

Final
Initial Study / Mitigated Negative Declaration
SCH No. 2023030763

ASH RESIDENTIAL SUBDIVISION
PL22-0134/PL22-0154

Prepared for:
City of Escondido
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Escondido, California 92025

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May 2023

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SECTION 1.0 INTRODUCTION

1.1 Introduction

This Final Initial Study / Mitigated Negative Declaration (Final IS/MND) has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code §§ 21000 et seq.) and CEQA Guidelines (California Code of Regulations §§ 15000 et seq.).

This document contains responses to comments received on the Draft IS/MND for the Ash Residential Subdivision - PL22-0134/PL22-0154 (Project) (State Clearinghouse No. 2023030763) during the public review period, which occurred March 30, 2023 through April 19, 2023. This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the Lead Agency. This document and the circulated Draft IS/MND comprise the Final IS/MND.

1.2 Draft Initial Study / Mitigated Negative Declaration

The Draft IS/MND for the Ash Residential Subdivision - PL22-0134/PL22-0154 (Project) (State Clearinghouse No. 2023030763) is hereby incorporated by reference, in its entirety. The Draft IS/MND is available for review at the City of Escondido, (201 N. Broadway, Escondido, CA 92025), and on the City's website at <https://www.escondido.org/ash-st-residential-subdivision-and-annexation>

The City published a Notice of Intent and circulated a Draft IS/MND for public review and comment for the period of March 30, 2023 through April 19, 2023. A total of 2 correspondences were submitted to the City during the review period. Section 2 of the Final IS/MND includes a list of all correspondence submitted to the City on the Draft IS/MND, each identified by a number for later reference, together with the authors and the dates the letters were received. Following this list, all of the letters are presented, with numbered brackets to highlight specific comments that are responded to in the next section.

SECTION 2.0 RESPONSE TO COMMENTS

This Final IS/MND has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code §§ 21000 et seq.) and CEQA Guidelines (California Code of Regulations §§ 15000 et seq.).

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the Draft IS/MND are excerpted in this document, the sections are shown indented. Changes to the Draft IS/MND text are shown in **underlined bold** text for additions and ~~strikeout~~ for deletions.

The following is a list of agencies and persons who submitted comments on the Draft IS/MND during the public review period.

This section provides all written responses received on the Draft IS/MND and the City's responses to each comment.

Number Reference	Commenting Person/Agency	Date of Comment
Individual Comment Letter		
I-1	Deanna Muhlhan	March 30, 2023
I-2	Desiree Mondragon	April 13, 2023

2.1 Response to Comments

The following are specific responses to comments received during the public review period.

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Individual Comment Letter I-1 – Deanna Muhlhan (March 30, 2023)

Ivan Flores

From: Deanna Muhlhan <Deanna@sunbum.com>
Sent: Thursday, March 30, 2023 1:44 PM
To: Ivan Flores
Subject: [EXT] Case Nos PL22-0134/PL22-0154

Follow Up Flag: Follow up
Flag Status: Flagged

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You don't often get email from deanna@sunbum.com. [Learn why this is important](#)

Hi Ivan –

I1-1 | My name is Deanna Muhlhan and I live at 541 Bridle Pl, Escondido Ca 92026. I just received in the mail a “Notice of Intent to Adopt a Mitigated Negative Declaration” for Ash St. We as a community are against bringing in “Very Low Income” homeowners. I can’t believe that this would even pass. Where can we comment? What is the process? Has this already passed or do you take into consideration everyone in the community that will comment? Half if not most of us will sell our houses if this passes.

Kind Regards,

Deanna Muhlhan

Sr Accounts Payable Specialist



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Individual Response I-1 – Deanna Muhlhan (March 30, 2023)

I1 - 1 The comment expresses an objection to providing a very low income dwelling unit. This objection does not raise an issue regarding the adequacy of the Draft IS/MND and therefore, no further response pursuant to CEQA is required. For clarification, it should be noted that 19 of the 20 dwelling units will have lot sizes, home sizes, and home values comparable to the Lexington and Pradera communities. One of the 20 lots will have a deed restriction limiting potential homebuyers to those who earn no more than 50% of the Area Median Income, with the goal of providing homeownership opportunity for the general workforce.

Individual Comment Letter I-2 – Desiree Mondragon (April 13, 2023)

From: desiree canter <dez_canter@yahoo.com>
Sent: Thursday, April 13, 2023 1:39 PM
To: Ivan Flores <iflores@escondido.org>
Subject: [EXT] Ash Street Residential Subdivision and Annexation Project

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Hi Ivan,

I2-1

My name is Desiree Mondragon. I live on at 604 Stanley Ave and recieved the notice of the subdivision going in across the street from me. Even though this saddens me, I knew homes would eventually go there. The part that worries me is having 20 homes there and the traffic it will create and what concerns me ebeb more is that it the letter it states that one lot is restricted to VERY low income homebuyers. Can you please explain what this means? Also that particular Low Income lot is going to be the one closer to my own home and that concerns me for resale in the future. Are the rest of the homes low income as well? What are the price ranges for these homes going in? I am just concerned because we take pride in our home and we enjoy our neighborhood.

Thank you so much for taking the time to listen to my concerns and I look forward to hearing back.

Warm Regards,
Desiree Mondragon

Individual Response I-2 – Desiree Mondragon (April 13, 2023)

I2 - 1 The comment provides two concerns, one regarding traffic and the other regarding the project providing a very low income dwelling unit.

Regarding traffic, as stated in Section 4.17 on Page 75 of the Draft IS/MND, the City of Escondido *Transportation Impact Analysis Guidelines (TIAG)* were adopted on April 21, 2021. This document sets out the methodology for conducting a Local Mobility Analysis (LMA) and Vehicle Miles Traveled (VMT) analysis. The proposed Project would have a net trip generation of 200 average daily trips (ADT), with 16 trips in the AM Peak Hour and 20 trips in the PM Peak Hour. The TIAG establish a minimum ADT threshold of 200 ADT for requiring VMT and LMA analyses. Since the proposed Project would generate 200 ADT, the Project is considered a small project and screened out from a VMT or LMA analysis. Therefore, impacts would be less than significant.

The objection to providing a very low income dwelling unit does not raise an issue regarding the adequacy of the Draft IS/MND and therefore, no further response pursuant to CEQA is required for this comment. For clarification, it should be noted that 19 of the 20 dwelling units will have lot sizes, home sizes, and home values comparable to the Lexington and Pradera communities. One of the 20 lots will have a deed restriction limiting potential homebuyers to those who earn no more than 50% of the Area Median Income, with the goal of providing homeownership opportunity for the general workforce.

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SECTION 3.0 REVISIONS TO THE DRAFT IS/MND

3.1 Updates and Corrections to the Draft IS/MND

No updates or clarifications have been made to the Draft IS/MND as a result of public comments.

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