

CEQA Initial Study - Environmental Checklist Form

1. Project Title: San Marcos Highlands Specific Plan
2. Lead Agency Name and Address: City of San Marcos, 1 Civic Center Drive, San Marcos, CA 92069
3. Contact Person and Phone Number: Norman Pederson, 760-744-1050, ext. 3236, NPedersen@san-marcos.net
4. Project Location and Environmental Setting: The project is located in North San Diego County, partly within the City of San Marcos and partly within the County of San Diego. The site is located at the northern terminus of Las Posas Road, immediately north of the Santa Fe Hills residential community. APNs: 182-110-03, 03; 182-11-02; 184-101-14; 184-240-13, 14, 15, 32, 33; 184-241-05, 06, 07, 08. **Figure 1** presents the project location.

The project site is undeveloped and supports upland habitat types including Diegan coastal sage scrub. There is also riparian habitat associated with the headwaters of Agua Hedionda Creek. Informal trails are located on the site. On the western portion of the site is an easement for the San Diego Aqueduct. Las Posas Road is the primary access point to the project site. Access to the regional highway system is provided at the Las Posas Road/SR-78 interchange, approximately 1.75 miles south of the project.

5. Project Sponsor and Address: Mr. Farouk Kubba/Vista San Marcos Ltd., c/o 160 Industrial Street Suite 200, San Marcos, CA 92078
6. General Plan: Specific Plan for the portion within the City of San Marcos and Rural Residential 10 for the portion within the County of San Diego.
7. Zoning: Specific Plan for the portion within the City of San Marcos and Rural Residential 10 for the portion within the County of San Diego.
8. Description of Project: The applicant proposes a Specific Plan Amendment and Tentative Subdivision Map for 189 clustered single-family lots and open space on 262-acres located at the northern end of Las Posas Road within the San Marcos Highlands Specific Plan Area (SPA), and an additional 26 acres of open space on an adjacent property to the northwest. Additionally, a Ridgeline Development Permit that would allow a portion of the proposed subdivision to be developed within the Ridgeline Overlay Zone, without encroachment onto Primary or Secondary Ridgelines, and a Conditional Use Permit for temporary use of a rock crusher(s) during grading operations has been requested. A portion of the project site (121 acres) lies within the County of San Diego; therefore, annexation of the 121 acres or a portion thereof into the City will require approval by the Local Agency Formation Commission (LAFCO). A pre-zone from County Zoning (A-70) to Specific Plan Area will be required for a 9.7-acre portion of the project site currently in the County. **Figure 2** presents the master land use plan for the project. The project boundary is 293.3 acres. This includes 262.14 acres within the Specific Plan, plus an additional 26.27 acres outside the Specific Plan that is contiguous and will serve as a mitigation area for biology impacts. Also included in the overall project boundary is a 4.7-acre area dedicated as an offsite habitat linkage easement. **Table 1** provides a land use summary of the proposed project.



San Marcos Highlands
City of San Marcos

Figure 1
Project Vicinity

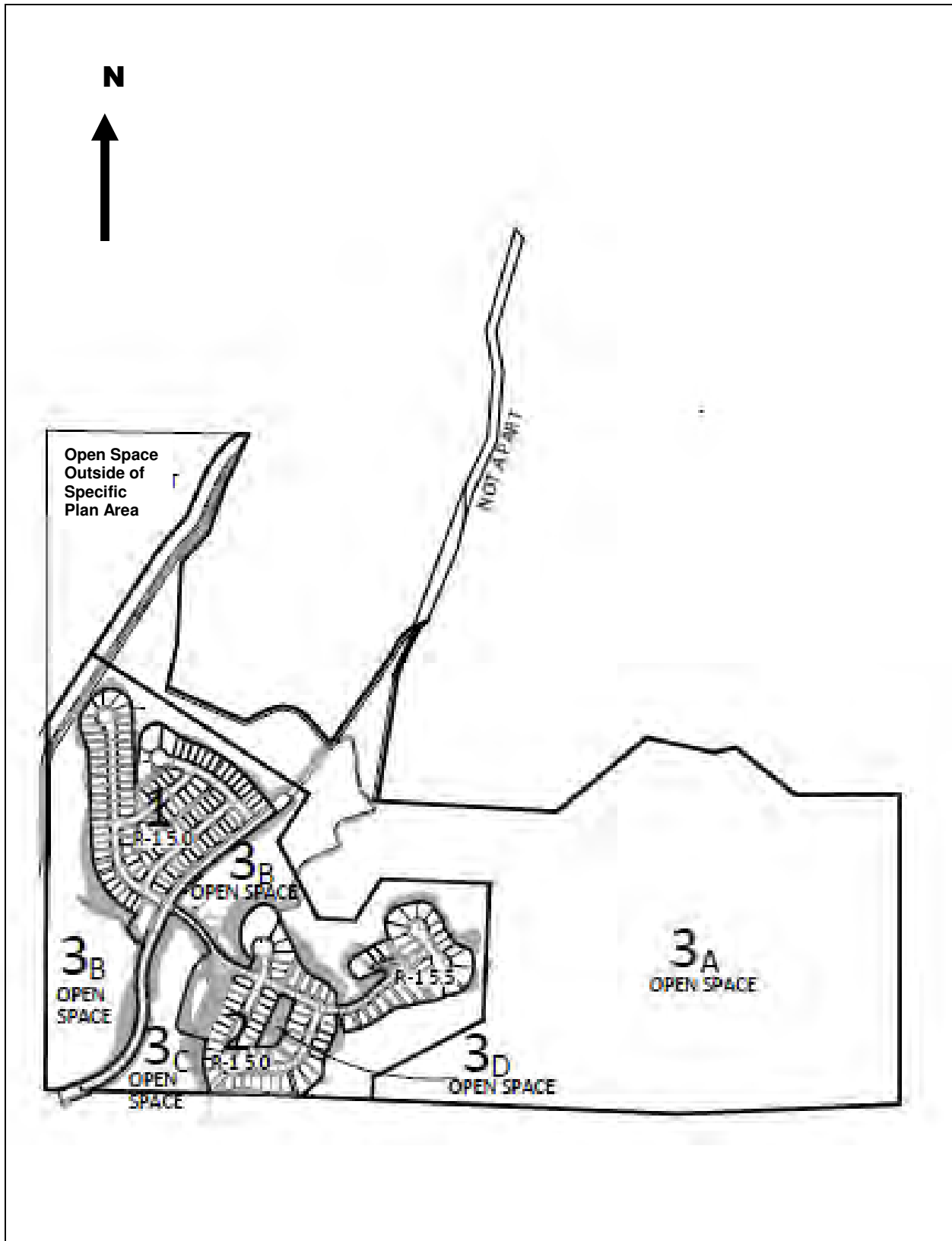


Table 1. Land Use Summary

Zone/ Plan Area	Width	Min. Lot	Max. Lot	Units	Acres	Density
Residential West of Las Posas Road						
R 5.0	50 feet	5,000 s.f.	10,452 s.f.	109	25.63	
Planning Area Total			5,732 s.f. avg.	109	293.3	0.37
Residential East of Las Posas Road						
R 5.0	50 feet	5,000 s.f.	8,590 s.f.	52	24.41	3.27
R 5.5	55 feet	5,500 s.f.	20,473 s.f.	28		
Planning Area Total			8,127 s.f. avg.	80	293.3	0.27
Las Posas Road					4.7	
Residential Total			6,746 s.f. avg.	189	293.3	0.64
Open Space						
3A					154.57	
3B					49.349	
3C					7.385	
3D					0.794	
Contiguous off-site mitigation parcels located outside of Specific Plan Area ¹					26.47	
Contiguous off-site open space habitat linkage easement located outside of Specific Plan Area ²					4.67	
Open Space Total³					243.24	
Residential Total					50.04	
Project Total					293.3	

¹ Contiguous mitigation parcels are not a part of the San Marcos Highlands Specific Plan area.

² Contiguous open space habitat linkage easement is not a part of the San Marcos Highlands Specific Plan area.

³ Total Open Space acreage is inclusive of Open Space Lots 3A through 3D, contiguous mitigation parcels outside of Specific Plan, and contiguous habitat linkage outside of Specific Plan.

Project Components

Residential - The Specific Plan Amendment (SPA) proposes 189 residential units (109 units west of Las Posas Road and 80 units east of Las Posas Road) within two residential classification types. The average lot size on the west side of Las Posas Road will be 5,732 s.f. and the average lot size east of Las Posas Road will be 8,127 s.f. Proposed architectural styles will be a mix of Spanish, Italianate, and Craftsman styles. The Specific Plan identifies design guidelines related to roof treatments, color, wall surfaces, garages, and architectural detailing.

Open Space - Total open space within the project area covers 243.24 acres. Open space areas within the Specific Plan area are divided into five categories: conserved open space that will be subject to a biological conservation easement, primary and secondary ridgelines as established by the Ridgeline Overlay Zone, fuel modification areas, manufactured exterior slopes, water quality lots, and parks.

Roadway Improvements - The project proposes the extension of Las Posas Road approximately 3,000 feet from its current terminus north of Via Artista to serve the project. The extension of Las Posas Road to Buena Creek Road is not proposed as part of the project. The Las Posas Road extension will have an 84-foot right-of-way (ROW). The project will construct a network of internal minor streets, including Streets A, B and C west of Las Posas Road and street A, E and F east of Las

Posas Road. The internal minor streets will have a 60-foot right of way. Proposed roadways include a sidewalk. Portions of Las Posas Road and Street A will also have a trail component which is part of the larger trail network within the community. Primary emergency ingress/egress to the project site is via Las Posas Road. Secondary emergency ingress/egress will be via Ardilla Way in the south and Robinhood Road to the north.

Utility Improvements - The project includes water, sewer and storm drain improvements to serve the project. The project will connect with existing infrastructure in Las Posas Road and Ardilla Way for water and sewer. Water service for the project would be split between Vallecitos Water District (VWD) and the Vista Irrigation District (VID). The project will require annexation and boundary adjustments for the portion that will be served by VWD. The project proposes to annex into VWD for sewer service (all 106.93 acres).

Grading and Rock Crushing - The project will be graded in two phases. Phase 1 is the rough grading of the Las Posas Road extension and the subdivision lots and roads west of Los Posas Road. Phase 2 is the rough grading of the subdivision lots and roads east of Las Posas Road. Grading for the project includes 543,680 cubic yards (cy) of cut and 654,360 cy of fill. Since there is a bulking factor to the cut material and recommendations from the soils engineer will be implemented, there will actually be 659,725 cy of material available on the site. The project will require 661,275 cy of material. This leaves a balance of 1,550 cy that would come from onsite utility trenching. Thus the project will balance on site. No import or export of earthwork will be required. Due to bedrock condition on the project site, rock crushing will be required during project construction.

Annexations and Detachments - Since the project proposes an annexation for part of the project site into the City as well as adjustment to water, sewer, fire protection, and school district boundaries, the project will require approval from San Diego LAFCO.

The Specific Plan area contains 262.14 acres. A portion of the project site (121 acres) lies within the County of San Diego; therefore, annexation of the 121 acres or a portion thereof into the City will require approval by the Local Agency Formation Commission (LAFCO). Annexations will also be required for water and sewer services and will require LAFCO approval.

- 9. Surrounding land uses and setting:** The site is located at the northern terminus of Las Posas Road, immediately north of the Santa Fe Hills residential community. North of the site are single-family rural residential homes in the County of San Diego. West of site are single-family low-density residential homes in the County of San Diego. South of the site is the Santa Fe Hills community with single-family residences. East of the site is undeveloped land in the City of San Marcos.

10. Other public agencies whose approval is required:

Agency	Permit Type/Action
California Department of Fish and Wildlife	<ul style="list-style-type: none"> • Renewal of Streambed Alteration Agreement
Local Agency Formation Commission (LAFCO)	<ul style="list-style-type: none"> • Water Service Area Boundary Adjustments • Sewer Service Area Boundary Adjustment • Fire Protection District Boundary Adjustment • School District Boundary Adjustment⁽¹⁾
Vallecitos Water District	<ul style="list-style-type: none"> • Sewer Service Area Boundary Adjustment • Water Service Area Boundary Adjustments
Vista Irrigation District	<ul style="list-style-type: none"> • Water Service Area Boundary Adjustments
San Marcos Unified School District	<ul style="list-style-type: none"> • School District Boundary Adjustment⁽¹⁾
Vista Unified School District	<ul style="list-style-type: none"> • School District Boundary Adjustment⁽¹⁾

Notes

(1): The project applicant has a Streambed Alteration Agreement from California Department of Fish and Wildlife. The agreement will expire in December 2014, thus renewal of the agreement is included as a discretionary action for the project.

(2): The project site is currently split between the San Marcos Unified School District and the Vista Unified School District. In the event the project is served entirely by San Marcos Unified School District, a boundary adjustment will be required.


ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or a "Less than Significant With Mitigation Incorporated", as indicated by the checklist on the following pages.

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

DETERMINATION

On the basis of this initial evaluation:

- On the basis of this Initial Study, the City of San Marcos finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- On the basis of this Initial Study, the City of San Marcos finds that although the proposed 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.
- On the basis of this Initial Study, the City of San Marcos finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- On the basis of this Initial Study, the City of San Marcos finds that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- On the basis of this Initial Study, the City of San Marcos finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


 Norman Pedersen, Project Planner

5-11-14
 Date

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	X			
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest Legacy Assessment Project and the carbon measurement methodology provided in Forest Protocols adopted by the California Air resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?			X	
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
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?	X			
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?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
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?	X			
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	X			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	X			
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
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?				X
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?				X
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	X			
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	X			
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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
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?	X			
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	X			
b) Have a potentially significant adverse impact on groundwater quality or cause or contribute to an exceedance of applicable groundwater receiving water quality objectives or degradation of beneficial uses?	X			
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
d) 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?	X			
e) Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?	X			
f) 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?	X			

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	X			
h) Result in increased impervious surfaces and associated increased runoff?	X			
i) Result in significant alteration of receiving water quality during or following construction?	X			
j) Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).	X			
k) Be tributary to an already impaired water body as listed on the Clean Water Act Section 303(d) list. If so, can it result in an increase in any pollutant for which the water body is already impaired?	X			
l) Be tributary to environmentally sensitive areas (e.g. MSCP, RARE, Areas of Special Biological Significance, etc.)? If so, can it exacerbate already existing sensitive conditions?	X			
m) Have a potentially significant environmental impact on surface water quality, to either marine, fresh or wetland waters?	X			
n) Otherwise substantially degrade water quality?	X			
o) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
p) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
q) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
r) Inundation by seiche, tsunami, or mudflow?				X

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	X			
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
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?				X
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	X			
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?				X
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?	X			
e) Other public facilities?	X			
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	X			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	X			
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			
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?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Result in inadequate parking capacity?	X			
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	X			

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
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?	X			
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?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	X			
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?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?	X			
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X			
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

The following is a discussion of all answers to the questions contained in the environmental impacts checklist.

I. AESTHETICS

a) Have a substantial adverse effect on a scenic vista? Potentially Significant Impact

The project site is undeveloped and supports upland habitat, riparian habitat, seasonal drainages, a pre-existing man-made earthen dam, portions of primary and secondary ridgelines, and a network of informal trails and paths. Current views to the project site are primarily from public and private areas to the north, south and west of the project site. Topography and lack of access limits views from the east on to the project site. Implementation of the project has the potential to result in changes to viewsheds. The project has the potential to have a substantial adverse effect on a scenic vista and this issue will be analyzed in the EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway? Potentially Significant Impact

The project site is located approximately 1.6 miles north of State Route 78 (SR 78). A portion of SR 78 is recognized as a Scenic Highway by Caltrans. At a local level, SR 78 is designated by the City as a view corridor. The highway corridor provides view of the Merriam Mountains, Mount Whitney, Double Peak, CSUSM and Palomar Community College. This issue will be analyzed in the EIR.

c) Substantially degrade the existing visual character or quality of the site and its surroundings? Potentially Significant Impact

The project site is undeveloped and supports upland habitat, riparian habitat, seasonal drainages, a pre-existing man-made earthen dam, portions of primary and secondary ridgelines, and a network of informal trails and paths. The landform and visual character would be altered by the proposed project from vacant land to a residential development. Grading, landscaping and architectural treatments and design features that would be implemented as part of the Specific Plan. This issue area will be analyzed in the EIR.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? Potentially Significant Impact

Development of the proposed project would add lighting to an area that is currently undeveloped and does not have lighting. This issue area will be analyzed in the EIR.

II. AGRICULTURE AND FORESTRY RESOURCES

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? No Impact

The project site does not fall under areas mapped as prime farmland, unique farmland or farmland of statewide importance, as determined by the Farmland Mapping and Monitoring Program, as shown in the San Marcos General Plan (Figure 4-4, Agricultural Areas). Therefore the project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance and no impact is identified. This issue will not be further analyzed in the EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? No Impact.

Approximately 141.14 acres of the project site is within the City of San Marcos and has a General Plan and zoning designation of Specific Plan Area (SPA). The remaining portion of the project site is within the County of San Diego (within the City's adopted Sphere of Influence) and has a General Plan designation of Semi-Rural Residential (SR-10). The project site is not located within a Williamson Act contract area. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract and no impact is identified. This issue will not be further analyzed in the EIR.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? No Impact

The majority of the project site (141.14 acres) is within the City of San Marcos and has a General Plan and zoning designation of Specific Plan Area (SPA). The remaining portion of the project site is within the County of San Diego (within the City's Sphere of Influence) and has a General Plan designation of Semi-Rural Residential (SR-10). Thus, the proposed project is not located in an area that is zoned for forest land, timber land or for timber production. Therefore, no impact is identified. This issue will not be further analyzed in the EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use? No Impact

The project site does not support forests, nor is there any forest land adjacent to the project site. The project site is currently developed and is proposed adjacent to existing or proposed development. Therefore, the proposed project will not result in the loss of forest land or the conversion of forest land to non-forest use. No impact is identified for this issue area. This issue will not be further analyzed in the EIR.

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? No Impact

While the project site does not support agricultural lands, there are areas mapped as Unique Farmland and Farmland of Local Importance north of the project site. These areas will be separated from the proposed residential development by areas of habitat conservation and open space, so conflicts between potential agricultural uses and future residential uses would not be expected. No impact is identified for this issue area. This issue will not be further analyzed in the EIR.

III. AIR QUALITY

a) Conflict with or obstruct implementation of the applicable air quality plan? Potentially Significant Impact

The EIR will review the project's compliance with the City's General Plan, San Diego Air Basin's air quality plans, including the Regional Air Quality Strategy and the State Implementation Plan), along with applicable Rules and Regulations adopted by the San Diego Air Pollution Control District through their air quality planning process to determine whether the project would conflict with or obstruct implementation of the Regional Air Quality Strategy or the State Implementation Plan. This issue area will be addressed in the EIR.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Potentially Significant Impact

The EIR will include an analysis that quantifies the project's construction and operational air quality emissions. These emissions will be measured against adopted thresholds to determine if the project would violate any air quality standards or contribute substantially to an existing or projected air quality violation. If significant air quality impacts are identified, mitigation will be specified.

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)? Potentially Significant Impact

The San Diego Air Basin is a nonattainment area for the state and federal ozone standards, and for the state PM₁₀ and PM_{2.5} standards (particulate matter less than 10 microns diameter and 2.5 microns in diameter, respectively). Evaluating whether the project could result in a cumulatively considerable impact on air quality relies on both the project's consistency with the Regional Air Quality Strategy and the State Implementation Plan., which address attainment of the ozone standards, and the potential for the project to result in a cumulatively considerable impact due to particulate emissions.

An analysis will be prepared for the project to quantify the project's construction and operational particulate emissions. These emissions will be measured against adopted thresholds to determine if the project would violate any air quality standards or contribute substantially to a cumulatively considerable impact. The results of this analysis will be summarized in the EIR. If significant air quality impacts are identified, mitigation will be specified.

d) Expose sensitive receptors to substantial pollutant concentrations? Potentially Significant Impact

Sensitive receptors are defined as schools, hospitals, resident care facilities, or day-care centers, as well as residential receptors in the project vicinity. The threshold concerns whether the project could expose sensitive receptors to substantial pollutant concentrations, either of criteria pollutants, or of toxic air contaminants (TACs). Although, residential uses are not typically land uses that would emit substantial amounts of toxic air contaminants, the EIR will address the potential for the project to expose sensitive receptors to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people? Less Than Significant Impact

The project is a residential development and would not include land uses that would be sources of nuisance odors. Thus the potential for odor impacts associated with operation of the project is expected to be less than significant. This issue will not be further analyzed in the EIR.

IV. BIOLOGICAL RESOURCES

The project has permits from the regulatory agencies including the United States Army Corp of Engineers, California Regional Water Quality Control Board, and the California Department of Fish and Wildlife.

- **United States Army Corps of Engineers.** Department of the Army Permit. SPL-2001-00479. Permit addresses permanent discharge of fill onto 0.74 acre of water of the U.S.
 - **California Regional Water Quality Control Board.** Tentative Clean Water Section 401 Water Quality Certification and Waiver of Waste Discharge Requirements for Discharged or Dredged and/or Fill Materials (File no. 02C-144) for impact to 0.74 acres of jurisdictional Water of the U.S. and temporary impact to 0.06 acres of jurisdictional Waters of the U.S.
 - **California Department of Fish and Wildlife.** Streambed Alteration Agreement #R5-2005-0445 covering impact of up to 1.38 acres of CDFG jurisdictional streambed. 1.22 acres are permanent comprised of 0.33 acre of southern willow scrub and 0.89 acre of unvegetated streambed, and 0.16 acres are temporary comprised of southern willow scrub.
- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? Potentially Significant Impact**

The EIR will address the potential for the project to directly and/or indirectly impact sensitive species, including, but not limited to: Least Bell's Vireo, Southwestern Willow Flycatcher, Coastal California Gnatcatcher, and sensitive plant species.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? Potentially Significant Impact**

The project site supports sensitive habitats, including sensitive riparian and upland habitats. The EIR will address the potential for the project to directly and/or indirectly impact sensitive habitats, including, but not limited to: Southern Willow Scrub and Diegan Coastal Sage Scrub. If significant biological impacts are identified, mitigation will be specified.

- 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? Potentially Significant Impact**

The EIR will address the potential for the project to adversely affect federally protected wetlands. If significant biological impacts are identified, mitigation will be specified.

- 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? Potentially Significant Impact**

The EIR will address the potential for the project to interfere with the movement of any species or with established wildlife corridors, or impede the use of native wildlife nursery sites. If significant biological impacts are identified, mitigation will be specified.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Potentially Significant Impact**

The Open Space and Conservation Element of the City's General Plan include policies related to the protection of biological resources. The EIR will assess the project's consistency with applicable policies.

- e) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? Potentially Significant Impact**

The County of San Diego is currently preparing the North County Plan for their Multiple Species Conservation Program (NCMSCP). The portion of the project site that is located within the County is designated as a Pre-Approved Mitigation Area (PAMA) in the draft NCMSCP. PAMA is where land is considered to be more important for sensitive species. Additionally, portions of the project site in the City of San Marcos are designated as a Focused Planning Area (FPA) within the Multiple Habitat Conservation Program (MHCP). The EIR will address the project's consistency with the NCMSCP and MHCP.

V. CULTURAL RESOURCES

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? Potentially Significant Impact**

A cultural resources study, which includes an analysis of historical resources, will be prepared for the project and included in the EIR. The EIR will address the potential for a significant historical resource to be impacted by development of the proposed project. If significant impacts are identified, mitigation and/or avoidance measures will be specified.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? Potentially Significant Impact**

A cultural resources study, which includes an analysis of archaeological resources, will be prepared for the project and included in the EIR. The EIR will address the potential for a significant archaeological resource to be impacted by development of the proposed project. If significant impacts are identified, mitigation and/or avoidance measures will be specified.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Potentially Significant Impact

The EIR will address whether development of the project could directly or indirectly destroy a unique paleontological resource or site or unique geological feature. If significant impacts are identified, mitigation and/or avoidance measures will be specified.

d) Disturb any human remains, including those interred outside of formal cemeteries? Potentially Significant Impact

The EIR will determine whether development of the project could potentially disturb any human remains, including those interred outside of formal cemeteries. If significant impacts are identified, mitigation and/or avoidance measures will be specified.

VI. GEOLOGY AND SOILS

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. No Impact

The project site is located within a seismically active region, as is all of southern California. However, the project site is not located on or adjacent to any known active faults, as delineated by the most recent Alquist-Priolo Earthquake Fault Zoning Map (Department of Conservation 2012). Therefore no impact is identified for this area and this topic will not be addressed in the EIR.

ii) Strong seismic ground shaking? Potentially Significant Impact

The proposed project is located in seismically-active southern California and the site could be subject to moderate to severe ground motion from regional seismic activity. This issue will be addressed in the EIR.

iii) Seismic-related ground failure, including liquefaction? Potentially Significant Impact

The EIR will include a discussion of the potential for the project site to be subject to seismic-related ground failure, including liquefaction. With sufficient project design measure related to foundation support, impacts are anticipated to be less than significant. However, if significant impacts are identified, mitigation will be specified.

iv) Landslides? Potentially Significant Impact

The project site is topographically diverse with some steep slopes proposed as part of the project. The EIR will include a discussion of the potential for the project site to be subject to landslides.

b) Result in substantial soil erosion or the loss of topsoil? Potentially Significant Impact

Grading would be required to prepare the site for development and this has the potential to result in soil erosion and loss of topsoil. The EIR will include an analysis of the potential for the project site to result in substantial soil erosion or loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Less Than Significant Impact

The project site is topographically diverse. The EIR will include an analysis of the potential for the project site to become unstable, potentially resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

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? No Impact

The project site does not support expansive soils. This issue will not be analyzed in the EIR.

e) Have soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? No Impact

The project will be served by public sewer, not septic tanks or alternative water disposal systems. Sewer service will be provided by Vallecitos Water District (VWD). Therefore, no impact is identified for this issue area. This issue will not be analyzed in the EIR.

VII. GREENHOUSE GAS EMISSIONS

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Potentially Significant Impact

The proposed project's greenhouse gas emissions resulting from construction, operation, and transportation will be quantified and analyzed in the EIR. Project design measures intended to reduce emissions will be reviewed. If significant impacts are identified, mitigation measures will be specified.

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? Potentially Significant Impact

The EIR will review the project's consistency with the City's General Plan Conservation Element, recently adopted Climate Action Plan, and other applicable policies. If significant impacts are identified, mitigation measures will be specified.

VIII. HAZARDS AND HAZARDOUS MATERIALS

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? Potentially Significant Impact

As a residential project, the only hazardous materials anticipated for transport or disposal associated with the project are routinely used household products such as cleaners, paint, solvents,

motor oil/automotive products, batteries and garden maintenance products. It is anticipated that the use, handling and disposal of these products would be addressed by household hazardous waste programs that are part of the Integrated Waste Management Plan of the County of San Diego and other Federal, and City Municipal Code regulations. The EIR will discuss the project's compliance with these restrictions and laws.

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? Potentially Significant Impact

As discussed above, the EIR will discuss the project's compliance with Federal, State and City regulations related to the handling of hazardous materials generally associated with development of a residential project.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No Impact

The project site is located 0.5 miles from Paloma Elementary school. Given that the project site is located more than one-quarter mile from an existing school and no schools are proposed within one-quarter mile of the project site, no impact is identified. This issue will not be analyzed in the EIR.

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? Potentially Significant Impact

The EIR will include results from a search of permitted facilities and environmental cleanup activities on a specific location from the California Department of Toxic Substances Control's online database, EnviroStor. Based on this information, the EIR will address the project's potential to create a significant hazard to the public or the environment.

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? Potentially Significant Impact

The proposed project is not within two miles of a public airport or public use airport. The nearest is the McClellan-Palomar Airport in Carlsbad, which is located approximately six miles west of the project area. A portion of the project site falls within the Airport Influence Area (AIA), specifically within Review Area 2 of the McClellan-Palomar AIA¹. The project's consistency with the AIA will be analyzed in the EIR.

¹ http://www.san.org/documents/aluc/Palomar%20ALUCP_rev.pdf

- 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? No Impact**

The proposed project is not located within the vicinity of a private airstrip. Therefore the project does not have the potential to result in a safety hazard for people residing or working in the project area. No impact is identified for this issue area and this issue will not be analyzed in the EIR.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? Potentially Significant Impact**

The EIR will address whether the project includes development that would impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan. Information related to the San Marcos Fire Department review of the project will also be provided.

- 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? Potentially Significant Impact**

The EIR will include a discussion of the potential for the project to expose people or structure to a significant risk involving wildland fires. It is anticipated that impacts would be reduced through implementation of fuel modification zones and low fuel buffers between structures and natural open space areas. If significant impacts are identified, mitigation will be specified.

IX. HYDROLOGY AND WATER QUALITY

- a) Violate any water quality standards or waste discharge requirements? Potentially Significant Impact**

The EIR will assess the project's compliance with all water quality standards and waste discharge requirements and permits. If significant water quality impacts are identified, Best Management Practices (BMPs) and/or mitigation measures will be specified.

- b) Have a potentially significant adverse impact on groundwater quality or cause or contribute to an exceedance of applicable groundwater receiving water quality objectives or degradation of beneficial uses? Potentially Significant Impact**

The EIR will assess the potential for the project to impact groundwater quality or contribute to the degradation of beneficial uses. If significant groundwater quality impacts are identified, BMPs and/or mitigation measures will be specified.

- c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Potentially Significant Impact**

The project may use groundwater for irrigation. The potential for impact to groundwater supplies and recharge will be addressed in the EIR.

- d) 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 (e.g. downstream)? Potentially Significant Impact**

Grading will be required to prepare the site for development. The EIR will assess the potential for the project to alter the existing drainage pattern of the site or area, in a manner that would result in substantial erosion or siltation on or off-site. If significant drainage, erosion and/or siltation impacts are identified, BMPs and/or mitigation measures will be specified.

- e) Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes? Potentially Significant Impact**

Grading will be required to prepare the site for development. The EIR will calculate runoff flow rates and volumes pre- and post-development to determine whether the project could potentially result in significant drainage impacts. If significant impacts are identified, BMPs and/or mitigation measures will be specified.

- f) 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? Potentially Significant Impact**

Grading will be required to prepare the site for development. The EIR will assess the potential for the project to alter the existing drainage pattern of the site or area, in a manner that would increase the rate or amount of surface runoff in a manner, which would result in flooding. If significant drainage and flooding impacts are identified, BMPs and/or mitigation measures will be specified.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? Potentially Significant Impact**

The project will add impervious surfaces to the project site (e.g., roofs, roadways). The EIR will assess whether the project's stormwater management plan would include facilities sufficiently sized to retain and treat the project's runoff water to ensure that the capacity of existing or planned stormwater drainage systems would not be exceeded. If significant impacts are identified, BMPs and/or mitigation measures will be specified.

- h) Result in increased impervious surfaces and associated increased runoff? Potentially Significant Impact**

The project will add impervious surfaces to the project site (e.g., roofs, roadways). The EIR will calculate impervious surfaces and runoff flow rates and volumes pre- and post-development to determine whether the project could potentially result in significant drainage impacts. If significant impacts are identified, BMPs and/or mitigation measures will be specified.

- i) Result in significant alteration of receiving water quality during or following construction? Potentially Significant Impact**

The EIR will assess the project's water quality management plan and compliance with all water quality standards and waste discharge requirements and permits to determine whether significant alteration of receiving water quality during or following construction could occur. If significant water quality impacts are identified, BMPs and/or mitigation measures will be specified.

- j) Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash). Potentially Significant Impact**

The EIR will assess the project's water quality management plan and compliance with all water quality standards and waste discharge requirements and permits to determine whether an increase in pollutant discharges to receiving waters would occur. If significant water quality impacts are identified, BMPs and/or mitigation measures will be specified.

- k) Be tributary to an already impaired water body as listed on the Clean Water Act Section 303(d) list. If so, can it result in an increase in any pollutant for which the water body is already impaired? Potentially Significant Impact**

The EIR will identify whether the proposed project will result in an increase in pollutants in any impaired water bodies. If significant water quality impacts are identified, BMPs and/or mitigation measures will be specified.

- l) Be tributary to environmentally sensitive areas (e.g. MSCP, RARE, Areas of Special Biological Significance, etc.)? If so, can it exacerbate already existing sensitive conditions? Potentially Significant Impact**

The EIR will identify whether the proposed project will exacerbate sensitive conditions within environmentally sensitive areas, such as Agua Hedionda Creek. If significant water quality impacts are identified, BMPs and/or mitigation measures will be specified.

- m) Have a potentially significant environmental impact on surface water quality, to either marine, fresh or wetland waters? Potentially Significant Impact**

The EIR will identify whether the proposed project will have a potentially significant impact on surface water quality to either marine, fresh or wetland waters. If significant water quality impacts are identified, BMPs and/or mitigation measures will be specified.

- n) Otherwise substantially degrade water quality? Potentially Significant Impact**

The EIR will identify whether the proposed project will have a potentially significant impact on water quality. If significant impacts are identified, BMPs and/or mitigation measures will be specified.

- o) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? No Impact**

The project site does not contain any areas mapped on a federal Flood Hazard Boundary, FIRM, or other flood hazard map. Thus, the project does not proposed any housing within a 100-year flood hazard area. No impact is identified. This issue will not be analyzed in the EIR.

- p) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? No Impact**

The project site does not contain any areas mapped on a federal Flood Hazard Boundary, FIRM, or other flood hazard map. Thus, the project would not place any structures within a 100-year flood hazard area. No Impact is identified. This issue will not be analyzed in the EIR.

- q) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? Potentially Significant Impact**

The project site is not located within a dam inundation zone (General Plan Figure 6-3). The EIR will discuss how the small earthen dam on the project site will be removed and reconfigured as part of the habitat restoration improvements required by the regulatory agencies along the creek. If significant impacts are identified, mitigation will be specified.

- r) Inundation by seiche, tsunami, or mudflow? No Impact**

The proposed project is not located near a coastline, lake, or mountainous area that would be subject to a seiche, tsunami, or mudflow. No impacts are identified for this issue area. This issue will not be analyzed in the EIR.

X. LAND USE AND PLANNING

- a) Physically divide an established community? No Impact**

The project site is currently undeveloped. Proposed development will be adjacent to existing residential development (Santa Fe Hills and development in the County to the west and north) and would not divide an established community. Therefore no impact is identified for this issue area. This issue will not be analyzed in the EIR.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Potentially Significant Impact**

The EIR will include a comprehensive review of the project's consistency with the City of San Marcos General Plan and the County of San Diego General Plan.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan? Potentially Significant Impact**

The EIR will include an analysis of the project's consistency with the NCMSCP and MHCP.

XI. MINERAL RESOURCES

- a) **Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state? No Impact**

There are no known mineral resources on the project site of value to the region or to residents of the state. Therefore, the project would not have an impact on any known mineral resource and no impact is identified for this issue area. This issue will not be analyzed in the EIR.

- 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? No Impact**

The project site is not delineated on the City's General Plan as a locally important mineral recovery site, nor is it identified as such on any other land use plan. Therefore, no impact is identified. This issue will not be analyzed in the EIR.

XII. NOISE

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Potentially Significant Impact**

The project will create noise during both the construction and operational phase. The EIR will compare existing noise levels and future on-site noise levels to determine the potential for significant increases in interior and exterior noise levels as a result of development of the proposed project. If significant noise impacts are identified, mitigation will be specified.

- **Exposure of persons to or generation of excessive groundborne vibrations or groundborne noise levels? Potentially Significant Impact**

Blasting will be required for the project. The EIR will include a discussion of the project's potential to expose persons to or generate excessive groundborne vibrations or noise levels during construction and operation. If significant impacts related to groundborne vibrations or noise levels are identified, mitigation will be specified.

- **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Potentially Significant Impact**

The project will create noise during both the construction and built phase. The EIR will compare existing noise levels and future off-site noise levels (primarily related to transportation noise) to determine the potential for a substantial permanent increase in ambient noise levels as a result of development of the proposed project. If significant noise impacts are identified, mitigation will be specified.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Potentially Significant Impact

The project will create noise during both the construction and built phase. The EIR will compare existing noise levels and future off-site noise levels (primarily related to construction noise) to determine the potential for a substantial temporary or periodic increase in ambient noise levels as a result of development of the proposed project. If significant noise impacts are identified, mitigation will be specified.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? Potentially Significant Impact

The nearest airport is the McClellan-Palomar Airport in Carlsbad, which is located approximately six miles west of the project site. A portion of the project site falls within the Airport Influence Area (AIA), specifically within Review Area 2 of the McClellan-Palomar AIA. This issue will be addressed in the EIR.

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? No Impact

The project site is not located within the vicinity of a private airstrip. Thus future residents would not experience excessive noise levels from private airport operations. No impact is identified. This issue will not be addressed in the EIR.

XIII. POPULATION AND HOUSING

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)? Potentially Significant Impact

Section 15126.2(d) of the CEQA Guidelines, as amended, requires the discussion of the ways in which a project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Since the EIR will be used by LAFCO for future annexation approval and growth inducement is an area taken into consideration by LAFCO for annexation approval, this issue area will be included in the EIR.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact

There is no existing housing on the project site. The project site is undeveloped. Therefore, the construction would not displace a substantial number of existing homes, necessitating the construction of replacement housing elsewhere. The project proposes 189 residential units and will add to the housing stock in San Marcos. Therefore, no impact is identified for this issue area. This issue will not be addressed in the EIR.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact

There is no existing housing on the project site. The project site is undeveloped. Therefore, the construction would not displace a substantial number of people. The project proposes 189 residential units and will add to the housing stock in San Marcos. Therefore, no impact is identified for this issue area. This issue will not be addressed in the EIR.

XIV. PUBLIC SERVICES

a) Fire protection? Potentially Significant Impact

The project site is located in an area that is rated “High” on the San Marcos Fire Protection District Community Hazard Zone Map. The project site would increase demand on fire protection services due to the construction of 189 residential units. Therefore, the issue of adequate fire protection will be included in the EIR. If significant impacts are identified, project design features and/or mitigation will be specified.

b) Police protection? Potentially Significant Impact

The project site would increase demand on police protection services due to the construction of 189 residential units. Correspondence with the San Diego County Sheriff’s Department including information regarding stations serving the project, current staffing, response times and other items related to police protection services will be included in the EIR. If significant impacts are identified, project design features and/or mitigation will be specified.

c) Schools? Potentially Significant Impact

The project area is located within two school districts. Approximately 40 acres along the westerly boundary is located within the Vista Unified School District (VUSD). The remainder of the site is within the boundaries of the San Marcos Unified School District (SMUSD). As proposed, 109 residential units would be within the VUSD service area and 80 would be within the SMUSD service area. The EIR will include a discussion of current enrollment and capacity within these school districts and determine whether development of the proposed project could impact schools. If significant impacts are identified, mitigation will be specified.

d) Parks? Potentially Significant Impact

The project provides a variety of park amenities for future residents and the greater community. The EIR will describe these amenities and determine whether adequate park space will be provided to meet the increased demand. If significant impacts are identified, mitigation will be **specified**.

e) Other public facilities? Potentially Significant Impact

The EIR will discuss the potential for the project to impact other public facilities, e.g., libraries. If significant impacts are identified, mitigation will be specified.

XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated? Potentially Significant Impact**

The project provides a variety of park amenities for future residents and the greater community. The EIR will describe these amenities and determine whether adequate park space will be provided to ensure that existing parks are not substantially affected. If significant impacts are identified, mitigation will be specified.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? Potentially Significant Impact**

The proposed project includes one City park and two project parks, a public interpretive riparian park, and trail features. These recreational amenities are included as part of the project description and within the footprint of the proposed project. Any impacts associated with the development of these recreational amenities will be considered in the EIR.

XVI. TRANSPORTATION/TRAFFIC

- a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? Potentially Significant Impact**

The project will generate trips through the development of residential uses. The EIR will include a traffic analysis to determine whether the addition of project traffic would adversely impact the existing circulation network, as well as site access and internal circulation, during the existing plus project conditions and cumulative conditions.

The following intersections will be analyzed in the EIR:

- Las Posas Road / Avenida Arana
- Las Posas Road / Borden Road
- Las Posas Road/ Camino Del Sol
- Las Posas Road/ Avenida Azul
- Las Posas Road / Mission Road
- Las Posas Road / Armorlite Drive
- Las Posas Road / Los Vallecitos Boulevard
- Grand Avenue / SR-78 WB Ramps
- Las Posas Road / Grand Avenue
- Las Posas Road / SR-78 EB Ramps – Via Vera Cruz
- Las Posas Road / San Marcos Boulevard
- Twin Oaks Valley Road / Borden Road
- Woodward Street / Borden Road
- Las Posas Road / Street “A” (future project access)
- Las Posas Road / Street “D” (future project access)

The following roadway segments will be analyzed in the EIR:

- Las Posas Road (Buena Creek Road to Project Site – Horizon Year 2035 only)
- Las Posas Road (Project Site to Avenida Azul)
- Las Posas Road (Avenida Arana to Borden Road)
- Las Posas Road (Borden Road to Camino Del Sol)
- Las Posas Road (Camino Del Sol to Avenida Azul)
- Las Posas Road (Avenida Azul to Mission Road)
- Las Posas Road (Mission Road to SR-78 Westbound Ramps)
- Las Posas Road (SR-78 Westbound Ramps to Grand Avenue)
- Grand Avenue (Las Posas Road to Via Vera Cruz)
- San Marcos Boulevard (Las Posas Road to SR-78 Eastbound Ramps – Via Vera Cruz)
- Borden Road (Las Posas Road to Twin Oaks Valley Road)
- Borden Road (Twin Oaks Valley Road to Woodward Street)
- Mission Road (Rancho Santa Fe Road to Las Posas Road)
- Mission Road (Las Posas Road to Knoll Road)

If significant impacts are identified, mitigation will be specified.

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? Potentially Significant Impact**

The project will generate trips through the development of residential uses. The EIR will determine whether project traffic would cause an exceedance of level of service standards established by the City of San Marcos and Caltrans.

- 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? No Impact**

The project site is located approximately six miles northeast of McClellan-Palomar Airport. Given the type of development proposed (residential), as well as the project's distance from the airport, the project will not result in a change in air traffic patterns. Therefore, no impact is identified for this issue area. This issue will not be analyzed in the EIR.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Potentially Significant Impact**

The EIR will describe the project's site access and circulation and determine the project's potential to increase hazards due to a design feature or incompatible use. The EIR will also analyze vehicular and pedestrian safety as it relates to the project. If significant impacts are identified, project design features and/or mitigation will be specified.

- e) Result in inadequate emergency access? Potentially Significant Impact**

The EIR will describe the project's site access and circulation and determine whether adequate emergency access will be provided. If significant impacts are identified, project design features and/or mitigation will be specified.

- f) Result in inadequate parking capacity? Potentially Significant Impact**

Parking for the project includes garages for each home as well as street parking. The EIR will address whether the project provides adequate parking capacity in conformance with City requirements. If significant impacts are identified, project design features and/or mitigation will be specified.

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? Potentially Significant Impact**

The EIR will review the project's consistency with existing and future bicycle, pedestrian, and transit access. If significant impacts are identified, project design features and/or mitigation will be specified.

XVII. UTILITIES AND SERVICE SYSTEMS

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Potentially Significant Impact**

The EIR will discuss the project's wastewater treatment requirements and determine whether they exceed applicable Regional Water Quality Control Board requirements. If significant impacts are identified, mitigation will be provided.

- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Potentially Significant Impact**

The project will require wastewater service for the future residences. Water service for the project would be split between VWD and VID. The project will require annexation and boundary adjustments for the portion that will be served by VWD. The project proposes to annex into VWD for sewer service. Thus, the EIR will include a water facilities analysis for both VWD and VID and sewer facility analysis for VWD. If significant impacts are identified, mitigation will be provided.

- 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? Potentially Significant Impact**

The project will create impervious surfaces on the project site. The EIR will include a discussion of the project's stormwater management plan, which includes construction of stormwater improvements within the project boundary. Environmental impacts related to construction of these facilities will be addressed in the EIR. If significant impacts are identified, mitigation will be provided.

- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Potentially Significant Impact**

The project will require potable water service from VWD and VID. The EIR will include a water supply analysis to determine whether sufficient water supplies are available to serve the project from existing entitlements and resources.

- 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? Potentially Significant Impact**

The project will require wastewater service for the future residences. The EIR will address whether adequate wastewater treatment capacity is available to serve the project's projected demand in addition to the Vallecitos Water District's existing commitments.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Potentially Significant Impact**

The project will generate solid waste from the future residential uses. Solid waste service in the City is provided by a private franchise hauler, EDCO Waste and Recycling (EDCO), which handles all

residential, commercial and industrial collections within the City. Waste collected by EDCO is hauled to the Escondido Resources Recovery Transfer Station where it is then transported to the Sycamore Sanitary Landfill in Santee. The EIR will address whether the Sycamore Sanitary Landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs.

g) Comply with federal, state, and local statutes and regulations related to solid waste? Potentially Significant Impact

The EIR will review the project's compliance with all federal, State and local statutes and regulations related to solid waste, including proper handling of any debris generated during project construction.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? Potentially Significant Impact

Based upon the analysis presented in Section I through XVI, the project has the potential to impact biological resources and cultural resources. Both of these issue areas will be analyzed in the EIR.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) Potentially Significant Impact

The project has the potential to contribute to cumulatively considerable effects on the environment. Therefore, the EIR will include a cumulative impact analysis.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? Potentially Significant Impact

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in Sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII. Hydrology and Water Quality, XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. The project has the potential for impacts related to all of these issue areas. Therefore, each of these subject areas will be analyzed in the EIR.

ALTERNATIVES

The EIR will include an analysis of alternatives to the project. The alternatives analysis will be guided by Section 15126.6 of the State CEQA Guidelines (Consideration and Discussion of Alternatives to the Proposed Project).