the resource.

While no archaeological or tribal cultural resources were identified within the Project site, there is the potential that buried and previously unrecorded resources could be encountered during construction. As required by AB 52 and as recommended by the NAHC, the City engaged in consultation with appropriate Native American tribes. As an outcome of that consultation, the San Luis Rey Band of Mission Indians provided a set of standard cultural resources mitigation measures, which the City has agreed to implement. These measures require Native American and archaeological monitoring of ground-disturbing construction activities, and provide protocols for the identification and treatment of unanticipated discoveries of tribal cultural resources, archaeological resources, and human remains. These measures are included as an attachment to this memo. Implementation of the measures will ensure that the project will have a less than significant impact on cultural resources.

Attachments:

1. Figures (3)
2. NAHC correspondence
3. Recommended Tribal Cultural Resources Mitigation Measures



SOURCE: ESRI

Mission Townhomes Escondido .160001.01

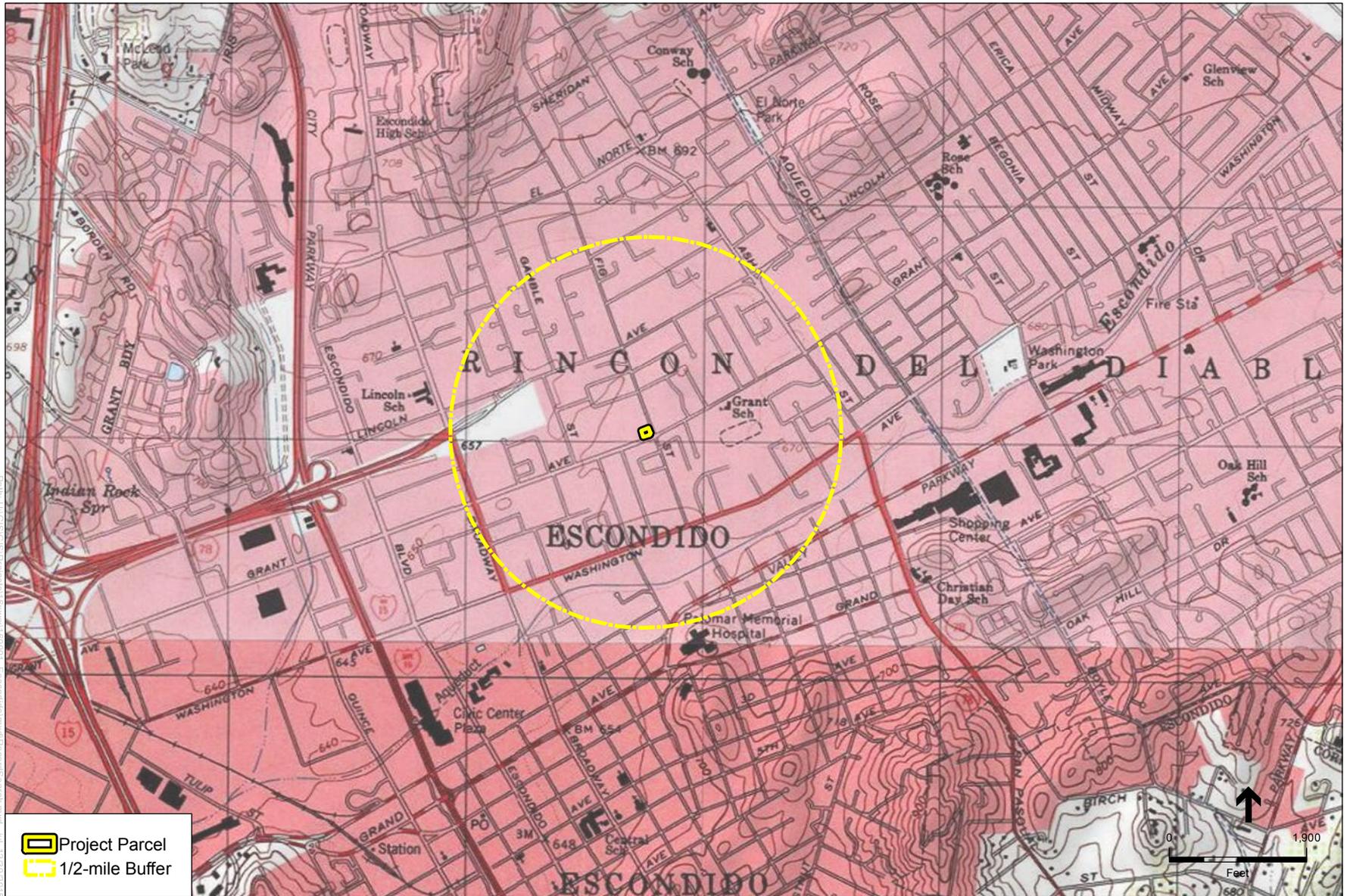
Figure 1
Regional Vicinity Map



SOURCE: NAIP 2014

Mission Townhomes Escondido .160001.01

Figure 2
Project Site



SOURCE: USGS 7.5' Topo Quad Valley Center 1975, 1978; Escondido 1975, 1978

Mission Townhomes Escondido .160001.01

Figure 3
Record Search Area



550 West C Street
Suite 750
San Diego, CA 92101
619.719.4200 phone
619.719.4201 fax

www.esassoc.com

December 31, 2015

Native American Heritage Commission
1550 Harbor Boulevard, Suite 100
West Sacramento, CA 95691
FAX- 916-373-5471

Subject: SLF search request for the Escondido Mission Avenue Project– D160001.00

To whom it may concern:

ESA has been retained to prepare an Initial Study/Mitigated Negative Declaration (ISMND) for the Escondido Mission Avenue (Project). The Project includes the construction of a 1-acre residential development on an undeveloped parcel located at 600 E. Mission Avenue within the City of Escondido. The City of Escondido is the lead agency. The enclosed map shows the Project located in an unsectioned portion of the Valley Center USGS 7.5' Quad, Township 12 South/Range 2 West.

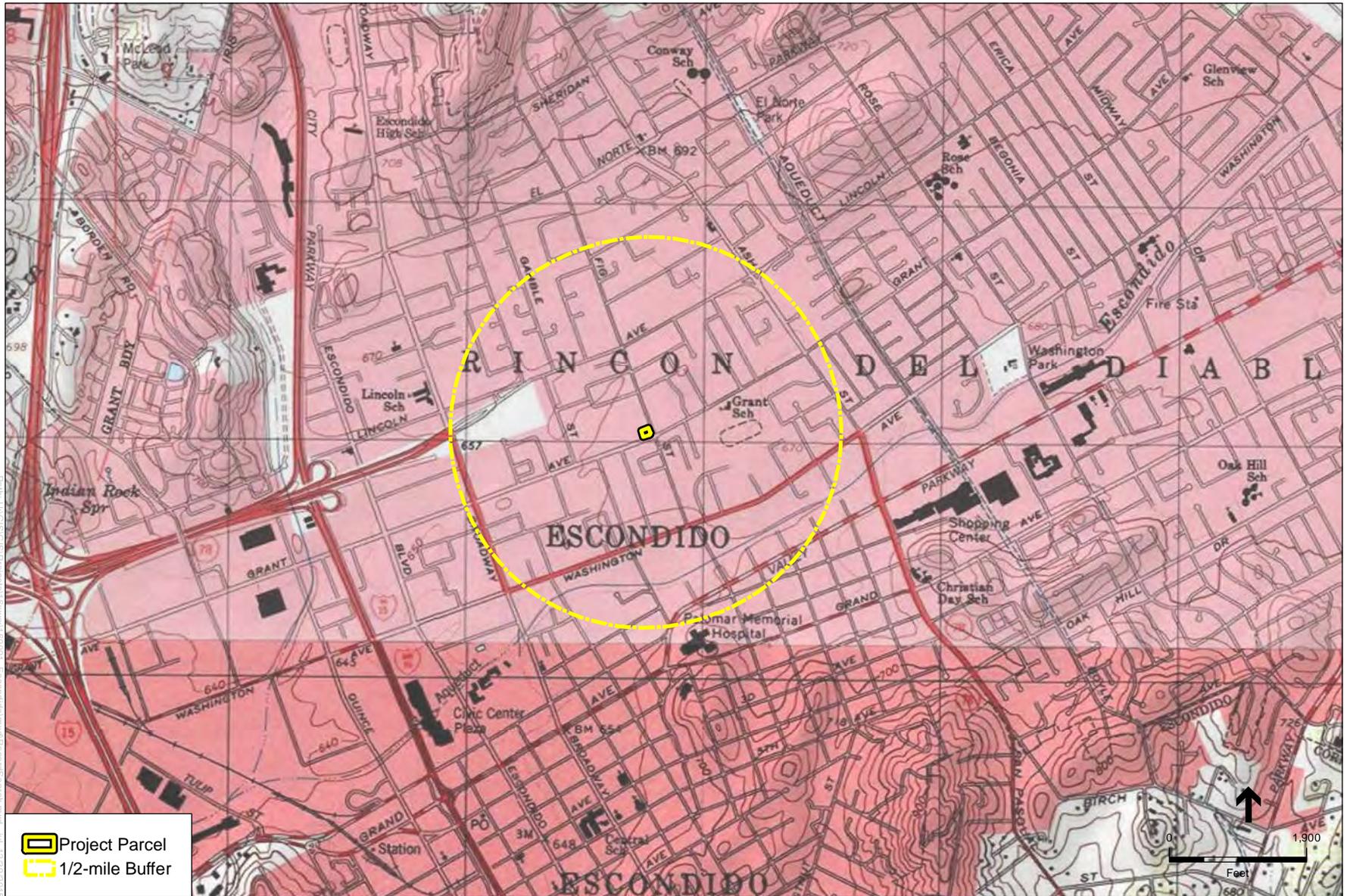
In an effort to provide an adequate appraisal of all potential impacts that may result from the proposed Project, ESA is requesting that a Sacred Lands File search be conducted for sacred lands or traditional cultural properties that may exist within the Project area. We additionally request the names and contact information for Native American representatives who are associated with the Project area so that we may provide these individuals with information regarding the Project.

Thank you for your time and cooperation regarding this matter. To expedite the delivery of search results, please fax them to 619.719.4201, or email them to mvader@esassoc.com. Please contact me at 619.241.9238 or at mvader@esassoc.com if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Vader', written over a light gray rectangular background.

Michael Vader
Cultural Resources



SOURCE: USGS 7.5' Topo Quad Valley Center 1975, 1978; Escondido 1975, 1978

Escondido East Mission Drive .160001.01

Figure X
Record Search

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



February 4, 2016

Michael Vader
ESA Assoc

Email to: mvader@esassoc.com

Re: Escondido Mission Avenue Project-D160001.00, San Diego County.

Dear Mr. Vader,

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) for the project referenced above. The search indicates the potential of Native American cultural resources in the Valley Center Quadrangle that may be impacted. For specific information regarding this site, please contact the San Pasqual Band of Mission Indians on the attached *Native American Contact List*.

The absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE. Other sources of cultural resources information should be contacted regarding known and recorded sites. Please contact all of the people on the attached *Native American Contact List*. The list should provide a starting place to locate areas of potential adverse impact within the APE. I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Katy Sanchez".

Katy Sanchez
Associate Environmental Planner

**Native American Contact List
San Diego County
February 4, 2016**

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This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed

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February 4, 2016**

Iipay Nation of Santa Ysabel
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San Diego County
February 4, 2016**

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(760) 742-3189 Fax

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(760) 742-3422 Fax

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(760) 742-1289

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed

City of Escondido
Recommended Tribal Cultural Resources Mitigation Measures

The following mitigation monitoring and reporting program shall be implemented to address potential impacts to unidentified and unknown tribal cultural resources within the proposed Project Area and/or Location.

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

- CR-2 Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

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

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

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

- CR-6 If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
- CR-7 The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.
- CR-8 As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.
- CR-9 If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation

with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

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

APPENDIX C

Exterior Noise Study

EXTERIOR NOISE ANALYSIS REPORT

MISSION HOMES Escondido, CA

April 13, 2016

Prepared for:
Chintu Patel
c/o Apollo Development Group, LLC
2661 Pummelo Court
Escondido, CA 92027

Prepared by:



dBF Associates, Inc.
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Carlsbad, CA 92010
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Appendices

Appendix A. Roadway Noise Calculations

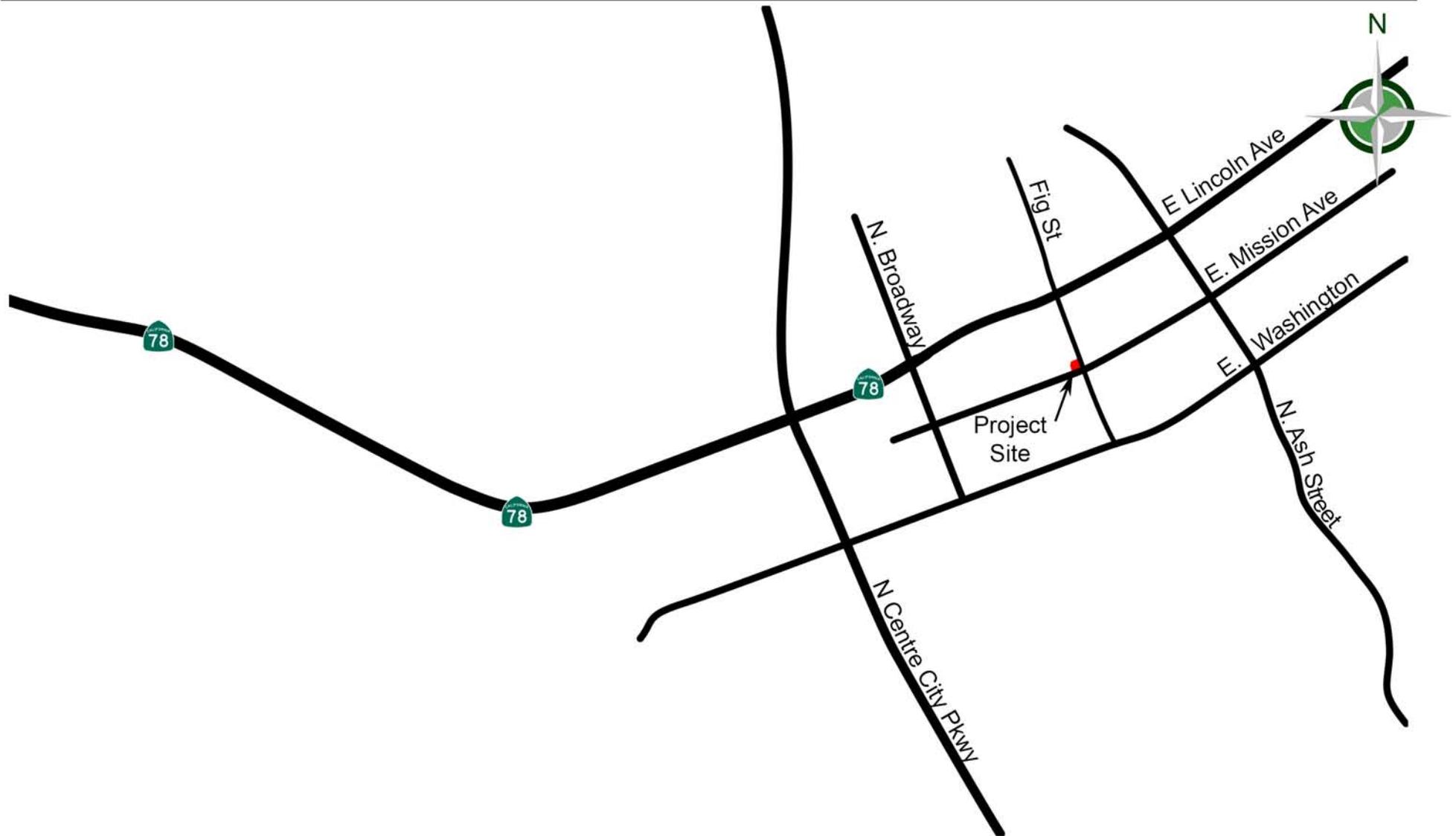
1.0 INTRODUCTION AND SUMMARY

This report estimates the exterior noise environment at the proposed Mission Homes development project. The vacant 0.17-acre project site is at the northwest corner of East Mission Avenue and North Fig Street in the city of Escondido, California (Figure 1). The project would consist of two single-family residences.

The primary noise source affecting the project site is vehicular traffic on Mission Avenue and Fig Street. Future unmitigated exterior traffic noise levels on the project site would range from approximately 56 dBA CNEL at the northwest corner to approximately 67 dBA CNEL at the southeast corner. Future exterior traffic noise levels at the outdoor usable areas of Unit 1 and Unit 2 would be less than 70 dBA CNEL and considered Conditionally Acceptable by the City of Escondido as designed. Future exterior traffic noise levels at the outdoor usable areas of Unit 1 would be less than 60 dBA CNEL and considered Normally Acceptable by the City of Escondido with a 6-foot-high noise wall along the south edge of the Unit 1 yard. Future exterior traffic noise levels at the outdoor usable areas of Unit 2 would be less than 60 dBA CNEL and considered Normally Acceptable by the City of Escondido with a 6-foot-high noise wall along the east and south edges of the Unit 2 yard.

Because future exterior traffic noise levels would exceed 60 dBA CNEL at the project building façades, interior noise levels in habitable rooms could exceed the California Building Code (CBC) allowable level of 45 dBA CNEL. An interior noise analysis would be required to be approved by the City's Building department upon application for a building permit. This interior noise analysis must identify the sound transmission loss requirements for building façade elements (windows, walls, doors, and exterior wall assemblies) necessary to limit interior noise in habitable rooms to 45 dBA CNEL or below. Upgraded windows and/or doors with Sound Transmission Class (STC) ratings of 30 or higher may be necessary. If the interior noise limit can be achieved only with the windows closed, the building design must include mechanical ventilation that meets CBC requirements. Worst-case noise levels, either existing or future, must be used.

Mission Homes - Exterior Noise Analysis



1.1 NOISE BACKGROUND

Noise is generally defined as loud, unpleasant, unexpected, or undesired sound typically associated with human activity and that interferes with or disrupts normal activities. The human environment is characterized by a certain consistent noise level which varies with each area. This is called ambient noise. Although exposure to high noise levels has been demonstrated to cause hearing loss, the principal human response to environmental noise is annoyance. The response of individuals to similar noise events is diverse and influenced by the type of noise, perceived importance of the noise and its appropriateness in the setting, time of day and type of activity during which the noise occurs, and sensitivity of the individual.

Sound is a physical phenomenon consisting of minute vibrations that travel through a medium, such as air, and are sensed by the human ear. Sound is generally characterized by several variables, including frequency and intensity. Frequency describes the sound's pitch and is measured in cycles per second, or hertz (Hz), whereas intensity describes the sound's loudness and is measured in decibels (dB). Decibels are measured using a logarithmic scale. A sound level of 0 dB is approximately the threshold of human hearing and is barely audible under extremely quiet listening conditions. Normal speech has a sound level of approximately 60 dB. Sound levels above about 120 dB begin to be felt inside the human ear as discomfort and eventually as pain at still higher levels. The minimum change in the sound level of individual events that an average human ear can detect is about 3 dB. The average person perceives a change in sound level of about 10 dB as a doubling (or halving) of the sound's loudness; this relation holds true for sounds of any loudness. Sound levels of typical noise sources and environments are provided in Table 1.

Because of the logarithmic nature of the decibel unit, sound levels cannot be added or subtracted directly and are somewhat cumbersome to handle mathematically. A simple rule is useful, however, in dealing with sound levels. If a sound's intensity is doubled, the sound level increases by 3 dB, regardless of the initial sound level. Thus, for example, $60 \text{ dB} + 60 \text{ dB} = 63 \text{ dB}$, and $80 \text{ dB} + 80 \text{ dB} = 83 \text{ dB}$.

The normal human ear can detect sounds that range in frequency from about 20 Hz to 20,000 Hz. However, all sounds in this wide range of frequencies are not heard equally well by the human ear, which is most sensitive to frequencies in the range of 1,000 Hz to 4,000 Hz. This frequency dependence can be taken into account by applying a correction to each frequency range to approximate the human ear's sensitivity within each range. This is called A-weighting and is commonly used in measurements of community environmental noise. The A-weighted sound pressure level (abbreviated as dBA) is the sound level with the "A-weighting" frequency correction. In practice, the level of a noise source is conveniently measured using a sound level meter that includes a filter corresponding to the dBA curve.

Table 1. Sound Levels of Typical Noise Sources and Noise Environments

Noise Source (at Given Distance)	Noise Environment	A-Weighted Sound Level	Human Judgment of Noise Loudness (Relative to Reference Loudness of 70 Decibels*)
Military Jet Takeoff with Afterburner (50 ft)	Carrier Flight Deck	140 Decibels	128 times as loud
Civil Defense Siren (100 ft)		130	64 times as loud
Commercial Jet Take-off (200 ft)		120	32 times as loud Threshold of Pain
Pile Driver (50 ft)	Rock Music Concert Inside Subway Station (New York)	110	16 times as loud
Ambulance Siren (100 ft) Newspaper Press (5 ft) Gas Lawn Mower (3 ft)		100	8 times as loud Very Loud
Food Blender (3 ft) Propeller Plane Flyover (1,000 ft) Diesel Truck (150 ft)	Boiler Room Printing Press Plant	90	4 times as loud
Garbage Disposal (3 ft)	Noisy Urban Daytime	80	2 times as loud
Passenger Car, 65 mph (25 ft) Living Room Stereo (15 ft) Vacuum Cleaner (10 ft)	Commercial Areas	70	Reference Loudness Moderately Loud
Normal Speech (5 ft) Air Conditioning Unit (100 ft)	Data Processing Center Department Store	60	1/2 as loud
Light Traffic (100 ft)	Large Business Office Quiet Urban Daytime	50	1/4 as loud
Bird Calls (distant)	Quiet Urban Nighttime	40	1/8 as loud Quiet
Soft Whisper (5 ft)	Library and Bedroom at Night Quiet Rural Nighttime	30	1/16 as loud
	Broadcast and Recording Studio	20	1/32 as loud Just Audible
		0	1/64 as loud Threshold of Hearing

Source: Compiled by dBF Associates, Inc.

Because community noise fluctuates over time, a single measure called the Equivalent Sound Level (Leq) is often used to describe the time-varying character of community noise. The Leq is the energy-averaged A-weighted sound level during a measured time interval, and is equal to the level of a continuous steady sound containing the same total acoustical energy over the averaging time period as the actual time-varying sound. Additionally, it is often desirable to know the acoustic range of the noise source being measured. This is accomplished through the Lmax and Lmin indicators, which represent the root-mean-square maximum and minimum noise levels obtained during the measurement interval. The Lmin value obtained for a particular monitoring location is often called the “acoustic floor” for that location.

To describe the time-varying character of environmental noise, the statistical noise descriptors L10, L50, and L90 are commonly used. They are the noise levels equaled or exceeded during 10, 50, and 90 percent of a stated time, respectively. Sound levels associated with L10 typically describe transient or short-term events, whereas levels associated with L90 describe the steady-state (or most prevalent) noise conditions.

Another sound measure known as the Community Noise Equivalent Level (CNEL) is an adjusted average A-weighted sound level for a 24-hour day. It is calculated by adding a 5-dB adjustment to sound levels during evening hours (7:00 p.m. to 10:00 p.m.) and a 10-dB adjustment to sound levels during nighttime hours (10:00 p.m. to 7:00 a.m.). These adjustments compensate for the increased sensitivity to noise during the typically quieter evening and nighttime hours. The CNEL is used by the State of California and the City of Carlsbad (City) to evaluate land-use compatibility with regard to noise.

2.0 APPLICABLE NOISE STANDARDS

2.1 CITY OF ESCONDIDO

The City of Escondido General Plan Community Protection Element [City of Escondido 2012] identifies transportation noise levels compatible with land uses. Exterior noise levels up to 60 dBA CNEL are considered Normally Acceptable at outdoor usable areas (i.e., yards) of single-family residential land uses. Exterior noise levels up to 70 dBA CNEL are considered Conditionally Acceptable.

2.2 STATE OF CALIFORNIA

California Building Code (CBC), Chapter 12 Interior Environment, Section 1207 Sound Transmission regulates noise levels in buildings with multiple habitable units. Relevant portions are reproduced below.

1207.4 Allowable interior noise levels. Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either the day-night average sound level (Ldn) or the community noise equivalent level (CNEL), consistent with the noise element of the local general plan.

3.0 EXTERIOR NOISE ENVIRONMENT

The primary existing noise source near the project is vehicular traffic on Mission Avenue and Fig Street.

3.1 ROADWAY TRAFFIC

Mission Avenue carries an existing (year 2013) Average Daily Traffic (ADT) volume of 18,500 vehicles between Broadway and Fig Street, and 15,500 vehicles between Fig Street and Ash Street [SANDAG 2015a]. Near the project site, Mission Avenue is a two-way four-lane Major Arterial roadway with a posted speed limit of 35 miles per hour (mph) and divided by a two-way left-turn lane. At the intersection with Fig Street, the eastbound right line becomes a right-turn lane to southbound Fig Street.

Fig Street carries an existing (year 2013) ADT volume of 9,000 vehicles between Lincoln Avenue and Mission Avenue, and 7,100 vehicles between Mission Avenue and Washington Avenue [SANDAG 2015a]. Near the project site, Fig Street is a two-way two-lane Collector roadway with a posted speed limit of 35 mph.

Based on classification counts performed during the sound level measurements discussed below, the existing vehicle mix on Mission Avenue and Fig Street is estimated to be approximately 95.5% cars, 3% medium trucks, 0.5% heavy trucks, 0.5% buses, and 0.5% motorcycles.

3.1.1 Sound Level Measurements

Short-term (15-minute) sound level measurements were conducted at two locations on the project site during the morning of Thursday, October 1, 2015 to quantify the existing on-site acoustical environment. Agencies such as the U.S. Department of Housing and Urban Development (HUD) consider the peak-hour Leq to be reasonably equivalent to the CNEL for vehicular traffic.

A Larson-Davis Model 824 American National Standards Institute (ANSI) Type 1 integrating sound level meter (SLM) and a RION model NL-31 ANSI Type 2 SLM were used as the data-collection devices. The SLMs were calibrated before and after the measurement periods. Simultaneous traffic classification counts were performed during measurements.

The SLMs were each mounted on a tripod roughly 5 feet above ground to simulate the average (ground-floor) height of the human ear. Measurement Location 1 (ML1) was at the northwest corner of the project site, and ML2 was near the southeast corner of the site, 50 feet from the centerlines of Mission Avenue and Fig Street.

A review of Table 2 shows that the measured sound levels ranged from approximately 57 dBA Leq at ML1 to approximately 65 dBA Leq at ML2. The measurement results are summarized in Table 2 and correspond to the locations depicted on Figure 2. Traffic counts during the measurements are reported in Table 3.

The primary noise sources during the measurements were observed to be traffic on Mission Avenue and Fig Street. During the measurements, other observed noise sources included birds, distant landscaping

activity, and occasional distant dogs barking; however, these sources did not substantially affect the recorded noise levels.

Table 2. Sound Level Measurements (dBA)

Measurement	Location	Date / Time	Leq	Lmin	Lmax	L10	L50	L90
ML1	Northwest corner of site	09:30 – 09:45	56.9	46.1	72.9	59.6	53.8	49.1
ML2	Southeast corner of site 50 feet from Mission & Fig CLs	09:30 – 09:45	64.5	49.1	72.2	68.3	61.3	54.9

Note: All measurements conducted on Thursday, October 1, 2015.

Table 3. Traffic Counts during Sound Level Measurements

Measurement	Duration	Roadway	Cars	Medium Trucks	Heavy Trucks	Buses	Motor-cycles
ML1 / ML2	15 minutes	Mission Avenue	174	6	0	1	1
		Fig Street	95	2	1	0	1

Mission Homes - Exterior Noise Analysis



4.0 FUTURE NOISE ENVIRONMENT

The primary noise source in the future would continue to be vehicular traffic on Mission Avenue and Fig Street.

Mission Avenue is projected to carry a future (year 2050) ADT volume of 25,200 vehicles between Broadway and Fig Street, and 22,100 vehicles between Fig Street and Ash Street [SANDAG 2015b]. Fig Street is projected to carry a future (year 2050) ADT volume of 9,900 vehicles between Lincoln Avenue and Mission Avenue, and 10,200 vehicles between Mission Avenue and Washington Avenue [SANDAG 2015b]. The speed limits and traffic mix were assumed to remain constant in the future. The peak-hour traffic volume was assumed to be 10% of the ADT volume.

The Federal Highway Administration's (FHWA) Traffic Noise Model (TNM) version 2.5 was used to calculate future traffic noise levels from Mission Avenue and Fig Street. The modeling effort considered roadway alignments, estimated average vehicle speed, peak-hour traffic volume, and vehicle mix. The default ground type used in the model was 'hard soil.' The model was calibrated using actual traffic counts and sound level measurements. The measured sound levels were approximately 3 dBA less than the modeled sound levels; therefore, a -3 dBA correction factor was applied to all receptors in the model. The vehicular traffic calculations are summarized in Appendix A.

The project building layout used in the roadway noise model was imported from the site plan [NOAA Group 2015]. Ground-floor receivers were placed at a height of 5 feet above local ground to simulate the average height of a standing person.

Future unmitigated exterior traffic noise levels in outdoor usable areas on the project site would range from approximately 56 dBA CNEL in the northwest corner of the Unit 1 yard to approximately 67 dBA CNEL in the southeast corner of the Unit 2 yard, as shown on Figure 3.

Mission Homes - Exterior Noise Analysis

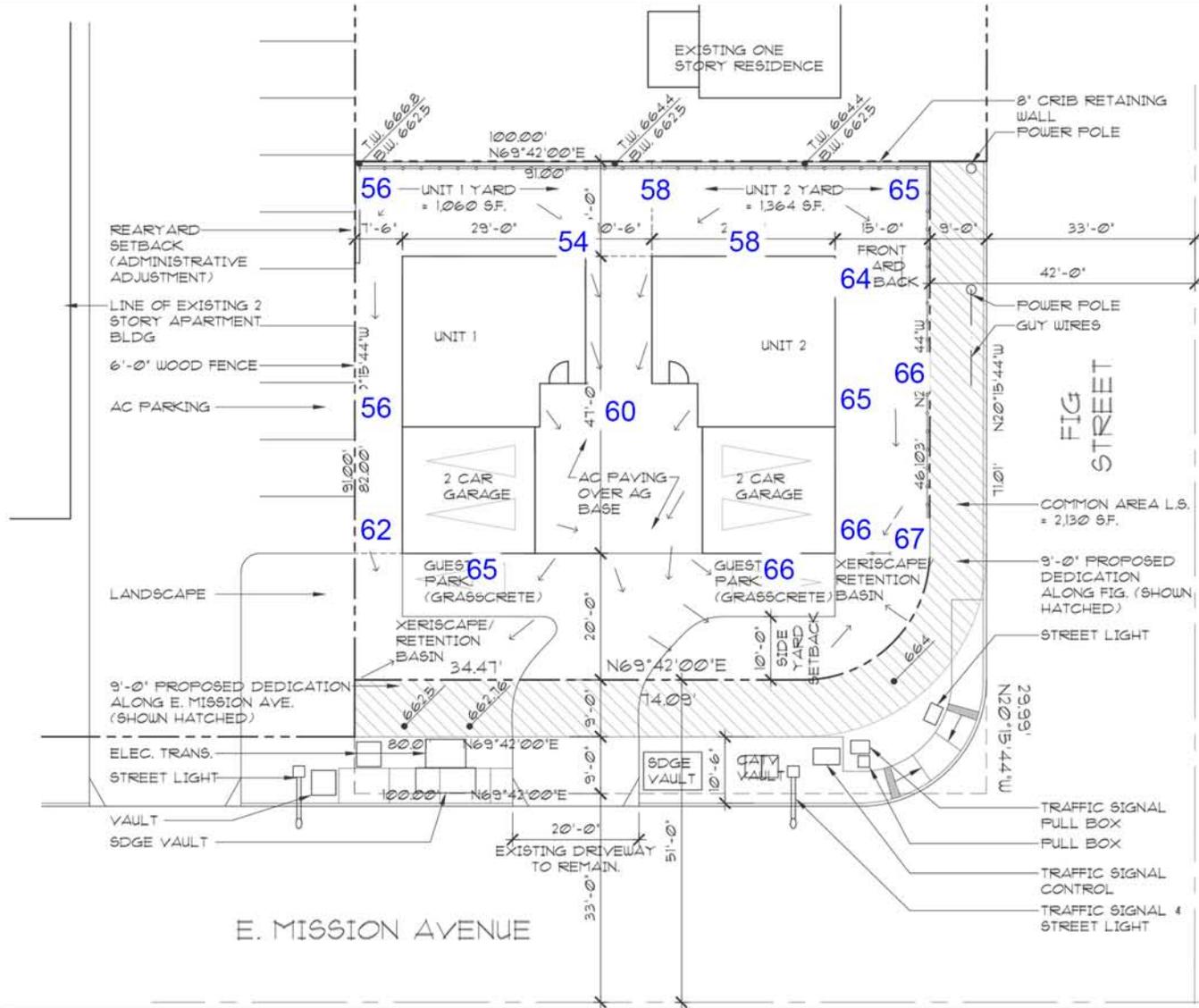


FIGURE 3
Future Unmitigated Exterior Traffic Noise Levels (dBA CNEL)

5.0 FINDINGS AND MITIGATION

5.1 TRAFFIC NOISE

5.1.1 Exterior

Future unmitigated exterior traffic noise levels at the Unit 1 yard would range from approximately 56 dBA CNEL at the northwest corner of the yard to approximately 62 dBA CNEL at the southwest corner of the yard. Future exterior traffic noise levels at all areas of the Unit 1 yard would be less than 70 dBA CNEL and considered Conditionally Acceptable by the City of Escondido.

Future unmitigated exterior traffic noise levels at the Unit 2 yard would range from approximately 58 dBA CNEL at the northwest corner of the yard to approximately 67 dBA CNEL at the southeast corner of the yard. Future exterior traffic noise levels at all areas of the Unit 2 yard would be less than 70 dBA CNEL and considered Conditionally Acceptable by the City of Escondido.

Noise barriers such as walls are commonly used to reduce outdoor and indoor noise levels from ground transportation sources. The effectiveness of a barrier depends on the distance from the source to the barrier, the distance from the receiver to the barrier, and the relative height of the barrier above the line-of-sight between the source and receiver.

The following barrier would reduce noise levels at all areas of the Unit 1 yard to 60 dBA CNEL or below, to be considered Normally Acceptable by the City of Escondido:

- 6 feet high, from the southwest corner of the Unit 1 yard to the Unit 1 building façade (8 feet long).

The following barrier would reduce noise levels at all areas of the Unit 2 yard to 60 dBA CNEL or below, to be considered Normally Acceptable by the City of Escondido:

- 6 feet high, from the northeast corner of the Unit 2 yard to the southeast corner of the Unit 2 yard (62 feet long), returning west to the Unit 2 building façade (15 feet long).

The barriers are shown on Figure 4. Ground-floor barrier heights are relative to the elevation of each adjacent building pad, and must have no gaps or cracks through or below the barrier. The barriers must be constructed of solid material, such as concrete masonry, with a minimum density of 3.5 lb./sf. If preservation of views is desired, any portion of the barrier can be comprised of transparent materials such as Plexiglas or glass.

Mission Homes - Exterior Noise Analysis

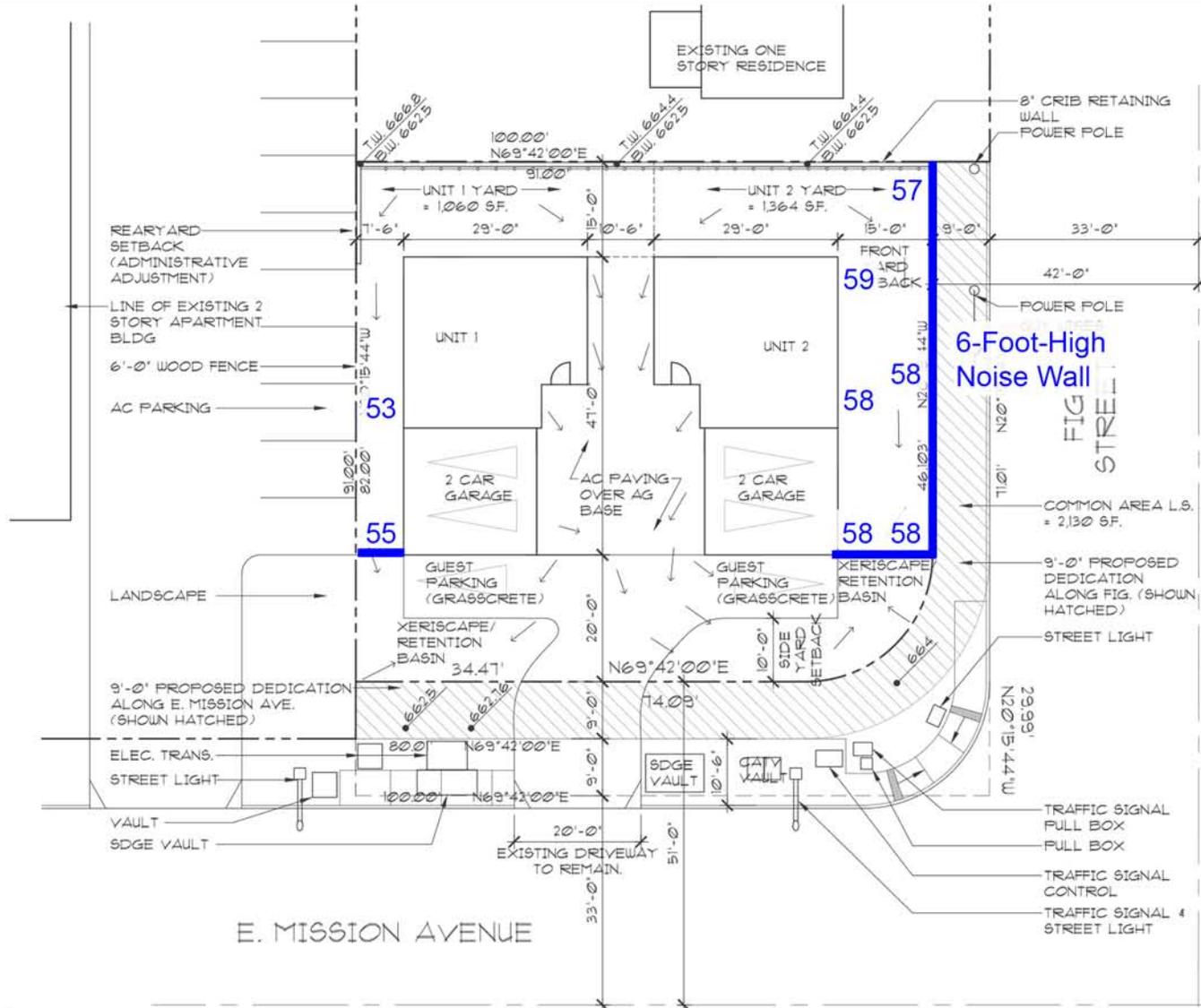


FIGURE 4
Future Mitigated Exterior Traffic Noise Levels (dBA CNEL)

5.1.2 Interior

Because future exterior traffic noise levels would exceed 60 dBA CNEL at the project building façades, interior noise levels in habitable rooms could exceed the CBC allowable level of 45 dBA CNEL. An interior noise analysis would be required to be approved by the City's Building department upon application for a building permit. This interior noise analysis must identify the sound transmission loss requirements for building façade elements (windows, walls, doors, and exterior wall assemblies) necessary to limit interior noise in habitable rooms to 45 dBA CNEL or below. Upgraded windows and/or doors with STC ratings of 30 or higher may be necessary. If the interior noise limit can be achieved only with the windows closed, the building design must include mechanical ventilation that meets CBC requirements. Worst-case noise levels, either existing or future, must be used.

6.0 REFERENCES

City of Escondido. 2012. General Plan. Community Protection Element. May 23.

Federal Highway Administration (FHWA). 2004. Traffic Noise Model, Version 2.5. February.

Harris, Cyril M. 1998. Handbook of Acoustical Measurements and Noise Control, Third Edition. Acoustical Society of America. Woodbury, NY.

International Organization for Standardization (ISO). 1996a. ISO 1996/1. Acoustics – Description and Measurement of Environmental Noise – Part 1: Basic Quantities and Procedures.

1996b. ISO 1996-2. Acoustics – Description and Measurement of Environmental Noise – Part 2: Acquisition of Data Pertinent to Land Use.

1996c. ISO 1996-3. Acoustics – Description and Measurement of Environmental Noise – Part 3: Application to Noise Limits.

NOAA Group. 2015. Mission Townhomes. Site / Grading Plan. Planning Submittal. June 5.

San Diego Association of Governments (SANDAG). 2015a. Average Traffic Volumes – City of Escondido.

2015b. Transportation Forecast Information Center. Series 12.

State of California. 2015. 2013 Title 24, Part 2, Vol. 1 California Building Code. July 1.

INPUT: ROADWAYS

Mission Townhomes

dB Associates, Inc. SPF				5 January 2016 TNM 2.5							
INPUT: ROADWAYS				Average pavement type shall be used unless a State highway agency substantiates the use of a different type with the approval of FHWA							
PROJECT/CONTRACT:		Mission Townhomes									
RUN:		Calibration									
Roadway		Points									
Name	Width	Name	No.	Coordinates (pavement)			Flow Control			Segment	
				X	Y	Z	Control Device	Speed Constraint	Percent Vehicles Affected	Pvmt Type	On Struct?
	ft			ft	ft	ft		mph	%		
Mission Avenue EB1 - West of Fig	12.0	point9	9	-200.0	-6.0	0.00				Average	
		point10	10	300.0	-6.0	0.00					
Mission Avenue WB1 - West of Fig	12.0	point12	12	330.0	18.0	0.00	Signal	20.00	30	Average	
		point11	11	-200.0	18.0	0.00					
Mission Avenue WB2 - West of Fig	12.0	point14	14	330.0	30.0	0.00	Signal	20.00	30	Average	
		point13	13	-200.0	30.0	0.00					
Mission Avenue EB - East of Fig	12.0	point17	17	300.0	-6.0	0.00	Signal	20.00	30	Average	
		point18	18	850.0	-6.0	0.00					
Mission Avenue WB1 - East of Fig	12.0	point20	20	850.0	18.0	0.00				Average	
		point19	19	330.0	18.0	0.00					
Mission Avenue WB2 - East of Fig	12.0	point22	22	850.0	30.0	0.00				Average	
		point21	21	330.0	30.0	0.00					
Fig Street SB - North of Mission	12.0	point23	23	306.0	500.0	0.00				Average	
		point24	24	306.0	35.0	0.00					
Fig Street NB - North of Mission	12.0	point25	25	330.0	35.0	0.00	Signal	15.00	70	Average	
		point26	26	330.0	500.0	0.00					
Fig Street SB - South of Mission	12.0	point27	27	306.0	-15.0	0.00	Signal	15.00	70	Average	
		point28	28	306.0	-500.0	0.00					
Fig Street NB - South of Mission	12.0	point29	29	330.0	-500.0	0.00				Average	
		point30	30	330.0	-15.0	0.00					
Mission Avenue EB2 - West of Fig	12.0	point31	31	-200.0	-18.0	0.00				Average	
		point32	32	300.0	-18.0	0.00					

INPUT: TRAFFIC FOR LAeq1h Volumes

Mission Townhomes

dBF Associates, Inc.			5 January 2016									
SPF			TNM 2.5									
INPUT: TRAFFIC FOR LAeq1h Volumes												
PROJECT/CONTRACT:			Mission Townhomes									
RUN:			Calibration									
Roadway	Points											
Name	Name	No.	Segment		MTrucks		HTrucks		Buses		Motorcycles	
			Autos		V	S	V	S	V	S	V	S
			veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph
Mission Avenue EB1 - West of Fig	point9	9	150	35	8	35	0	0	2	35	0	0
	point10	10										
Mission Avenue WB1 - West of Fig	point12	12	198	35	4	35	0	0	0	0	2	35
	point11	11										
Mission Avenue WB2 - West of Fig	point14	14	198	35	4	35	0	0	0	0	2	35
	point13	13										
Mission Avenue EB - East of Fig	point17	17	300	35	16	35	0	0	4	35	0	0
	point18	18										
Mission Avenue WB1 - East of Fig	point20	20	198	35	4	35	0	0	0	0	2	35
	point19	19										
Mission Avenue WB2 - East of Fig	point22	22	198	35	4	35	0	0	0	0	2	35
	point21	21										
Fig Street SB - North of Mission	point23	23	188	35	4	35	4	35	0	0	4	35
	point24	24										
Fig Street NB - North of Mission	point25	25	192	30	4	30	0	0	0	0	0	0
	point26	26										
Fig Street SB - South of Mission	point27	27	188	30	4	30	4	30	0	0	4	30
	point28	28										
Fig Street NB - South of Mission	point29	29	192	35	4	35	0	0	0	0	0	0
	point30	30										
Mission Avenue EB2 - West of Fig	point31	31	150	35	8	35	0	0	2	35	0	0
	point32	32										

INPUT: RECEIVERS

Mission Townhomes

dBF Associates, Inc.												
SPF												
INPUT: RECEIVERS												
PROJECT/CONTRACT:	Mission Townhomes											
RUN:	Calibration											
Receiver												
Name	No.	#DUs	Coordinates (ground)			Height	Input Sound Levels and Criteria				Active	
			X	Y	Z	above	Existing	Impact Criteria		NR	in	
						Ground	LAeq1h	LAeq1h	Sub'l	Goal	Calc.	
			ft	ft	ft	ft	dBA	dBA	dB	dB		
ML1	1	1	193.0	132.0	0.00	5.00	56.90	66	10.0	8.0	Y	
ML2	2	1	268.0	50.0	0.00	5.00	64.50	66	10.0	8.0	Y	

INPUT: BARRIERS

Mission Townhomes

dBFA Associates, Inc.										5 January 2016									
SPF										TNM 2.5									
INPUT: BARRIERS																			
PROJECT/CONTRACT: Mission Townhomes																			
RUN: Calibration																			
Barrier										Points									
Name	Type	Height		If Wall	If Berm			Add'tnl	Name	No.	Coordinates (bottom)			Height	Segment			On	Important
		Min	Max	\$ per Unit	\$ per Unit	Top Width	Run:Rise	\$ per Unit			X	Y	Z	at Point	Seg Ht	Perturbs	Struct?		
		ft	ft	\$/sq ft	\$/cu yd	ft	ft:ft	\$/ft			ft	ft	ft	ft	ft				
house	W	0.00	99.99	0.00				0.00	point1	1	239.8	162.0	0.00	15.00	0.00	0	0		
									point2	2	239.8	143.0	0.00	15.00	0.00	0	0		
									point3	3	262.2	143.0	0.00	15.00	0.00	0	0		
									point4	4	262.2	162.0	0.00	15.00					
fence	W	0.00	99.99	0.00				0.00	point5	5	185.3	162.0	0.00	6.00	0.00	0	0		
									point6	6	185.3	42.0	0.00	6.00					

RESULTS: SOUND LEVELS

Mission Townhomes

dBF Associates, Inc.													5 January 2016																							
SPF													TNM 2.5																							
													Calculated with TNM 2.5																							
RESULTS: SOUND LEVELS																																				
PROJECT/CONTRACT:													Mission Townhomes																							
RUN:													Calibration																							
BARRIER DESIGN:													INPUT HEIGHTS																							
													Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.																							
ATMOSPHERICS:													68 deg F, 50% RH																							
Receiver																																				
Name													No.		#DUs		Existing		No Barrier		With Barrier															
															LAeq1h		LAeq1h		Increase over existing		Type		Calculated		Noise Reduction											
																	Calculated		Crit'n		Calculated		Crit'n		Impact		LAeq1h		Calculated		Goal		Calculated			
																													minus		Goal					
															dBA		dBA		dBA		dB		dB				dBA		dB		dB		dB			
ML1													1		1		56.9		59.7		66		2.8		10		----		59.7		0.0		8		-8.0	
ML2													2		1		64.5		66.9		66		2.4		10		Snd Lvl		66.9		0.0		8		-8.0	
Dwelling Units															# DUs		Noise Reduction																			
																	Min		Avg		Max															
																	dB		dB		dB															
All Selected															2		0.0		0.0		0.0															
All Impacted															1		0.0		0.0		0.0															
All that meet NR Goal															0		0.0		0.0		0.0															

INPUT: ROADWAYS

Mission Townhomes

dBF Associates, Inc. SPF				5 January 2016 TNM 2.5							
INPUT: ROADWAYS				Average pavement type shall be used unless a State highway agency substantiates the use of a different type with the approval of FHWA							
PROJECT/CONTRACT:		Mission Townhomes									
RUN:		Future									
Roadway		Points									
Name	Width	Name	No.	Coordinates (pavement)			Flow Control			Segment	
				X	Y	Z	Control Device	Speed Constraint	Percent Vehicles Affected	Pvmt Type	On Struct?
	ft			ft	ft	ft		mph	%		
Mission Avenue EB1 - West of Fig	12.0	point9	9	-200.0	-6.0	0.00				Average	
		point10	10	300.0	-6.0	0.00					
Mission Avenue WB1 - West of Fig	12.0	point12	12	330.0	18.0	0.00	Signal	20.00	30	Average	
		point11	11	-200.0	18.0	0.00					
Mission Avenue WB2 - West of Fig	12.0	point14	14	330.0	30.0	0.00	Signal	20.00	30	Average	
		point13	13	-200.0	30.0	0.00					
Mission Avenue EB - East of Fig	12.0	point17	17	300.0	-6.0	0.00	Signal	20.00	30	Average	
		point18	18	850.0	-6.0	0.00					
Mission Avenue WB1 - East of Fig	12.0	point20	20	850.0	18.0	0.00				Average	
		point19	19	330.0	18.0	0.00					
Mission Avenue WB2 - East of Fig	12.0	point22	22	850.0	30.0	0.00				Average	
		point21	21	330.0	30.0	0.00					
Fig Street SB - North of Mission	12.0	point23	23	306.0	500.0	0.00				Average	
		point24	24	306.0	35.0	0.00					
Fig Street NB - North of Mission	12.0	point25	25	330.0	35.0	0.00	Signal	15.00	70	Average	
		point26	26	330.0	500.0	0.00					
Fig Street SB - South of Mission	12.0	point27	27	306.0	-15.0	0.00	Signal	15.00	70	Average	
		point28	28	306.0	-500.0	0.00					
Fig Street NB - South of Mission	12.0	point29	29	330.0	-500.0	0.00				Average	
		point30	30	330.0	-15.0	0.00					
Mission Avenue EB2 - West of Fig	12.0	point31	31	-200.0	-18.0	0.00				Average	
		point32	32	300.0	-18.0	0.00					

INPUT: TRAFFIC FOR LAeq1h Volumes

Mission Townhomes

dBF Associates, Inc.		5 January 2016										
SPF		TNM 2.5										
INPUT: TRAFFIC FOR LAeq1h Volumes												
PROJECT/CONTRACT:		Mission Townhomes										
RUN:		Future										
Roadway	Points											
Name	Name	No.	Segment		MTrucks		HTrucks		Buses		Motorcycles	
			Autos		V	S	V	S	V	S	V	S
			V	S	veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph
Mission Avenue EB1 - West of Fig	point9	9	602	35	19	35	3	35	3	35	3	35
	point10	10										
Mission Avenue WB1 - West of Fig	point12	12	602	35	19	35	3	35	3	35	3	35
	point11	11										
Mission Avenue WB2 - West of Fig	point14	14	602	35	19	35	3	35	3	35	3	35
	point13	13										
Mission Avenue EB - East of Fig	point17	17	1054	35	33	35	6	35	6	35	6	35
	point18	18										
Mission Avenue WB1 - East of Fig	point20	20	527	35	17	35	3	35	3	35	3	35
	point19	19										
Mission Avenue WB2 - East of Fig	point22	22	527	35	17	35	3	35	3	35	3	35
	point21	21										
Fig Street SB - North of Mission	point23	23	474	35	15	35	2	35	2	35	2	35
	point24	24										
Fig Street NB - North of Mission	point25	25	474	35	15	35	2	35	2	35	2	35
	point26	26										
Fig Street SB - South of Mission	point27	27	486	35	15	35	3	35	3	35	3	35
	point28	28										
Fig Street NB - South of Mission	point29	29	486	35	15	35	3	35	3	35	3	35
	point30	30										
Mission Avenue EB2 - West of Fig	point31	31	602	35	19	35	3	35	3	35	3	35
	point32	32										

INPUT: RECEIVERS

Mission Townhomes

							5 January 2016					
dBF Associates, Inc.												
SPF							TNM 2.5					
INPUT: RECEIVERS												
PROJECT/CONTRACT:		Mission Townhomes										
RUN:		Future										
Receiver												
Name	No.	#DUs	Coordinates (ground)			Height above Ground	Input Sound Levels and Criteria				Active in Calc.	
			X	Y	Z		Existing LAeq1h	Impact Criteria LAeq1h	Sub'l	NR Goal		
			ft	ft	ft	ft	dBA	dBA	dB	dB		
Unit 2 yard SE	4	1	275.0	75.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 2 yard NE	5	1	275.0	130.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 1 yard NE / Unit 2 yard NW	6	1	230.0	130.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 1 yard NW	7	1	188.0	130.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 1 yard SW	9	1	188.0	75.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 1 S	11	1	203.0	69.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 1 SE / Unit 2 SW	12	1	227.0	95.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 2 S	13	1	250.0	69.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 2 SE	14	1	263.0	74.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 2 E	16	1	263.0	95.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 2 NE	17	1	263.0	120.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 2 N	18	1	250.0	120.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 1 NE	19	1	220.0	120.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 1 yard W	23	1	188.0	95.0	0.00	5.00	0.00	60	10.0	8.0	Y	
Unit 2 yard E	25	1	275.0	103.0	0.00	5.00	0.00	60	10.0	8.0	Y	

INPUT: BARRIERS

Mission Townhomes

dBF Associates, Inc.				5 January 2016																
SPF				TNM 2.5																

INPUT: BARRIERS

PROJECT/CONTRACT: Mission Townhomes
 RUN: Future

Barrier									Points										
Name	Type	Height		If Wall	If Berm		Add'tnl	Name	No.	Coordinates (bottom)			Height	Segment			On	Important	
		Min	Max	\$ per Unit Area	\$ per Unit Vol.	Top Width	Run:Rise	\$ per Unit Length		X	Y	Z	at Point	Seg	Ht	Perturbs			Struct?
		ft	ft	\$/sq ft	\$/cu yd	ft	ft:ft	\$/ft		ft	ft	ft	ft	ft	ft				
house	W	0.00	99.99	0.00				0.00	point1	1	239.8	162.0	0.00	15.00	0.00	0	0		
									point2	2	239.8	143.0	0.00	15.00	0.00	0	0		
									point3	3	262.2	143.0	0.00	15.00	0.00	0	0		
									point4	4	262.2	162.0	0.00	15.00					
fence	W	0.00	99.99	0.00				0.00	point5	5	185.0	162.0	0.00	6.00	0.00	0	0		
									point27	27	185.0	133.0	0.00	6.00	0.00	0	0		
									point31	31	185.0	71.0	0.00	6.00	0.00	0	0		
									point6	6	185.0	42.0	0.00	6.00					
Unit 1	W	0.00	99.99	0.00				0.00	point7	7	193.0	118.0	0.00	25.00	0.00	0	0		
									point8	8	193.0	71.0	0.00	25.00	0.00	0	0		
									point9	9	214.0	71.0	0.00	25.00	0.00	0	0		
									point12	12	214.0	98.0	0.00	25.00	0.00	0	0		
									point13	13	222.0	98.0	0.00	25.00	0.00	0	0		
									point14	14	222.0	118.0	0.00	25.00	0.00	0	0		
									point15	15	193.0	118.0	0.00	25.00					
Unit 2	W	0.00	99.99	0.00				0.00	point16	16	232.0	118.0	0.00	25.00	0.00	0	0		
									point17	17	232.0	98.0	0.00	25.00	0.00	0	0		
									point18	18	240.0	98.0	0.00	25.00	0.00	0	0		
									point21	21	240.0	71.0	0.00	25.00	0.00	0	0		
									point22	22	261.0	71.0	0.00	25.00	0.00	0	0		
									point23	23	261.0	118.0	0.00	25.00	0.00	0	0		
									point24	24	232.0	118.0	0.00	25.00					
retaining wall	W	0.00	99.99	0.00				0.00	point25	25	185.0	133.0	0.00	0.00	0.00	0	0		
									point26	26	276.0	133.0	0.00	0.00					
Unit 2 yard wall	W	0.00	99.99	0.00				0.00	point28	28	261.0	71.0	0.00	6.00	1.00	0	0		
									point29	29	276.0	71.0	0.00	6.00	1.00	0	0		
									point30	30	276.0	133.0	0.00	6.00					
Unit 1 yard wall	W	0.00	99.99	0.00				0.00	point32	32	185.0	71.0	0.00	6.00	1.00	0	0		
									point33	33	193.0	71.0	0.00	6.00					

RESULTS: SOUND LEVELS

Mission Townhomes

dBF Associates, Inc.													5 January 2016	
SPF													TNM 2.5	
													Calculated with TNM 2.5	
RESULTS: SOUND LEVELS														
PROJECT/CONTRACT:			Mission Townhomes											
RUN:			Future											
BARRIER DESIGN:			INPUT HEIGHTS						Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.					
ATMOSPHERICS:			68 deg F, 50% RH											
Receiver														
Name		No.	#DUs	Existing	No Barrier			With Barrier						
				LAeq1h	LAeq1h		Increase over existing		Type	Calculated	Noise Reduction			
					Calculated	Crit'n	Calculated	Crit'n	Impact	LAeq1h	Calculated	Goal	Calculated	
								Sub'l Inc					minus	
				dB	dB	dB	dB	dB		dB	dB	dB	dB	
Unit 2 yard SE		4	1	0.0	70.3	60	70.3	10	Snd Lvl	61.2	9.1	8	1.1	
Unit 2 yard NE		5	1	0.0	68.1	60	68.1	10	Snd Lvl	60.5	7.6	8	-0.4	
Unit 1 yard NE / Unit 2 yard NW		6	1	0.0	60.6	60	60.6	10	Snd Lvl	58.9	1.7	8	-6.3	
Unit 1 yard NW		7	1	0.0	59.4	60	59.4	10	----	58.3	1.1	8	-6.9	
Unit 1 yard SW		9	1	0.0	65.0	60	65.0	10	Snd Lvl	58.4	6.6	8	-1.4	
Unit 1 S		11	1	0.0	68.0	60	68.0	10	Snd Lvl	68.0	0.0	8	-8.0	
Unit 1 SE / Unit 2 SW		12	1	0.0	63.0	60	63.0	10	Snd Lvl	63.0	0.0	8	-8.0	
Unit 2 S		13	1	0.0	69.1	60	69.1	10	Snd Lvl	69.0	0.1	8	-7.9	
Unit 2 SE		14	1	0.0	69.2	60	69.2	10	Snd Lvl	61.4	7.8	8	-0.2	
Unit 2 E		16	1	0.0	67.7	60	67.7	10	Snd Lvl	61.4	6.3	8	-1.7	
Unit 2 NE		17	1	0.0	67.2	60	67.2	10	Snd Lvl	62.3	4.9	8	-3.1	
Unit 2 N		18	1	0.0	60.9	60	60.9	10	Snd Lvl	58.6	2.3	8	-5.7	
Unit 1 NE		19	1	0.0	56.9	60	56.9	10	----	55.3	1.6	8	-6.4	
Unit 1 yard W		23	1	0.0	59.0	60	59.0	10	----	56.3	2.7	8	-5.3	
Unit 2 yard E		25	1	0.0	68.7	60	68.7	10	Snd Lvl	59.9	8.8	8	0.8	
Dwelling Units			# DUs	Noise Reduction										
				Min	Avg	Max								
				dB	dB	dB								
All Selected			15	0.0	4.0	9.1								
All Impacted			12	0.0	4.6	9.1								
All that meet NR Goal			2	8.8	8.9	9.1								