

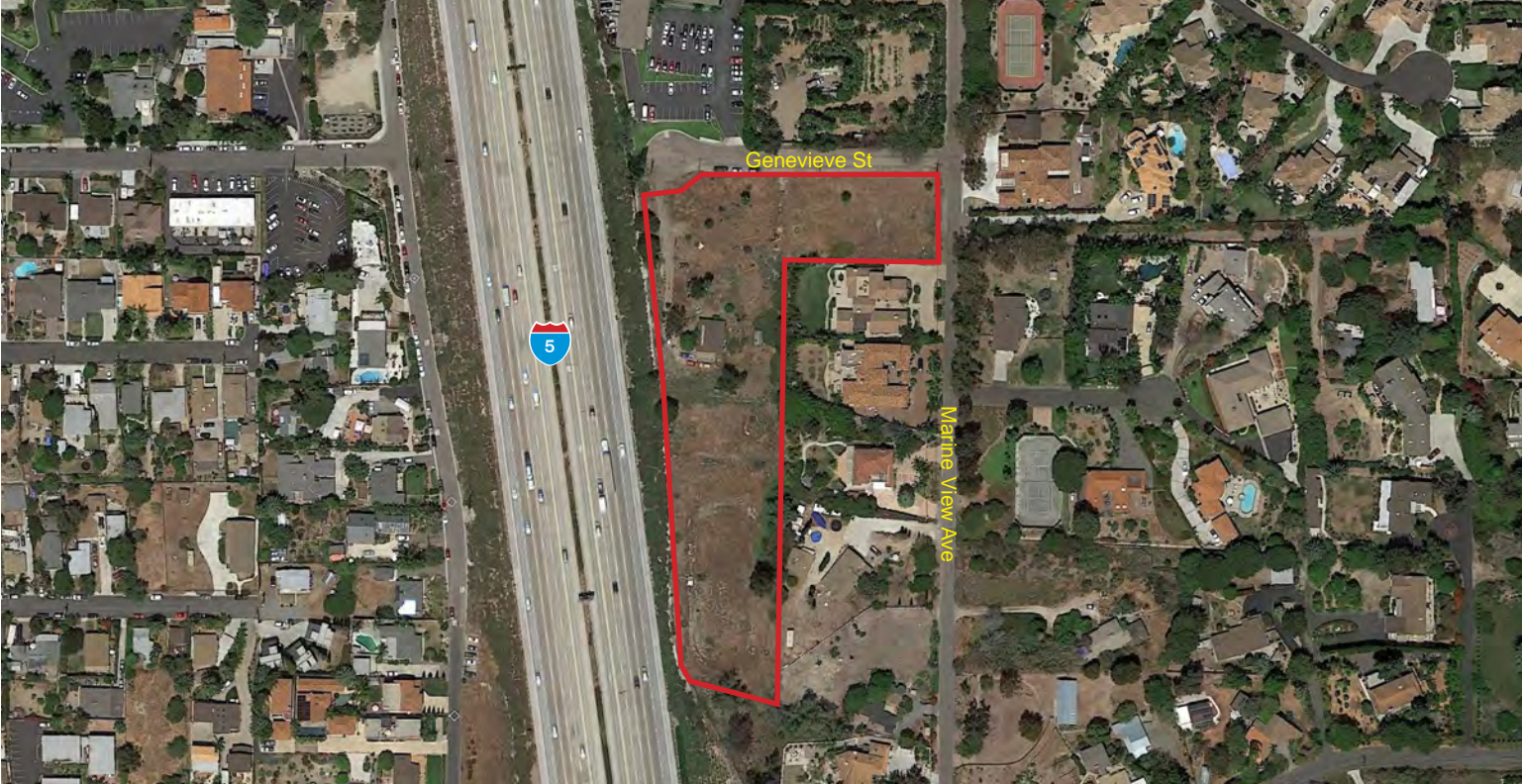
## Appendices

### **Appendix 2-1 Initial Study and Notice of Preparation**

## Appendices

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June 2017 | **Notice of Preparation and Initial Study**



# RESIDENTIAL CARE FACILITY SPECIFIC PLAN

City of Solana Beach





## **Notice of Preparation of a Draft Environmental Impact Report for Proposed Residential Care Facility Specific Plan Project**

**Date:** June 23, 2017

**To:** State Clearinghouse, County Clerk, Responsible Agencies, Organizations, and Interested Parties

**From:** City of Solana Beach, 635 South Highway 101, Solana Beach, CA, 92075

**Subject:** Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) and Scoping Meeting for Proposed Residential Care Facility Specific Plan Project

The City of Solana Beach will initiate the preparation of an Environmental Impact Report (EIR) for the following "Project" as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Section 21065. The City of Solana Beach is the Lead Agency under CEQA (Public Resources Code, §§ 21000 et seq. and California Code of Regulations, Title 14, Chapter 3 §§ 15000–15387) and will prepare an EIR for the proposed Residential Care Facility Specific Plan project (Proposed Project).

This Notice of Preparation (NOP), which is supported by an Initial Study, provides information describing the Proposed Project and its potential environmental effects in order to solicit public and agency comments as to the scope of environmental issues, reasonable alternatives, and mitigation to be explored in the Draft EIR.

The Draft EIR will describe the project need, goals, and objectives; baseline environmental conditions in the project study area; and the potential direct, indirect, and cumulative environmental effects associated with implementation of the Proposed Project. Mitigation measures and alternatives to the Proposed Project and the potential effects of those alternatives will also be described and analyzed in the Draft EIR.

### **Project Location**

The Proposed Project is located at 959 Genevieve Street, at the intersection of Marine View Avenue, in the City of Solana Beach, California. The site encompasses 2.91 acres (126,875 square feet) and contains a vacant building constructed prior to 1947, a greenhouse, and a shed. About 124,000 square feet (or 98 percent) of the property is vacant and covered with various species of grasses, small shrubs, and ornamental palm trees. Surrounding land uses include residential and commercial developments to the north, east, and south; and Interstate 5 adjoins the western property line. The site is zoned Estate Residential (ER-2), which allows up to two dwelling units per net acre and conditionally allows for other uses such as residential care facilities, churches, and schools. The maximum floor area allowed on the project site is 23,531 square feet.

### **Project Description**

The Proposed Project includes construction of a residential care facility for the elderly with up to 99 beds consistent with a proposed Specific Plan that includes design guidelines, development regulations, and implementing procedures. The residential care facility would be limited to a maximum of two stories (exclusive of any basement level) and 25 feet in height above grade. It would include parking facilities, landscape and hardscape areas, and a passive garden open to the public. Construction is anticipated to

occur in a single 18-month phase and is anticipated to begin in 2018. A detailed description of the proposed improvements is provided in the Initial Study.

The proposed improvements would increase the intensity of the site. Accordingly, the Solana Beach General Plan requires a Specific Plan and General Plan Amendment that must both be approved by a majority of the City's voters. If approved by the electorate, the project would still require the Solana Beach City Council to approve a Development Review Permit (DRP) and Structure Development Permit (SDP) and certify an EIR (with the City as the lead agency under CEQA) at a noticed, public hearing.

#### **Responsible Agency Discretionary Approval**

The California Coastal Commission (CCC) is a responsible agency; the Proposed Project will require an approval from the CCC.

#### **Potential Environmental Effects to Be Evaluated in the Draft EIR**

Potential environmental effects anticipated to be evaluated in the Draft EIR are: aesthetics, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, noise, public services, transportation/traffic, tribal cultural resources, utilities/service systems, and mandatory findings of significance. Potential impacts will be analyzed in the Draft EIR, and mitigation measures will be provided as required.

#### **Comments on the Notice of Preparation**

Please provide your written comments, including specific statutory responsibilities of your agency, as applicable. Written comments on the NOP and on the contents of the forthcoming EIR should be submitted by July 24, 2017, and addressed to: Mr. Bill Chopyk, AICP, Community Development Director at the City of Solana Beach, 635 South Highway 101 Solana Beach, California 92075; or E-mail: BChopyk@cosb.org.

#### **Document Availability**

Copies of the NOP and Initial Study are available for review:

- City Hall, 635 South Highway 101, Solana Beach
- Solana Beach Branch Library, 157 Stevens Avenue, Solana Beach
- City website: <http://www.ci.solana-beach.ca.us/>

#### **Public Scoping Meeting**

A public scoping meeting will be held by the City of Solana Beach on Thursday July 13, 2017, beginning at 6:00 PM and running no later than 8:00 PM at the City Council Chambers—635 South Highway 101, Solana Beach, CA, 92075. Please note that, depending on the number of attendees, the meeting could end earlier than 8:00 PM. Written comments regarding the scope and content of the proposed EIR will be accepted at the meeting. Written comments can also be mailed to the abovementioned address, addressed to Bill Chopyk, during the NOP public comment period.

June 2017 | Initial Study

# Residential Care Facility Specific Plan

City of Solana Beach

*Prepared for:*

**City of Solana Beach**

Contact: Bill Chopyk, Community Development Director  
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Note: All technical studies for this document are available at the Solana Beach City Hall, 635 Highway 101, and on the City of Solana Beach website at [www.ci.solana-beach.ca.us](http://www.ci.solana-beach.ca.us).

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# 1. Introduction

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The City has determined that the proposed project may result in potentially significant effects on the environment and will prepare an environmental impact report (EIR) in accordance with the California Environmental Quality Act (CEQA; Public Resources Code [PRC] §§ 21000 et seq.). The scope of the EIR, including the environmental topics analyzed, is determined by the findings of this initial study and the EIR scoping process. It is the intent of the EIR, through the public process, to disclose to decision makers and the public the potential significant environmental effects of proposed activities and identify ways to avoid or reduce the environmental effects by requiring the implementation of feasible alternatives or mitigation measures.

## 1.1 PROJECT LOCATION

The project site is at 959 Genevieve Street in the City of Solana Beach, San Diego County (Assessor's Parcel Number [APN] 298-390-51-00). As shown in Figure 1, *Regional Location*, Solana Beach is surrounded by the cities of Encinitas to the north, Del Mar and San Diego to the south, the unincorporated community of Rancho Santa Fe to the east, and the Pacific Ocean to the west. The property is roughly L-shaped, with its length bounded by Interstate 5 (I-5) on the west. Genevieve Street is the northern site boundary, and Marine View Avenue forms part of the eastern boundary. Figure 2, *Local Vicinity*, shows the project site from a local perspective, and Figure 3, *Aerial Photograph*, shows an aerial view of the project site and surrounding area.

## 1.2 ENVIRONMENTAL SETTING

### 1.2.1 Existing Land Use

The project site encompasses 2.91 acres (126,875 square feet). It contains abandoned structures, including a residence, greenhouse, and shed. Approximately 124,000 square feet or 98 percent of the site is vacant with grasses, small shrubs, and ornamental palm trees. The project site also contains dumped debris and story poles. Figure 4, *Site Photographs*, illustrates the existing condition of the project site.

The property gently slopes down from the south and east to the northwest. Site elevations range from approximately 140 feet above mean sea level (amsl) in the southern and northeastern areas to approximately 110 feet amsl in the northwest corner. Although the site is slightly below the developed grades of Marine View Avenue and Genevieve Street, the commercial and residential developments north and east of the site are at much higher elevations, averaging 125 amsl. The I-5 freeway is also developed at about 125 amsl; therefore, the site is elevated over I-5 in the southwest end and gradually declines below I-5 at the northwest end.

Due to the elevated topography of the surrounding areas, stormwater drains toward the site and discharges into the drainage swale along the western boundary, adjacent to the I-5 embankment. A second drainage

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swale—perpendicular to I-5—crosses the site approximately 300 feet south of Genevieve Street. A north-south private sewer easement crosses the site from the rear property lines of the residences west of Marine View Avenue to an existing sewer line in Genevieve Street. The only vehicular access into the site is via a driveway at the end of the Genevieve Street cul-de-sac.

### 1.2.2 Surrounding Land Use

I-5 adjoins the site to the west. Commercial uses (i.e., The Timbers [a three-story office building] and a plant nursery) are north of the site. Six single-family properties, ranging from one to two stories in height, adjoin the site to the east and south. Figure 5, *Surrounding Land Uses*, shows photos of the surrounding uses.

## 1.3 EXISTING ZONING AND GENERAL PLAN

The project site has a General Plan land use designation of Estate Residential and corresponding zoning of Estate Residential 2 (ER-2). The ER-2 zone allows up to two dwelling units per net acre and conditionally allows for other uses such as residential care facilities, churches, and schools. The maximum floor area allowed on the project site is 23,531 square feet. The project site is also within a Dark Sky Overlay Zone, which restricts the use of outside lighting (Solana Beach 2014b).

## 1.4 PROJECT DESCRIPTION

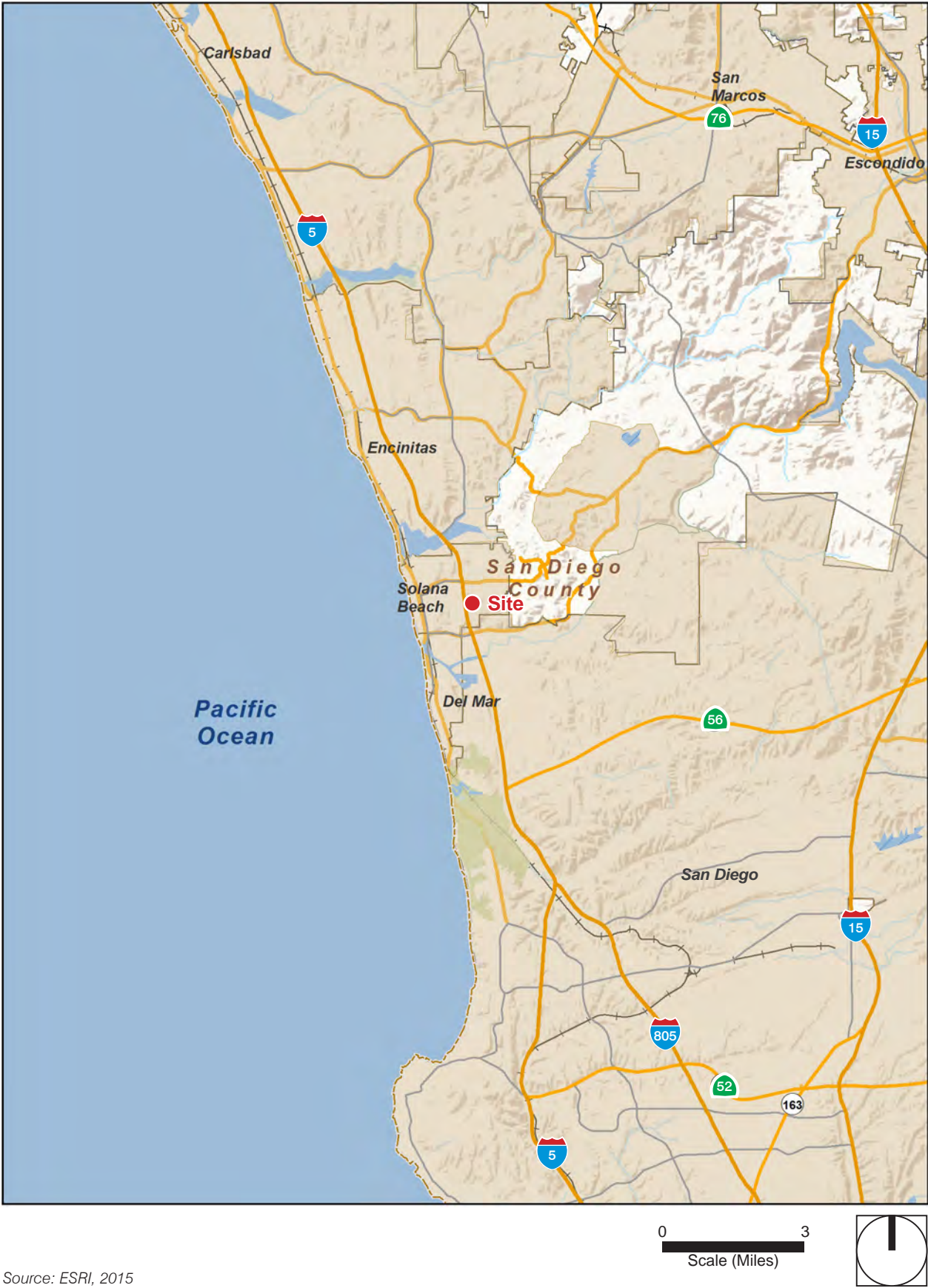
“Project,” as defined by CEQA Guidelines § 15378(a) and § 15378(c), means:

... the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700... (3) an activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies...

The proposed project includes a specific plan for the project site that, according to the Solana Beach General Plan § 4.3(E)(2), will require electorate approval. The proposed project also includes site-specific improvements that will require a Development Review Permit and a Structural Development Permit from the City and a Coastal Development Permit from the California Coastal Commission.

Although CEQA Guidelines § 15378(b)(3) states that a project does not include the submittals of proposals subject to a vote of the people, for a conservative analysis, the initial study examines the maximum development in the proposed specific plan.

Figure 1 - Regional Location



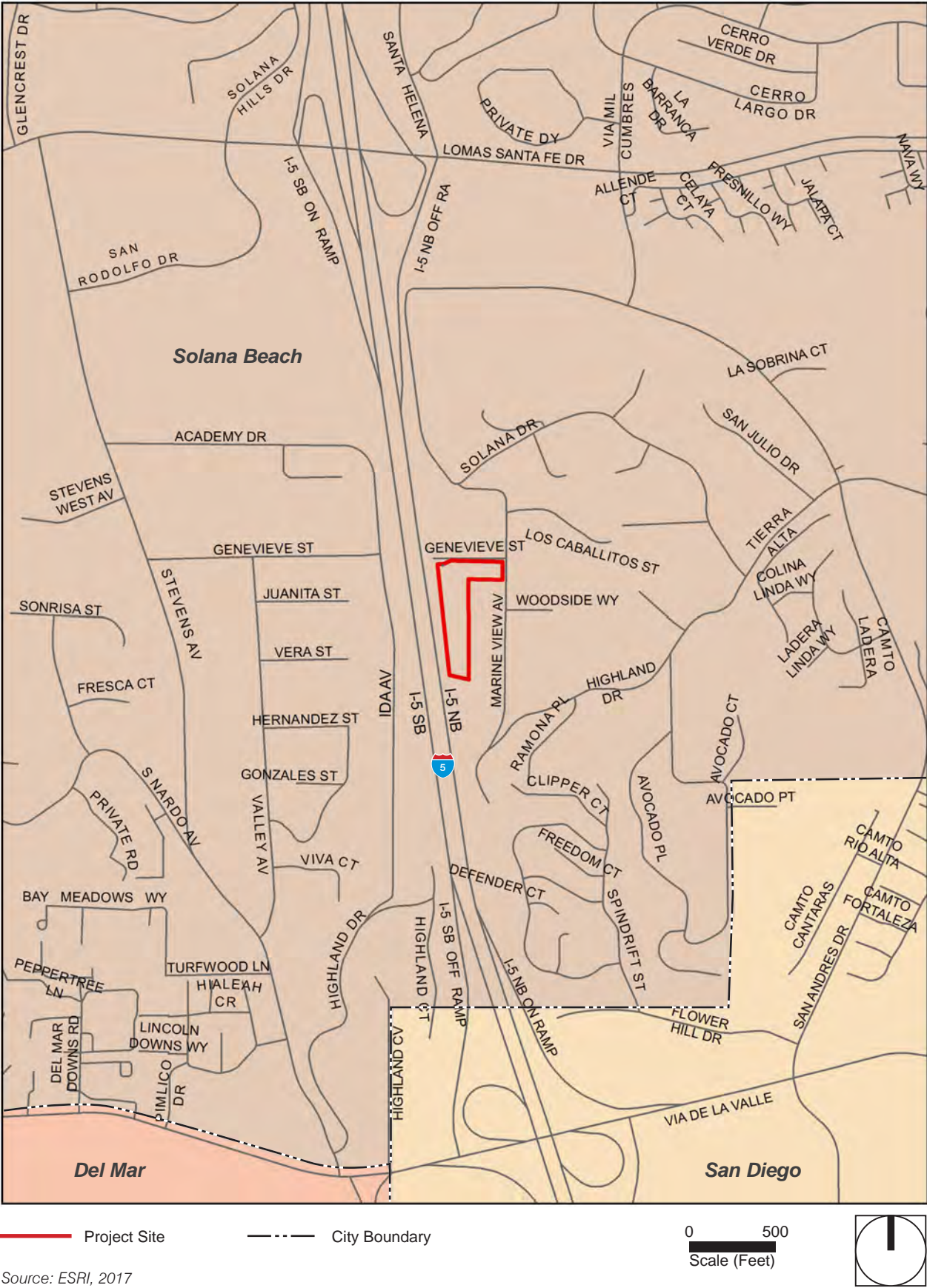
Source: ESRI, 2015

## 1. Introduction

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Figure 2 - Local Vicinity

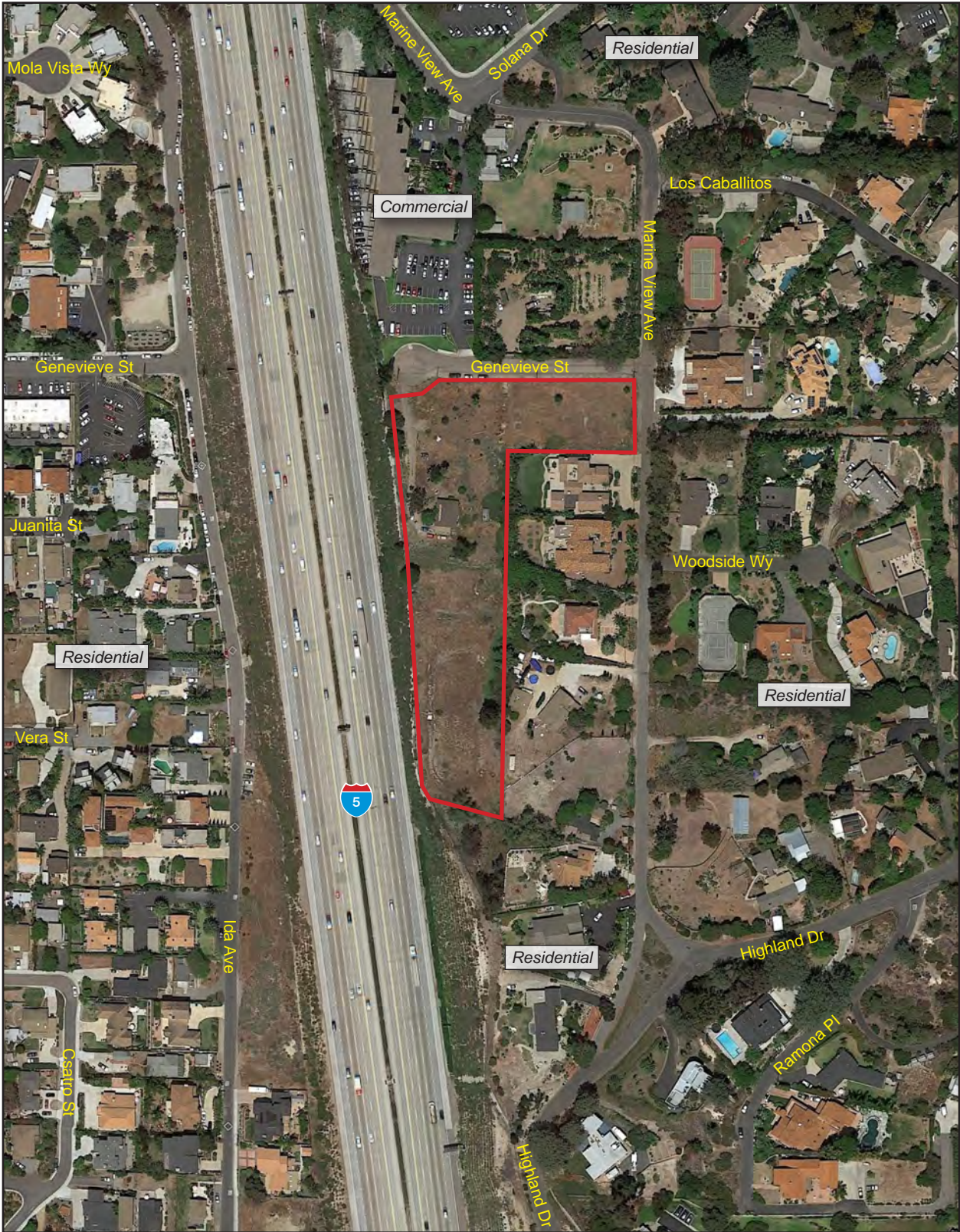


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Figure 3 - Aerial Photograph



— Project Boundary

0 250  
Scale (Feet)



Source: Google Earth Pro, 2015

PlaceWorks

## 1. Introduction

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Figure 4 - Site Photographs



View of the project site from the Genevieve Street cul-de-sac. Note the difference in grade between the project site and I-5 freeway on the right.



View of the northeast portion of the project site from the intersection of Genevieve Street and Marine View Avenue.



View facing north of the building proposed to be demolished. "The Timbers" office building is in the background.

## 1. Introduction

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Figure 5 - Surrounding Land Uses



View from Genevieve Street near the northeast corner of project site looking east. Note the height of the residences relative to the down-gradient on the site.



View looking west from Marine View Avenue at the southeast corner of the "foot" of the "L" shaped project site. Note offsite residence on the left and the roofline of "The Timbers" at the far right.

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## 1. Introduction

### 1.4.1 Specific Plan

The proposed specific plan would permit development of a 99-bed residential care facility for the elderly with a maximum floor area ratio (FAR) of 0.55. The facility would be required to be licensed by the state of California. The proposed specific plan would establish new zoning and regulations, such as permitted uses, including open space and other uses allowed under the ER-2 zone; density, height, and parking limits; and development setbacks on the project site. The specific plan also describes required infrastructure, guidelines, and standards for implementing site improvements.

### 1.4.2 Development Plan

The proposed site-specific development activities that would require permits include demolition of all existing onsite structures and construction and operation of a state-licensed, 96-bed residential care facility. A single building of heights would be constructed along the western perimeter of the site. Other improvements include surface and varying below-ground parking facilities, and landscaped and hardscaped areas. The tiered building would be accessed from both the western and eastern sides of the property. Access from the west would be into the first floor of the building, and access from the east, near the north end of the building, would be into the second floor. A landscaped area at the corner of Marine View Avenue and Genevieve Street would be available for community use. All improvements would comply with the 2016 California Building Code and Americans with Disabilities Act. Table 1, *Site Summary*, breaks down the area of development. Figure 6, *Site Plan*, illustrates the proposed site layout.

**Table 1      Site Summary**

Use	Area (SF)	Percentage of Site (%)
Building Footprint	36,789	29
Vehicle Use Area	21,408	17
Landscape	52,343	41
Hardscape	16,335	13
<b>Total</b>	<b>126,875</b>	<b>100</b>

### Residential Care Building

As required by the proposed specific plan's limitations on buildable area and setbacks for the site, the proposed building would be oriented north-south, paralleling I-5. The building would be terraced and segmented to maintain a 25-foot height limit as measured from the lower of either the existing or finished grade. The building would have two stories (excluding the basement garage level). The northern and southern halves of the building would be separated by a two-story lobby "breezeway." Table 2, *Building Area*, shows the area of each floor. Figure 7, *Massing Model*, shows an aerial massing of the proposed building, and Figure 8, *Eastern Elevation*, illustrates the tiered levels of the building.

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**Table 2 Building Area**

Floor (Story)	Area (SF)	Rooms
Garage/Basement Level	17,478	0
First Floor	34,672	41
Second Floor	35,106	44
<b>Total</b>	<b>87,256</b>	<b>85</b>

Note: Rooms can include one to two beds depending on their use.

## *Interior*

The northern half of the building would be developed with three floor levels, including the basement level (i.e., parking garage; electrical, mechanical, and storage areas; and enclosed trash storage facility). Vehicle access to the garage would be via a driveway along the western perimeter of the property. The first floor would include a dining area, kitchen, café, and fitness room. The second floor would include a library, spa/salon, living room, administrative, support areas, and mechanical and storage rooms. Both floors would have assisted-living resident rooms, care room, and a lobby area.

The southern half of the building begins at southern end of the breezeway and has two floor levels; there is no basement level in the southern half of the building. The first floor would house resident rooms for assisted living, a theatre, and an art room. The second floor would have resident rooms for memory care (e.g., for residents with Alzheimer's). Due to the site's higher elevation in the southern quarter, the second floor would be at ground level and provide access to an outdoor courtyard at the end of the building.

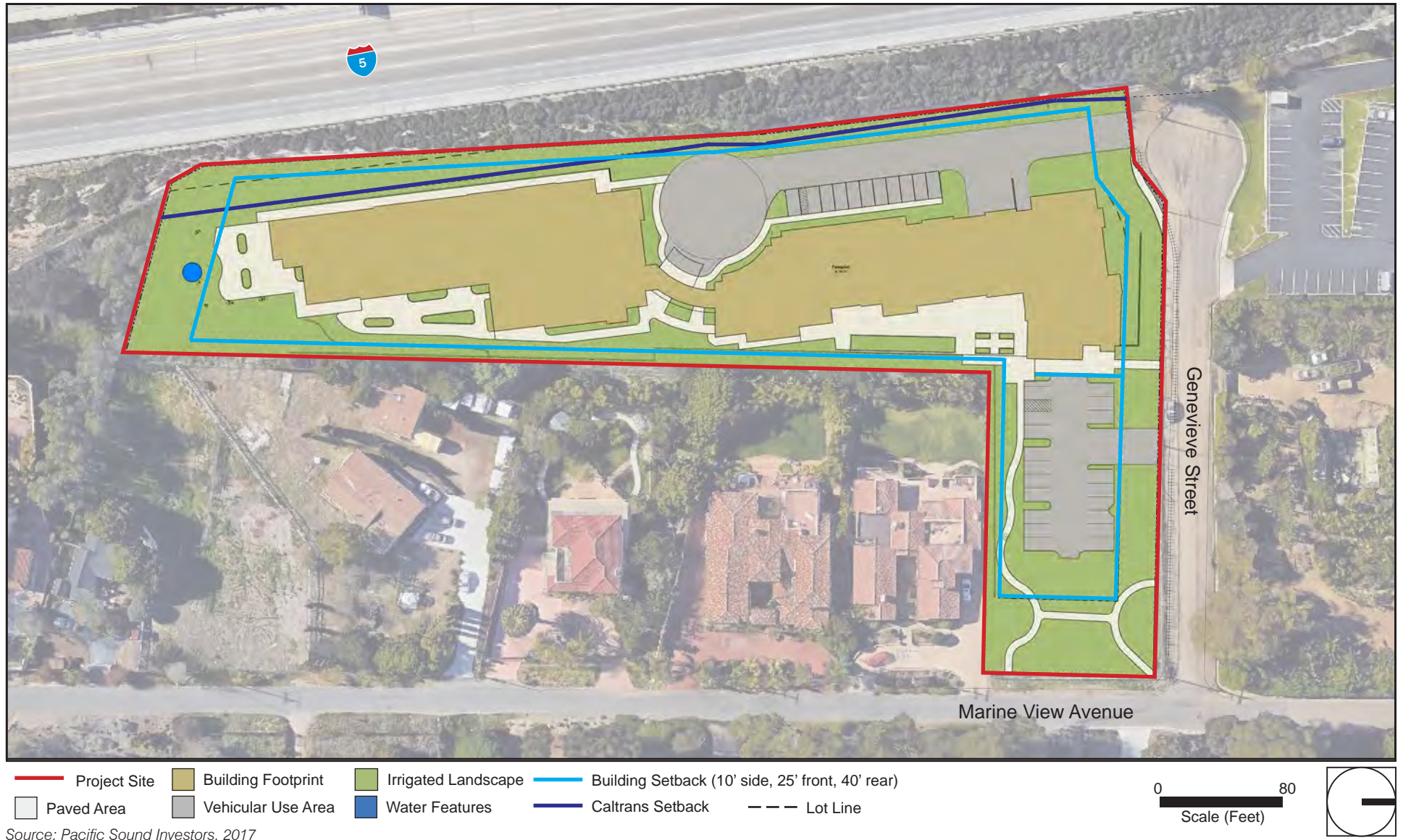
The interior configuration of resident rooms and common living areas would comply with the interior space requirements of the specific plan use standards, which exceed the minimum standards for residential care in the Solana Beach zoning code. Additionally, due to the site's topography, the height of the building at the southern end would be lower than the maximum allowed by the specific plan and the underlying zoning.

## *Exterior*

Consistent with the proposed specific plan criteria, the exterior features of the residential care facility would incorporate elements of California Craftsman, California Bungalow, and local beach cottage and Torrey Pines Lodge materials and design. The building exterior would have stucco and stone siding. Exterior lighting would be installed throughout the property, including around the building, walkways, and parking areas for security purposes; all lighting would be required to comply with the City's dark sky overlay zone requirements, as described in Municipal Code § 17.60.060(C).



Figure 6 - Site Plan



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Figure 7 - Massing Model

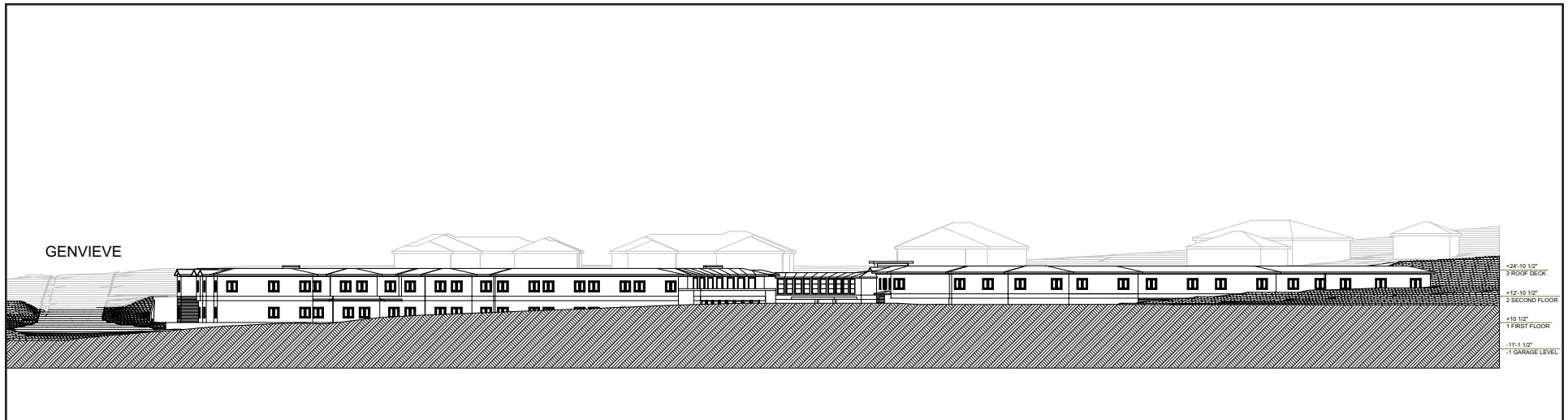


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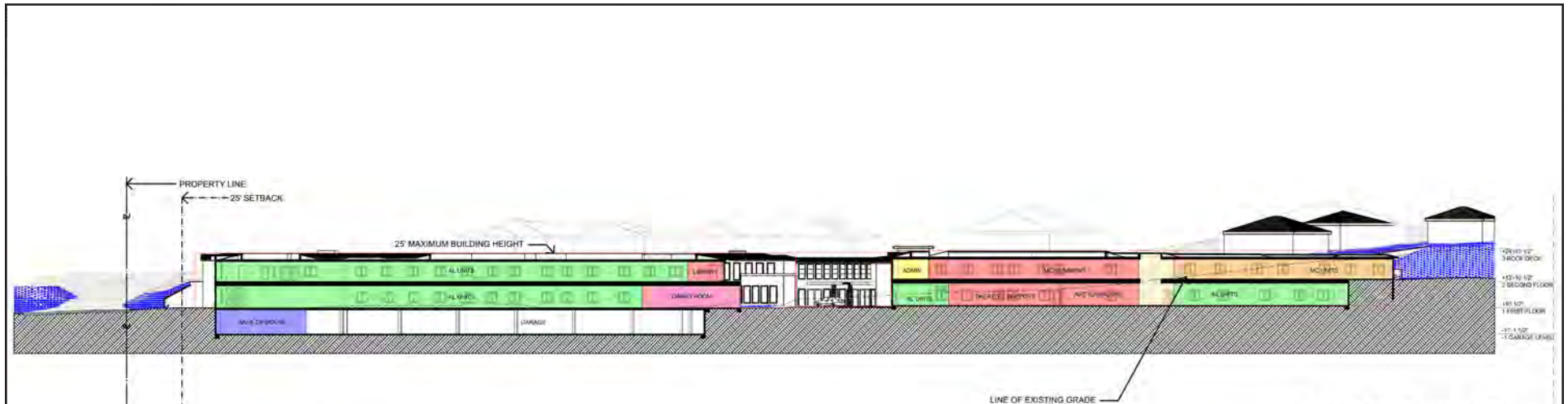
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Figure 8 - Eastern Elevation



View of building looking east from Interstate 5.



Cross-section of building looking east.

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# 1. Introduction

## Residential Room Configuration

The proposed specific plan authorizes up to 99 beds, but the residential care facility as proposed would have 85 rooms with one- and two-bed options, for a total of 96 beds, as broken down in Table 3, *Room Types*. Each room would include its own bathroom with a toilet, sink, and shower. The rooms in the assisted living section would include a convenience kitchen.

**Table 3 Room Types**

Type	Rooms	Beds	Area (SF)
Assisted Living – 1 Bed	25	25	13,071
Assisted Living – 2 Bed	7	14	5,725
Assisted Living, Studio - 1 Bed	25	25	9,827
Memory Care – 1 Bed	24	24	9,186
Memory Care – 2 Bed	4	8	2,165
<b>Total</b>	<b>85</b>	<b>96</b>	<b>39,974</b>

Note: Although the proposed residential care facility would include 96 beds, for a conservative analysis and to maintain consistency with the specific plan, the environmental analysis accounts for potential project impacts associated with a maximum development of 99 beds.

## Access and Circulation

In accordance with the proposed specific plan criteria, vehicular access to the site would be via two driveways off of Genevieve Street. The eastern driveway would provide access to a surface, visitor parking lot and the public entry into the second-floor lobby, near the administration offices in the north half of the building. The eastern driveway, visitor parking lot, and public building entry would be visible from Marine View Avenue and Genevieve Street.

The western driveway would provide access into the site via the existing curb-cut at the end of the Genevieve Street cul-de-sac. It would provide vehicular access to the secondary building entry point and basement parking garage. The western driveway would also provide fire access to the property's western perimeter. The driveway would terminate at the breezeway, near the center of the building, and would have a turnaround large enough to accommodate emergency vehicles and passenger pick-ups and drop-offs. Building entry would into the first-floor breezeway.

Other building entry points include through the basement garage, via two sets of stairs and an elevator. Emergency doors are also proposed throughout the ground-level areas of the building. The eastern side of the building would have four emergency access points, and the western side of the building would have two. Building access would also be provided from the outdoor garden at the south end of the property.

A concrete walkway would encircle most of the building, as shown on Figure 6. The western and northern building exteriors would be accessible by the public, as would be the eastern portion adjacent to the northeast visitor parking lot. The rest of the eastern boundary would be separated from the adjacent residential properties by a retaining wall. This eastern area and the southern side of the building would only be accessible by residents, caretakers, and authorized visitors.

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## Parking Facilities

The proposed specific plan requires 1 off-street parking space per employee and 1 off-street parking space per 7 beds. The proposed development would include a basement parking garage with 32 stalls and two surface parking areas: one visitor parking lot in the northeast portion of the site with 19 stalls, and the other along the western driveway with 11 stalls. The development would have a total of 62 off-street parking stalls, including 3 ADA accessible stalls and 2 van-accessible stalls. The proposed development would also have 1 motorcycle space, 6 bicycle spaces, and 1 loading space.

## Landscape

The proposed Specific Plan requires a minimum of 100 square feet of common open space per bed, along with specifications for water efficient landscape design, and criteria for the various functional areas such as streetscape, parking, courtyards, and entries. The proposed development would comply with these criteria; the proposed landscaped courtyards, gardens, and walkways would be made of decomposed granite and concrete. Drought-tolerant, native and ornamental trees and shrubs would be used; plant-watering would not use reclaimed water.

Four open space areas are proposed: a Memory Garden at the southern end of the site; East and North gardens along the eastern perimeter of the site; and an open, informal garden at the corner of Marine View Avenue and Genevieve Street. The garden along Marine View Avenue would be public space available for use by residents in the surrounding community, as well as by residents of the proposed residential care facility. All of the landscape and hardscape on the property would be maintained by the operator of the residential care facility.

## Infrastructure Improvements

There are existing services and utilities available in the project area. Therefore, infrastructure improvements needed for the proposed Specific Plan are limited to project-specific improvements, including underground connections to existing public utilities available in the adjacent roadways—including water, sewer, and dry utilities. Offsite infrastructure improvements would not be required as a part of the project.

The proposed site improvements would include perimeter slope grading, retaining walls, brow ditches, and a private onsite storm drain system to divert stormwater away from courtyard areas adjacent to the new building. The stormwater drainage improvements would mitigate stormwater runoff created by the proposed development, as well as offsite stormwater that currently enters the site. The proposed drainage improvements would be:

- A new underdrain would be developed on the south side of Genevieve Street. Runoff from the northern portion of the site would discharge into this new underdrain and be conveyed to an existing concrete drainage channel in the Caltrans right-of-way before entering the public storm drain system.
- Offsite runoff that currently enters the southeast area of the site and new runoff created by the impervious areas of the proposed improvements would be collected by a new storm drain inlet on the



## 1. Introduction

southeast property line and conveyed by a new box culvert. The storm drain would run east to west under the breezeway of the proposed building and driveway cul-de-sac, and similar to the underdrain, runoff would discharge into the public storm drain system in the Caltrans right-of-way.

- An underground-pipe stormwater retention system would be developed underneath the driveway along the western property line. The system would have the capacity to contain the increased runoff volume created by the proposed improvements.
- The site would also include a number of landscaped drainage swales, catch basins, brow ditches, landscaped areas, and retention areas to retain and treat stormwater runoff.

### 1.4.3 Operation

Operation of the proposed facility would be in accordance with the required State license for assisted-living and memory-care-support facilities. The proposed specific plan would limit this license to an RCFE (Residential Care Facility for the Elderly) license, as defined by the State of California. The specific plan would allow for up to 99 beds, corresponding to 99 residents. The proposed development would include a total of 96 beds, corresponding to 96 residents. For a facility of this nature, the operational estimate is for a maximum of 65 staff (out of which, 45 staff would be on site at any one time) to provide administration, resident care, activities management, food services, linen services, and janitorial and maintenance services. The staff would work in shifts that begin morning, midafternoon, and evening; these shifts typically overlap to ensure adequate staff support 24 hours per day, 7 days per week.

Designated visiting hours for residents would be established throughout the week, and holidays would likely bring greater numbers of visitors. It is anticipated that a small number of the assisted living residents may drive, but none of the memory care residents will drive. The proposed residential care facility would offer a shuttle bus/van program to transport residents to shops, doctor visits, and other offsite activities.

Sales visits and vendor deliveries would mainly occur during typical business hours on weekdays. There could be up to half a dozen deliveries during a week, including deliveries for food, produce, linen, and medical equipment. Other vehicles may access the site for postal/package delivery, trash pick-up, and emergency services.

### 1.4.4 Construction

The entire project site would be disturbed at some point during construction activities. Construction of the proposed improvements would occur in one phase projected to last between 12 to 14 months. Demolition of the existing structures would require about four days. The project site would be mass graded over a two- to four-week period. The finish grade of the site would require two to four weeks to complete, and trenching for all utilities would also occur in roughly two weeks. Construction of the proposed building, surface parking lots, driveways, and landscaping would require 10 to 12 months to complete. Note that these construction times are only estimates for purposes of analysis and may change to reflect site conditions, operational requirements, weather, and other similar limits on construction.

## 1. Introduction

Project implementation would require moving 28,000 cubic yards of soil or earthwork with an estimated export of about 26,800 cubic yards to an approved fill site. If qualified, the proposed development would participate in the City's Sand Compatibility and Opportunistic Use Program, whereby all beach-quality material targeted for offsite export would be placed on City beaches as part of a comprehensive and long-term shoreline management program.

The City of Solana Beach requires a construction worksite traffic control plan, which would identify haul routes, hours of operation, protective devices, warning signs, and access. Construction equipment may include concrete and industrial saws, dozers, tractors, loaders, backhoes, graders, cement and mortar mixers, pavers, rollers, cranes, forklifts, generator sets, and welders.

### 1.4.5 Lead Agency

The City of Solana Beach is the "lead agency" under CEQA, meaning that it is the public agency with the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. If a majority of the voters approve the proposed specific plan, the City has the discretion to issue the required Development Review Permit and Structure Development Permit for the proposed development.

### 1.4.6 Responsible Agencies

A public agency other than the lead agency that has discretionary approval power over a project is considered a "responsible agency," as defined by CEQA Guidelines § 15381. The California Coastal Commission is a responsible agency for the proposed project. It has the discretion to issue a Coastal Development Permit, which is required to implement the proposed development.

### 1.4.7 Reviewing Agencies

Reviewing agencies do not have discretionary powers to approve or deny the proposed improvements or actions needed to implement them, but may review the initial study and EIR for adequacy and accuracy. Reviewing agencies for the proposed project may include:

- California Department of Transportation
- San Diego Air Pollution Control District
- San Diego Association of Governments
- San Diego Regional Water Quality Control Board
- San Elijo Joint Powers Authority
- Santa Fe Irrigation District

## 2. Environmental Checklist

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### 2.1 BACKGROUND

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1. **Project Title:** Residential Care Facility Specific Plan

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2. **Lead Agency Name and Address:**

City of Solana Beach  
635 South Highway 101  
Solana Beach, CA 92075

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3. **Contact Person and Phone Number:**

Bill Chopyk, Community Development Director  
858-720-2400

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4. **Project Location:**

959 Genevieve Street  
Assessor Parcel Number 298-390-51-00  
Solana Beach, San Diego County, California 92705

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5. **General Plan Designation:** Estate Residential

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6. **Zoning:** Estate Residential 2 (ER-2)

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7. **Description of Project:**

See section 1.4, *Project Description*.

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8. **Surrounding Land Uses and Setting:**

The project site is an urban infill site that is surrounded by development on all sides, including residential uses on Marine View Avenue to the south, east, and northeast; commercial uses on Genevieve Street to the north; and I-5 to the west.

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9. **Other Public Agencies Whose Approval Is Required:**

California Coastal Commission

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## 2. Environmental Checklist

### 2.2 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," 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 Emissions | <input checked="" type="checkbox"/> Hazards/Hazardous Materials        | <input checked="" type="checkbox"/> Hydrology/Water Quality   |
| <input checked="" type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                             | <input checked="" type="checkbox"/> Noise                     |
| <input type="checkbox"/> Population/Housing                  | <input checked="" type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                           |
| <input checked="" type="checkbox"/> Transportation/Traffic   | <input checked="" type="checkbox"/> Utilities/Service Systems          | <input checked="" type="checkbox"/> Tribal Cultural Resources |
|  | <input checked="" type="checkbox"/> Mandatory Findings of Significance |   |

### 2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find 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.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find 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.

☐ I find 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.

Signature

WILLIAM B. CHOPYK  
Printed Name

Date

5/16/2017  
CITY of SOLANA BEACH  
For

## 2. Environmental Checklist

### 2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g. the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. § 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) **Earlier Analyses Used.** Identify and state where they are available for review.
  - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

## 2. Environmental Checklist

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

Note: All technical studies for this document are available at the Solana Beach City Hall, 635 Highway 101, and on the City of Solana Beach website at [www.ci.solana-beach.ca.us](http://www.ci.solana-beach.ca.us).

## 3. Environmental Analysis

### 3.1 AESTHETICS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				<b>X</b>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<b>X</b>			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<b>X</b>			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<b>X</b>			

Comments:

**a) Have a substantial adverse effect on a scenic vista?**

**No Impact.** A scenic vista is defined as a panoramic view exhibiting a unique or unusual feature that is an important or dominant portion of the viewshed, such as mountains, hillsides, forests, the ocean, or urban skylines. It also may be defined as a particular view that provides visual and aesthetic relief from less attractive nearby features. The project site is not in the View Corridors or “Scenic-Overlay Zone” of the City of Solana Beach Local Coastal Program Land Use Plan (LCP LUP), as shown in Exhibit 6-2 of the LCP (Solana Beach 2014b). Project implementation would not impact any scenic vistas designated by the City’s LCP LUP or General Plan. The project site ranges between 8 and 12 feet below the grade of I-5. There are no mountains, hillsides, forests, oceans, scenic hillsides, or urban skylines near the project site and, as shown on Figure 3, *Aerial Photograph*, all of the surrounding uses are urban. The proposed project would not impact a scenic vista; therefore, this topic will not be discussed 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.** I-5 in north San Diego County, including the segment adjoining the project site, is an eligible state scenic highway on the California Scenic Highway Mapping System, but not officially designated (Caltrans 2015). Policy 6.4 of the City’s LCP LUP identifies I-5 as a scenic roadway (Solana Beach 2014b). Although eligible for listing as a state scenic highway and identified as a local scenic road, the I-5 segment adjacent to the project site does not offer scenic views or scenic resources, including trees, rock

### 3. Environmental Analysis

outcroppings, and historic buildings. However, because the proposed development is adjacent to the City's designated scenic roadway, the EIR will analyze how views along the I-5 segment adjacent to the project site will be altered. Mitigation measures will be provided if required.

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

**Potentially Significant Impact.** The proposed improvements would change the existing visual character and quality of the project site through grading and construction. Due to the topography of the site, the proposed building design would be stepped and segmented to follow the contours of existing landform. The project would also require a significant amount of grading and soil export to maintain a height and form that would be similar to the surrounding developments. View simulations of the proposed improvements are currently being prepared, and the EIR will further assess potential impacts using the visual representations. Mitigation measures will be provided if required.

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

**Potentially Significant Impact.** Artificial light sources can create glare effects and light pollution. Although the project site is in an area developed with residential and commercial uses and I-5, the site itself does not currently have any light sources. The proposed improvements would introduce new light sources (e.g., interior building lighting, street and parking area lights, exterior security lighting) that would increase light and glare at the site and in the project area. The site is also in a City-designated Dark Sky Overlay Zone, and light sources are subject to specific municipal code requirements (Solana Beach Municipal Code, § 17.60.060). The EIR will analyze the potential light and glare impacts of the proposed project. Mitigation measures will be provided if required.

## 3.2 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 and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.



### 3. Environmental Analysis

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<b>X</b>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?				<b>X</b>
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<b>X</b>
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?				<b>X</b>

#### Comments:

- 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 City of Solana Beach, including the project site, is designated “Built-Up and Urban Land” on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation (CDC 2015). The project site was previously used as a nursery and crop farming. It is currently vacant except for an abandoned residential structure. Project implementation would not convert any special status farmland to nonagricultural use. No conversion of farmland would occur, and this topic will not be discussed in the EIR.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No Impact.** The project site is designated Estate Residential (ER-2) by the City’s zoning map. The proposed residential care facility would not conflict with any agricultural use or a Williamson Act contract. No impact would occur, and this topic will not be discussed in the EIR.

### 3. Environmental Analysis

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?**

**No Impact.** The project site is zoned Estate Residential (ER-2), and no rezoning of forest land or timberland is proposed or would result from project implementation. No impact would occur, and this topic will not be discussed 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 is a vacant and previously disturbed urban infill site, and no forest land would be lost or converted due to project implementation. No impact would occur, and this topic will not be discussed 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.** The project site does not contain farmland or forest land. Implementation of the proposed improvements would not result in the conversion of farmland to nonagricultural use or forest land to nonforest use (see response to section 3.2[a]). No impact would occur, and this topic will not be discussed in the EIR.

### 3.3 AIR QUALITY

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<b>X</b>			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<b>X</b>			
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)?	<b>X</b>			
d) Expose sensitive receptors to substantial pollutant concentrations?	<b>X</b>			
e) Create objectionable odors affecting a substantial number of people?			<b>X</b>	

### 3. Environmental Analysis

#### Comments:

##### a) Conflict with or obstruct implementation of the applicable air quality plan?

**Potentially Significant Impact.** The project site is in the San Diego Air Basin (SDAB) and subject to the regional air quality strategy (RAQS) prepared by the San Diego Air Pollution Control District (SDAPCD). SDAPCD compiles the regional emissions inventory for the RAQS using the San Diego Association of Government's (SANDAG) regional population, housing, and employment projections. These demographic projections are based in part on cities' general plan land use designations. They are also incorporated into the regional transportation plan/sustainable communities strategy, compiled by SANDAG to determine priority transportation projects and vehicle miles traveled in the SANDAG region. Projects that are consistent with the local general plan are considered consistent with the air quality-related regional plan. Typically, only new or amended general plan elements, specific plans, and major projects that have the potential to affect the regional population and employment forecasts have the potential to substantially affect SANDAG's demographic projections and the assumptions in SDAPCD's RAQS.

Construction activities for the proposed improvements would generate exhaust from construction equipment and vehicle trips; fugitive dust from demolition, ground-disturbing activities, and export of soil; and off-gas emissions from architectural coatings and paving. Implementation of the project would also result in an increase in criteria air pollutants during operation. The EIR will evaluate the project for consistency with regional growth forecasts and any impacts the project may have on attainment of regional air quality objectives. Mitigation measures will be provided if required.

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

**Potentially Significant Impact.** Construction and operation activities associated with the proposed project would have the potential to generate fugitive dust, area-source emissions, and mobile-source emissions. Air pollutant emissions would occur over the short term during site preparation and construction activities. In addition, emissions would result from the long-term operation of the completed project. An air quality analysis is underway for the proposed project to determine if the project's short- or long-term emissions would exceed SDAPCD's regional significance thresholds for criteria air pollutants. This topic will be further addressed in the EIR, and mitigation measures will be provided if required.

##### c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

**Potentially Significant Impact.** The project site is in the SDAB, which is designated nonattainment for O<sub>3</sub> and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) under the California and/or National ambient air quality standards. Implementation of the proposed project may increase levels of criteria pollutants and contribute to their nonattainment status. As noted above, site preparation and construction activities for the proposed project would generate short-term air pollutant emissions. In addition, emissions would result during long-term operation of the completed project. An air quality analysis is underway to determine if the proposed project

### 3. Environmental Analysis

would result in a cumulatively considerable net increase of any criteria air pollutant. This topic will be addressed further in the EIR, and mitigation measures will be provided if required.

#### **d) Expose sensitive receptors to substantial pollutant concentrations?**

**Potentially Significant Impact.** An impact is potentially significant if emission levels exceed the state or federal ambient air quality standards and expose sensitive receptors to substantial pollutant concentrations. Sensitive receptors are populations and/or locations where uses or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as children and the elderly). Residential uses to the northeast, east, and south of the project site are considered sensitive receptors, as are schools. Montessori Santa Fe School and Sandy Hill Nursery School are 0.2 mile to the north of the project site, and the Santa Fe Christian Schools are approximately 0.15 mile to the northwest. The EIR will evaluate the potential for construction and operation activities of the proposed project to expose sensitive receptors to substantial pollutant concentrations in accordance with SDAPCD's guidance methodology. Mitigation measures will be provided if required.

#### **e) Create objectionable odors affecting a substantial number of people?**

**Less Than Significant Impact.** Due to the nature of the proposed project, it is not anticipated to result in objectionable odors. The threshold for odor is if a project creates an odor nuisance pursuant to SDAPCD Rule 51, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property. The provisions of this rule do not apply to odors emanating from agricultural operations in the growing of crops or raising of fowls or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The uses proposed by the project do not fall within these land uses. Emissions from construction equipment may generate odors, such as diesel exhaust and volatile organic compounds from architectural coatings and paving activities. However, these odors would be low in concentration, temporary, and would not affect a substantial number of people. No significant impacts would occur, and this topic will not be discussed in the EIR.

### 3. Environmental Analysis

#### 3.4 BIOLOGICAL RESOURCES

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 US 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 US Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by § 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			

Comments:

- 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 US Fish and Wildlife Service?**

**Potentially Significant Impact.** Special status species for Solana Beach include those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act; species otherwise given certain designations by the California Department of Fish and Wildlife; and plant species listed as rare by the California Native Plant Society.

The City's LCP LUP has designated the project site and surrounding area as having potential for sensitive or special-status species. Although a majority of their habitat is along the northwestern boundary of the City associated with the San Elijo Lagoon Ecological Reserve or within isolated patches of native vegetation on

### 3. Environmental Analysis

interior canyon slopes, a biological resources assessment is underway for the project site. Potential impacts on sensitive habitat and species will be discussed in the EIR. Mitigation measures will be provided if required.

- 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 US Fish and Wildlife Service?**

**Potentially Significant Impact.** Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies; are known to provide habitat for sensitive animal or plant species; or are known to be important wildlife corridors. Riparian habitats are those along the banks of rivers and streams. A biological resources assessment of the project site is underway to determine if a sensitive natural community, riparian habitat, stream, wetland, or other water body is onsite. This topic will be further analyzed in the EIR, and mitigation measures will be provided if required.

- c) Have a substantial adverse effect on federally protected wetlands as defined by § 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.** Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. The biological resources assessment will determine whether there are any wetlands on the project site. This issue will be further considered in the EIR, and mitigation measures will be provided if required.

- 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 project site is in an urban setting and, as shown in Figure 3, *Aerial Photograph*, is surrounded by urban development, including I-5. Development of the proposed improvements would not interfere with the movement of native resident or migratory wildlife species, wildlife corridors, or wildlife nursery sites. Existing vegetation on the site, however, could potentially support migratory birds, which are protected under the Migratory Bird Treaty Act of 1918. A biological resources assessment is underway, and this topic will be addressed further in the EIR. Mitigation measures will be provided if required.

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

**Potentially Significant Impact.** Chapter 3, “Marine and Land Resources,” of the City’s LCP LUP has several policies designed to protect biological resources—such as trees in the Native Tree Protection Policy (3.51, 3.52, 3.53). Project construction would result in the removal of trees that may be protected. This issue will be further addressed in the EIR. Mitigation measures will be provided if required.

### 3. Environmental Analysis

**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?**

**Potentially Significant Impact.** The project area is in the SANDAG-approved North County Multiple Habitat Conservation Plan, but the majority of Solana Beach is identified as “Developed”; therefore, the City is not required to prepare a habitat conservation/subarea plan. A biological resources assessment of the project site is underway to determine the project’s consistency with approved habitat conservation plans, and this topic will be further evaluated in the EIR. Mitigation measures will be provided if required.

### 3.5 CULTURAL RESOURCES

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<b>X</b>			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<b>X</b>			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<b>X</b>			
d) Disturb any human remains, including those interred outside of formal cemeteries?			<b>X</b>	

Comments:

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

**Potentially Significant Impact.** The CEQA Guidelines § 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. A resource is considered “historically significant” if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- ii) Is associated with the lives of persons important in our past.
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

### 3. Environmental Analysis

The 2.91-acre project site contains abandoned structures, including a residence built in 1957, greenhouse, and shed. A review is underway to determine the historical significance of the residence. The findings will be provided in the EIR. Mitigation will be provided if required.

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

**Potentially Significant Impact.** The project site is an infill site in an urbanized area of the City and has previously been disturbed and developed. Project implementation would disturb 28,000 cubic yards (cy) of soil and would export 26,800 cy of soil. Development would involve grading and excavating to greater depths than previously, which could impact unknown archaeological and paleontological resources onsite. This topic will be addressed in the EIR, and mitigation measures will be provided if required.

**c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Potentially Significant Impact.** See response to section 3.5(b), above. This topic will be addressed in the EIR, and mitigation measures will be provided if required.

**d) Disturb any human remains, including those interred outside of formal cemeteries?**

**Less Than Significant Impact.** The project site has been previously disturbed and developed, and there are no unusual circumstances that would increase the likelihood of discovering human remains. The potential for discovering human remains does not correlate to subsurface soil types, unlike the correlation between subsurface geology type and potential for archaeological or paleontological resources. Given the historical use of the site as a nursery, the potential for discovering human remains during site clearing and grading activities is low. However, in the unlikely event human remains are discovered during ground-disturbing activities, California Health and Safety Code § 7050.5 requires that disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and has reason to believe they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The project would comply with existing law, and potential impacts to human remains would be less than significant; therefore, this topic will not be discussed in the EIR.



### 3. Environmental Analysis

#### 3.6 GEOLOGY AND SOILS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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.			<b>X</b>	
ii) Strong seismic ground shaking?			<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?			<b>X</b>	
iv) Landslides?	<b>X</b>			
b) Result in substantial soil erosion or the loss of topsoil?	<b>X</b>			
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?	<b>X</b>			
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?			<b>X</b>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				<b>X</b>

Comments:

- 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.

**Less Than Significant Impact.** Based on a review of the Alquist-Priolo Earthquake Fault Zoning Maps and the City of Solana Beach General Plan, the project site is not on a known fault zone (CDC 2007; Solana Beach 2014a). The potential for impacts from fault rupture are less than significant; therefore, this topic will not be discussed in the EIR.

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#### ii) Strong seismic ground shaking?

**Less Than Significant Impact.** Similar to the rest of southern California, the project site is subject to ground shaking and potential damage in the event of seismic activity. The Rose Canyon fault zone (2.5 miles off shore) and Coronado Bank fault zone (12.5 miles off shore) are designated “active” by the California Geological Survey, and the La Nación Fault (15 miles south of the project site) has been designated “potentially active” (Solana Beach 2014a). Although seismic activity from these faults could potentially impact the project site, it is at no greater risk than the surrounding development and infrastructure. Also, the proposed project would be designed and constructed in adherence to the California Building Code, which would significantly decrease impacts from seismic ground shaking. No significant impacts would occur from seismic ground shaking on the project site; therefore, this topic will not be discussed in the EIR.

#### iii) Seismic-related ground failure, including liquefaction?

**Less Than Significant Impact.** Liquefaction refers to loose, saturated sand or gravel deposits that lose their load-supporting capability when subjected to intense shaking. During intense shaking, any structures on these sediments may float, sink, or tilt as if on water. Liquefaction potential varies based on three main factors: 1) cohesionless, granular soils with relatively low densities (usually of Holocene age); 2) shallow groundwater (less than 50 feet); and 3) moderate to high seismic ground shaking. Lateral spreading refers to lateral displacement of large, surficial blocks of soil as a result of pore-pressure buildup or liquefaction in a subsurface layer.

The Solana Beach General Plan and LCP LUP do not identify the project site as being in an area of liquefaction risk (Solana Beach 2014a; Solana Beach 2014b). According to the Solana Beach General Plan, the only area in the city that could liquefy during an earthquake, depending on groundwater conditions, is generally north of Via de la Valle between Del Mar Downs Road and Valley Avenue (Solana Beach 2014a). Subsurface soil investigation at the site determined that the site is underlain by Torrey Sandstone Formation, which is moderately hard to very hard; additionally, groundwater was not encountered at depths ranging from approximately 16.5 feet to 50.5 feet (Matrix 2014). Therefore, the potential for liquefaction or other seismic-related ground failure is considered negligible. No significant impacts would occur, and this topic will not be discussed in the EIR.

#### iv) Landslides?

**Potentially Significant Impact.** Susceptibility of slopes to landslides and other slope failures depends on several factors that are usually present in combinations—steep slopes, condition of rock and soil materials, presence of water, formational contacts, geologic shear zones, seismic activity, etc.

The project site is not in an area susceptible to landslides, according to the City of Solana Beach General Plan and the California Department of Conservation landslide hazards maps (Solana Beach 2014a; CDC 1995). However, the site slopes down from the southeast corner to the northwest corner, and there is a slope along the western border of the site that increases the elevation from the southern end to the northern end by roughly 36 feet. The proposed improvements may compromise the stability of the

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slopes; therefore, slope stability will be further addressed in the EIR. Mitigation measures will be provided if required.

#### b) Result in substantial soil erosion or the loss of topsoil?

**Potentially Significant Impact.** Erosion is a normal and inevitable geologic process whereby earthen materials are loosened, worn away, decomposed, or dissolved, and removed from one place and transported to another. Precipitation, water, waves, and wind are all agents of erosion. Ordinarily, erosion proceeds so slowly as to be imperceptible, but when the natural equilibrium of the environment changes, the rate of erosion can be greatly accelerated. This can create aesthetic and engineering problems. Accelerated erosion in an urban area can cause damage by undermining structures; blocking storm sewers; and depositing silt, sand, or mud in roads and tunnels. Eroded materials may eventually be deposited in local waters, where the carried silt can remain suspended in the water for some time, constituting a pollutant and altering the normal balance of plant and animal life.

Construction of the proposed improvements would involve excavation and grading activities that would temporarily leave soil exposed and potentially result in soil erosion. Additionally, construction activities on project sites larger than one acre would be subject to the National Pollution Discharge Elimination System (NPDES) requirements. Under the NPDES, a Storm Water Pollution Prevention Plan (SWPPP) would be required along with best management practices (BMPs) designed to prevent erosion and siltation during a project's construction phase. The City of Solana Beach has a stormwater checklist for standard projects that provides standard BMPs for any development project in the city. The minimum required standard construction BMPs are listed below.

#### Minimum Standard Construction BMPs

##### *Select Erosion Control Method for Disturbed Slopes*

- Vegetation stabilization planting (summer)
- Hydraulic stabilization hydroseeding (summer)
- Bonded fiber matrix or stabilized fiber matrix (winter)
- Physical stabilization erosion control blanket (winter)

##### *Select Erosion Control Method for Disturbed Flat Areas*

- Standard lot perimeter protection detail
- Erosion control measures from Disturbed Slopes on flat areas
- Standard desilting basin
- Mulch, straw, wood chips, soil application

##### *Energy Dissipater*

- Energy dissipater outlet protection

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#### *Sediment Control Method for Disturbed Areas*

- Silt fence
- Fiber rolls (straw wattles)
- Gravel bags
- Dewatering filtration
- Storm drain inlet protection
- Engineered desilting basin (sized for 10-year flow)

#### *Method for Preventing Offsite Tracking of Sediment*

- Stabilized construction entrance
- Construction road stabilization
- Entrance/exit tire wash
- Entrance/exit inspection and cleaning facility
- Street sweeping and vacuuming

#### *Materials Management*

- Material delivery and storage
- Spill prevention and control

#### *Waste Management*

- Concrete waste management
- Solid waste management
- Sanitary waste management
- Hazardous waste management

Adherence to the City's BMPs, as required by § 15.40.220 of the Solana Beach Municipal Code, would reduce and prevent soil erosion from project-related grading and construction activities. Upon the completion of construction, the potential for soil erosion or the loss of topsoil would be low because the site would be covered by the proposed improvements, including hardscape and landscape. Impacts from soil erosion would not be significant; therefore, this topic will not be discussed in the EIR.

The grading improvements would result in cutting 28,000 cy of soil from the site, 1,200 cy of which would be used as fill for the proposed improvements, and 26,800 cy would be exported. Grading quantities represent compacted soil volumes and do not account for soils generated from footings or utility trenches or for remedial grading that may be required per the project geotechnical recommendations. The removal of topsoil could result in a potentially significant impact, and the topic will be analyzed further in the EIR. Mitigation measures will be provided if required.

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- 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?**

**Potentially Significant Impact.** Subsurface soil investigation determined that the site is underlain by potentially compressible soil that can settle, including undocumented artificial fill, residual soil, Quaternary alluvium, and Tertiary Torrey Sandstone (Matrix 2014). Additionally, as discussed in section 3.6(a)(iv), the proposed improvements may compromise the stability of onsite and adjacent slopes. Therefore, this topic will be analyzed further in the EIR. Mitigation measures will be provided if required.

- 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?**

**Less Than Significant Impact.** Expansive soils swell when they become wet and shrink when they dry out, which can crack building foundations and sometimes distress the structure of the buildings themselves. According to the soil investigation of the site, near-surface soils consist of predominantly light brown, dry to damp, medium dense silty sand and have a very low expansion potential (Matrix 2014); therefore, this topic will not be discussed in the EIR.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**No Impact.** Development of the proposed project would not require the installation of a septic tank or alternative wastewater disposal system. The proposed project would be connected to existing sewer main lines and service lines, which are currently available in Genevieve Street and Marine View Avenue; therefore, this topic will not be discussed in the EIR.

## 3.7 GREENHOUSE GAS EMISSIONS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<b>X</b>			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<b>X</b>			

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#### Comments:

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

**Potentially Significant Impact.** Global climate change, by its nature, is not confined to a particular project area and is generally accepted as a consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a potentially cumulative environmental impact. The State of California, through its governor and legislature, has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This will occur primarily through the implementation of Assembly Bill 32 (AB 32; 2006), Senate Bill 32 (SB 32; 2016), and SB 375 (2008), which will address GHG emissions regionally and on a statewide basis. The potential for the proposed project to generate a substantial increase in GHG emissions will be further evaluated in the EIR. Mitigation measures will be provided if required.

- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Potentially Significant Impact.** The California Air Resources Board's Scoping Plan is California's GHG reduction strategy to achieve the emissions reduction target established by AB 32, which is to return to 1990 emission levels by year 2020, and SB 32, which is to reduce emissions 40 percent below 1990 levels by year 2030. The SANDAG's *San Diego Forward: The Regional Plan* (2015) sets forth a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce per capita GHG emissions from transportation (excluding goods movement) in accordance with the region's per capita GHG reduction goals under SB 375. The EIR will evaluate the project's consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions. Mitigation measures will be provided if required.

### 3.8 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			<b>X</b>	
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?	<b>X</b>			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			<b>X</b>	

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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 § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<b>X</b>
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?				<b>X</b>
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?				<b>X</b>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<b>X</b>	
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?				<b>X</b>

## Comments:

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

**Less Than Significant Impact.** Project-related construction activities would require the short-term use of small amounts of hazardous materials, such as fuels, lubricants, and greases in construction equipment and coatings in construction. Onsite construction equipment might require routine or emergency maintenance that could result in the release of oil, diesel fuel, transmission fluid, or other materials. However, the materials would not be used in such quantities or stored in such a manner that they would pose a significant safety hazard or environmental threat. Construction activities would be short term in nature.

Significant amounts of hazardous materials would not be transported, used, or disposed of in conjunction with the operation of the proposed project. Maintenance of the residential care facility would likely require the use of cleaners, solvents, paints, and other custodial products that are potentially hazardous. However, these materials would be used in relatively small quantities and would be required to be stored in compliance with established state and federal requirements. With the exercise of normal operational safety practices, significant impacts would not occur, and this topic will not be discussed in the EIR.

**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.** The site formerly operated as a plant nursery, which may have required the application of pesticides, and it contains structures that may have been supported by underground storage

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tanks (USTs). The removal of potentially contaminated soil and USTs could release hazardous materials into the environment. Additionally, the existing structures may contain lead-based paint and asbestos-containing materials, which could also be released into the environment. A Phase I Environmental Site Assessment is underway. The findings and recommendations, if any, in the assessment will be included in the EIR. Mitigation measures will be provided if required.

**c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Less Than Significant Impact.** The project site is 0.2 mile south of the Montessori Santa Fe School and Sandy Hill Nursery School and approximately 0.15 mile southeast of Santa Fe Christian Schools. Operation of the proposed residential care facility would not generate hazardous emissions or require the handling of acutely hazardous materials, substances, or waste. Project operation would involve the use of potentially hazardous materials (e.g., solvents, cleaning agents, paints, pesticides) typical of residential care facilities; when used correctly, these would not result in a significant hazard to residents or workers in the vicinity of proposed project.

In addition, many state statutes require emergency notification of a hazardous chemical release. These statutes include:

- Health and Safety Code §§ 25270.7, 25270.8, and 25507
- Vehicle Code § 23112.5
- Public Utilities Code § 7673 (PUC General Orders #22-B, 161)
- Government Code §§ 51018, 8670.25.5(a)
- Water Codes §§ 13271, 13272
- California Labor Code § 6409.1(b)10

Requirements for immediate notification of all significant spills or threatened releases cover owners, operators, persons in charge, and employers. Notification is required regarding significant releases from facilities, vehicles, vessels, pipelines, and railroads. In addition, all releases that result in injuries or harmful exposure to workers must be immediately reported to the California Occupational Safety and Health Administration (Cal/OSHA) pursuant to California Labor Code § 6409.1(b).

The primary purpose of the federal Emergency Planning and Community Right-to-Know Act (EPCRA) of 1986 is to inform communities and citizens of chemical hazards in their areas. Sections 311 and 312 of EPCRA require businesses to report the location and quantities of chemicals stored on-site to state and local agencies. Under § 313 of EPCRA, manufacturers are required to report chemical releases for more than 600 designated chemicals. In addition to chemical releases, regulated facilities are also required to report off-site transfers of waste for treatment or disposal at separate facilities, pollution prevention measures, and chemical recycling activities. The US Environmental Protection Agency maintains the Toxic Release Inventory database, which documents the information that regulated facilities are required to report annually.



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The residential nature of the project and existing regulations ensure that the proposed residential care facility would not create a significant hazard to the public or schools within one-quarter mile of the site; therefore, this topic will not be discussed in the EIR.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**No Impact.** According to three separate hazardous materials databases compiled pursuant to Government Code § 65962.5—Envirostar, Enviromapper, and Geotracker—the project site is not listed on or within close proximity (one-quarter mile) to a hazardous materials site; therefore, this topic will not be discussed in the EIR.

- 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?**

**No Impact.** The closest airport is McClellan-Palomar Airport in the City of Carlsbad, which is 9.3 miles north of the project site. The project site is not within an airport land use plan or an airport height restriction zone. The project would not result in a safety hazard for people residing or working in the project area; therefore, this topic will not be discussed in the EIR.

- 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 project site is not in the vicinity of any private airstrip. The closest private heliport, the Scripps Memorial Hospital Heliport, is 4.5 miles north of the project site. The closest operational private airstrip is the Torrey Pines Gliderport, which is about 10 miles south of the site. At these distances, neither the heliport nor airstrip would impact the project site. The proposed project would not result in a safety hazard for people working or residing in the project area, and this topic will not be discussed in the EIR.

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

**Less Than Significant Impact.** The proposed project would not conflict with any adopted emergency response or evacuation plans. The proposed project would maintain its own emergency response plan developed in coordination with the Solana Beach Fire Marshal. The roadways that provide access to the site would continue to provide emergency access during project construction and operation. In the event that the temporary closure of a street is necessary during construction, the project applicant would be required to obtain an encroachment permit from the City Engineer and comply with § 11.20 of the Solana Beach Municipal Code. Permit compliance requires that the developer provide the City with a construction schedule and plans for the closure of the street for review and consideration. The Solana Beach Fire Department will also review the project, and the applicant will be required to comply with fire department recommendations as well as established City standards and codes concerning construction activities. Potential impacts on the

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City's emergency response and evacuation plans would not be significant, and this topic will not be discussed in the EIR.

- 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?**

**No Impact.** As shown in Figure 3, *Aerial Photograph*, the project site is in a developed community, and no significant areas of brush, grass, trees, or other natural fuel sources are close enough to pose a significant wildland fire hazard. Additionally, the project site is not in a fire hazard area delineated by the LCP LUP (Solana Beach 2014b). No impact would occur, and this topic will not be discussed in the EIR.

### 3.9 HYDROLOGY AND WATER QUALITY

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<b>X</b>			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table 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)?			<b>X</b>	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<b>X</b>			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<b>X</b>			
e) 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?	<b>X</b>			
f) Otherwise substantially degrade water quality?	<b>X</b>			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				<b>X</b>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				<b>X</b>

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				<b>X</b>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?			<b>X</b>	

#### Comments:

#### a) Violate any water quality standards or waste discharge requirements?

**Potentially Significant Impact.** Implementation of the proposed improvements would introduce new impervious surfaces on the project site. The primary water quality concern associated with the long-term operation of the proposed project would be urban runoff from impervious surfaces. Pollutants such as oil, grease, and sediment from operation of the facility could drain into the local storm drain system, resulting in adverse water quality impacts to receiving waters. Additionally, during construction operations, surface runoff could degrade topsoil and other soil disturbed by grading and excavation activities. The storage and use of hazardous materials onsite, including treated wood, paints, solvents, fuels, etc., would be potential sources of pollutants during construction. Uncontrolled urban runoff from the project site could potentially result in conflicts with water quality standards established by the Regional Water Quality Control Board. The EIR will analyze the potential water quality impacts of the proposed project, and mitigation measures will be provided if required.

#### b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table 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)?

**Less Than Significant Impact.** Groundwater was not encountered during the site's subsurface soil investigation to depths ranging from approximately 16.5 feet to 50.5 feet (Matrix 2014). The design of the proposed building, including the basement garage, would require subterranean excavation of no more than 15 feet below the existing ground level. Since the maximum depth of excavation will not exceed the depths of the soil investigation, it is highly unlikely that the excavations would intercept the groundwater table, and no dewatering would be necessary. The proposed project would be connected to the municipal water system and would not use an on-site well; therefore, it would not deplete groundwater supplies. The project site includes landscape and bioretention areas designed specifically to allow percolation of stormwater. As a result, the project is not expected interfere with groundwater recharge. Impacts to the groundwater table are less than significant, and this topic will not be discussed in the EIR.

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- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

**Potentially Significant Impact.** The project site is on a disturbed but mostly vacant lot with some ornamental and ruderal vegetation and a few vacant structures. The project would introduce new or expanded driveways, walkways, parking lots, and other impervious surfaces that would alter existing drainage patterns onsite. Further evaluation of this topic in the EIR will be based on a hydrology study. Mitigation measures will be provided if required.

- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

**Potentially Significant Impact.** Due to the increase in impervious surfaces, the proposed project could substantially increase the rate of surface runoff, which could result in flooding. Additionally, low-impact development strategies—such as carefully locating impervious areas to control drainage—and installing vegetation onsite could impact site drainage design. This topic will be addressed in the EIR, and mitigation measures will be provided if required.

- e) **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.** Project development could increase the rate or amount of runoff that could exceed the capacity of existing stormwater drainage systems. A hydrology study will be prepared to evaluate changes to the rates of surface water runoff from the project site, changes to existing drainage patterns, and the ability of existing drainage facilities in the project area to adequately drain the site following construction. Therefore, further evaluation in the EIR is necessary to determine if the project would create or contribute to excessive stormwater runoff. Mitigation measures will be provided if required.

- f) **Otherwise substantially degrade water quality?**

**Potentially Significant Impact.** See response to section 3.9(a), above. This topic will be addressed in the EIR, and mitigation measures will be provided if required.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

**No Impact.** The project site is in an urbanized area. The site would introduce a facility to house a population of seniors and disabled. According to the Federal Emergency Management Agency, the project site is in Flood Zone X, which is an area with a 0.2 percent annual chance flood hazard zone (Flood Insurance Rate Map ID#067C1307G). Therefore, it is outside of 100-year flood zones (FEMA 2012). No impact would occur, and this topic will not be discussed in the EIR.

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**h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

**No Impact.** The project site is outside of the 100-year flood zone. No impact would occur, and this topic will not be discussed in the EIR.

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

**No Impact.** The City of Solana Beach is not in an area subject to flooding risks associated with the failure of a levee or dam. The closest dam is Lake Hodges Dam, 13.5 miles northeast of the project site. As shown on the “Dam Failure Map” of the 2010 San Diego County Multi-jurisdiction Hazard Mitigation Plan, water from a dam failure would pass south of the city (San Diego County 2010). The project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, this topic will not be discussed in the EIR.

**j) Expose people or structures to inundation by seiche, tsunami, or mudflow?**

**Less Than Significant Impact.**

- A seiche is a surface wave created when a contained water body is shaken, usually by earthquake activity. There are no contained water bodies upslope from and near the project site that could pose a flood hazard to the site due to a seiche, and this topic will not be discussed in the EIR.
- A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The project site is approximately 1.5 miles inland from the Pacific Ocean and at an elevation of more than 100 feet; therefore, it is not at risk from inundation by tsunami, and this topic will not be discussed in the EIR.
- A mudflow is a flow of earth debris and soil containing a large amount of water. Although the site is surrounded by slopes, none are large enough to contribute to a mudflow hazard. Furthermore, project development would include the construction of numerous retaining walls, which would significantly reduce potential impacts from mudflow. Potential impacts from a mudflow are not significant, and this topic will not be discussed in the EIR.

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#### 3.10 LAND USE AND PLANNING

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				<b>X</b>
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?	<b>X</b>			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<b>X</b>			

#### Comments:

##### a) Physically divide an established community?

**No Impact.** The project site contains abandoned structures, including a former residence. The site is vacant and surrounded by a mix of land uses, including I-5 on the west, an office building and nursery on the north, and residential development on the east and south. The project is at the end of a cul-de-sac between existing homes and the I-5 freeway embankment. Implementation of the proposed residential care facility would not physically divide the existing surrounding community. No impact would occur, and this topic will not be discussed 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 project site has a General Plan land use designation of Estate Residential and corresponding zoning of Estate Residential 2 (ER-2). The Estate Residential land use allows for up to two dwelling units per acre and is intended for residential development in areas characterized by single-family homes on semirural estate lots of one-half acre or larger. This ER-2 zone allows for up to two dwelling units per acre or a maximum of one dwelling unit per parcel. The ER-2 zone also permits a maximum FAR based on a tiered formula: 0.60 for the first 5,000 square feet of lot area, 0.30 for each additional square foot of lot area between 5,000 and 20,000 square feet, and 0.15 for each additional square foot of lot area above 20,000 square feet. Accordingly, the current/existing maximum allowed floor area at the project site is 23,531 square feet. (0.19 FAR)

Although the project proposes a single structure, the total floor area is 69,778 square feet (first floor: 34,672 SF + second floor: 35,106 SF), which would exceed the existing maximum allowable floor area by 46,247 square feet (0.55 FAR). The Solana Beach General Plan prohibits the development of a project that would



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exceed maximums of general plan residential land use categories or result in the intensification of a residential parcel unless the action—via a general plan amendment, including a specific plan—is approved by a majority of voters in the City.

The proposed project includes a specific plan that would be consistent with the general plan and other ordinances of the City adopted for the purpose of avoiding or mitigating environmental impacts. However, the adoption of the specific plan, and consequently the consistency of the remainder of the project, must be determined through a majority vote of the electorate. Until this occurs, the proposed project is inconsistent with the existing general plan and zoning. To ensure that the analysis considers the whole of the project, the EIR will evaluate the potential environmental impacts of the proposed project assuming approval by the voters. This topic will be further considered in the EIR.

Additionally, there are two easements on the property: a Caltrans easement along the western perimeter and a sewer easement operated by the San Elijo Joint Powers Authority. The proposed structural improvements would not be constructed over the easements; however, plans have been approved by Caltrans to widen the segment of I-5 adjacent to the project site, and consultation with Caltrans will be required to confirm that the approved highway improvements are compatible with the proposed project. This topic will be further considered in the EIR.

#### c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

**Potentially Significant Impact.** See section 3.4(f). The project area is within the SANDAG-approved North County Multiple Habitat Conservation Plan, but the majority of the City of Solana Beach is identified as “Developed,” and the City is not required to prepare a habitat conservation/subarea plan. A biological resources assessment of the project site is underway to determine the project’s consistency with approved habitat conservation plans, and this topic will be further evaluated in the EIR. Mitigation measures will be provided if required.

## 3.11 MINERAL RESOURCES

Would the project result in:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?			<b>X</b>	
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?				<b>X</b>

### 3. Environmental Analysis

#### Comments:

- 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?**

**Less Than Significant Impact.** The City of Solana Beach has mapped its mineral resources pursuant to the California Surface Mining and Reclamation Act of 1975. Four mineral resource zones (MRZ) classify sand, gravel, and crushed rock resources.

- **MRZ-1.** Adequate information indicates that no significant mineral deposits are present or likely to be present.
- **MRZ-2.** Adequate information indicates that significant mineral deposits are present or there is a high likelihood for their presence, and development should be controlled.
- **MRZ-3.** The significance of mineral deposits cannot be determined from the available data.
- **MRZ-4.** There is insufficient data to assign any other MRZ designation. (CDC 2009)

The project site is within MRZ-3 (CDC 1996). No mineral resource recovery sites delineated in a general plan or other land use plan exist within the City limits. No loss of availability of known resources would result from project implementation. Therefore, impacts are less than significant, and this topic will not be discussed 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.** See response to section 3.11(a), above. The project site is designated MRZ-3, and it is not a locally important mineral resource recovery site delineated in the City of Solana Beach General Plan. Implementation of the proposed project would not result in the loss of a locally important mineral resource, and this topic will not be discussed in the EIR.

### 3.12 NOISE

Would the project result in:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<b>X</b>			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<b>X</b>			

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>X</b>			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>X</b>			
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?				<b>X</b>
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?				<b>X</b>

#### Comments:

**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.** Development of the proposed residential care facility would have the potential to increase noise levels in the vicinity of the site due to vehicle trips that would be generated by the project as well as onsite operational activities, such as use of outdoor areas and stationary sources. In addition, project-related demolition and construction activities could generate short-term or temporary noise affecting residents in the surrounding residential uses and exceeding thresholds in the general plan and City noise ordinance. A noise technical study is being prepared for the proposed project, and the EIR will address potential noise impacts associated with the proposed project. Mitigation measures will be provided if required.

**b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Potentially Significant Impact.** Groundborne vibration and noise levels would primarily be associated with construction activities of the residential care facility. Although no pile driving or blasting is anticipated, the temporary increased levels of vibration caused by construction could impact vibration-sensitive land uses surrounding the project site. Impacts will be evaluated in the noise technical study being prepared for the proposed project. This topic will be addressed further in the EIR, and mitigation measures will be provided if required.

**c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Potentially Significant Impact.** The project site is immediately adjacent to I-5, which is the main source of noise in the project vicinity. The proposed project would result in new permanent sources of noise, including

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increased vehicle noise through trip generation and transportation of materials, equipment noise from facilities operation, and human voices. The EIR will evaluate the potential for noise generated by the project to substantially increase existing ambient noise levels in the project vicinity. Mitigation measures will be provided if required.

**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 site is vacant and does not contribute to ambient noise levels in the project vicinity. However, the site is immediately adjacent to I-5, which generates substantial ambient noise levels. Demolition and construction activities for the proposed project would result in a temporary increase in noise levels at the project site and adjacent land uses. A noise study is currently being prepared, and these impacts will be further addressed in the EIR. Mitigation measures will be provided if required.

**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?**

**No Impact.** The closest airport is McClellan-Palomar Airport, which is 9.3 miles north of the project site. The project site is not within any airport land use plan. The McClellan-Palomar Airport does not direct air traffic over the project site; therefore, this topic will not be discussed 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.** See response to section 3.8(f) and section 3.12(e), above. The project is not in the vicinity of a private airstrip and would not expose people to airstrip-related noise; therefore, this topic will not be discussed in the EIR.

### 3.13 POPULATION AND HOUSING

Would the project:

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

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#### Comments:

- 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)?**

**Less Than Significant Impact.** The proposed residential care facility would create approximately 65 new jobs. On a short-term basis, project construction would require the employment of a small number of construction jobs; longer term, approximately 65 staff would be hired to provide administration, resident care, activities management, food, linen, and janitorial and maintenance services. Additional economic growth and long-term employment opportunities would be distributed to the vendor service sector. The unemployment rates in Solana Beach and San Diego County in January 2016 were estimated at 4.4 per cent and 4.7 per cent, respectively (EDD 2016). Therefore, it is expected that both short- and long-term employment would be absorbed from the regional labor force and would not attract substantial numbers of workers into the City or San Diego area.

The specific plan would allow for up to 99 beds (corresponding to 99 residents), although the development plan for the residential care facility identifies 96 beds (corresponding to 96 residents). The facility would result in an increase in the City's and region's housing supply for the elderly, who are considered an underserved segment of the population. According to the Solana Beach Housing Element, people over 65 years of age represent 18.7 per cent of Solana Beach's population and 11.4 percent of the county's population. The development of housing facilities for special needs groups, such as the elderly, satisfies an existing market demand. Consequently, the proposed residential care facility project is consistent with the City's general plan. However, for the purpose of this analysis, a conservative assumption has been made that the project would introduce 99 new residents and 65 new workers into the City of Solana Beach and San Diego area. Accordingly, based on the California Department of Finance 2016 population estimates, the proposed residential care facility would increase the City's population of 13,487 and the county's population of 3,286,717 by 1.2 percent and 0.005 percent, respectively (DOF 2017). These increases are negligible. Therefore, impacts to population growth would not be significant, and this topic will not be discussed in the EIR.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

**No Impact.** The project site contains vacant structures, including a former residence. The proposed project would introduce new senior housing onto the property, resulting in an increase of the City's housing supply. Since the project would not displace existing housing, no impact would occur, and this issue will not be further considered in the EIR.

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**c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**No Impact.** See response to section 3.13(b), above. The project site is vacant, and no people would be displaced by project implementation. Therefore, no replacement housing is needed, and no impact would occur. This issue will not be further considered in the EIR.

### 3.14 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:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<b>X</b>			
b) Police protection?	<b>X</b>			
c) Schools?				<b>X</b>
d) Parks?			<b>X</b>	
e) Other public facilities?			<b>X</b>	

**Comments:**

**a) Fire protection?**

**Potentially Significant Impact.** The proposed residential care project would develop 87,256 square feet of new building area and accommodate up to 99 residents, thereby increasing the demand for public services. Fire protection and emergency medical services would be provided by the Solana Beach Fire Department and American Medical Response. Consultation with the fire department is ongoing to estimate the level and type of demand associated with the proposed project, to determine the type and magnitude of impacts to existing and planned levels of service, and to develop measures to avoid or reduce potentially significant impacts to less than significant, if possible. This issue will be addressed further in the EIR, and mitigation measures will be provided if required.

**b) Police protection?**

**Potentially Significant Impact.** Law enforcement and police protection services would be provided by the San Diego County Sheriff's North Coastal Station at 175 N El Camino Real in Encinitas, approximately 5.5 miles north of the project site. Consultation with the North Coastal Station will be conducted as with the fire department (see 3.14(a), above). Therefore, the potential for impacts to police protection services will be analyzed further in the EIR, and mitigation measures will be provided if required.



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#### c) Schools?

**No Impact.** The proposed project would not house school-aged children or contribute to an increase in students and the need for additional school facilities. No impact to school facilities would occur, and this topic will not be discussed in the EIR.

#### d) Parks?

**Less Than Significant Impact.** The proposed project would increase the demand for park space. Objective 1.0 of the City's Conservation and Open Space Element of the General Plan establishes a ratio of 3 acres per 1,000 population for public park and recreation facilities. Using a conservative scenario that assumes the 99 residents of the facility are new to the City, the proposed project would generate a need for 12,937 square feet of public park space at the general plan ratio.

The proposed site plan includes courtyards and garden areas, including a 9,200-square-foot garden along Marine View Avenue that would be available for the community to use. Due to the nature of the facility, some of the residents require private and secure environments. Therefore, the plan includes a secured memory garden of approximately 2,025 square feet and gardens along the eastern perimeter of approximately 1,800 square feet. The total identified exterior open space for the project is 13,025 square feet, which meets the objective of the general plan.

Additionally, as shown on Figure 6, *Site Plan*, the proposed project has pathways, bioretention areas, and landscaped slopes that add to the approximately 52,343 square feet of landscaped area. Since the proposed development would satisfy the City's standard of 3 acres of park space per 1,000 population and given the nature of the facility—i.e., residents would likely stay onsite and use the gardens on the property—project impacts to park facilities would be less than significant. This topic will not be discussed in the EIR.

#### e) Other public facilities?

**Less Than Significant Impact.** The proposed residential care facility is not anticipated to generate a demand for additional or new government services and public facilities such as libraries due to the nature and size of the proposed senior living facility. Additionally, the proposed residential care facility would include an 1,780-square-foot library for use by the facility residents. Impacts would therefore be less than significant, and this issue will not be addressed further in the EIR.

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#### 3.15 RECREATION

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			<b>X</b>	
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?			<b>X</b>	

#### Comments:

- 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?**

**Less Than Significant Impact.** See response to section 3.14(d), above. Due to the nature of facility operations, most residents would stay at the facility and receive visitors, and with available gardens on the property, residents would be unlikely to use offsite city or regional parks. Therefore, impacts to offsite recreational facilities, including their physical deterioration, would not be substantial, and impacts would be less than significant. This issue will not be addressed further in the EIR.

- 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?**

**Less Than Significant Impact.** See response to section 3.15(a), above. The proposed project would create courtyards, garden areas, and passive recreational space, including a 9,200-square-foot garden at the northeast corner of the property that would be available for use by the community. The environmental effects related to the project's recreational facilities are addressed in this initial study and, where noted, will be carried into the EIR for further analysis and mitigation, as required. The proposed project does not include the expansion or construction of offsite recreational facilities that would require additional impact analysis. Therefore, this topic will not be further considered in the EIR.

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#### 3.16 TRANSPORTATION/TRAFFIC

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<b>X</b>			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<b>X</b>			
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?				<b>X</b>
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				<b>X</b>
e) Result in inadequate emergency access?	<b>X</b>			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<b>X</b>			
g) Result in inadequate parking capacity?	<b>X</b>			

#### Comments:

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

**Potentially Significant Impact.** The proposed residential care facility would generate vehicle trips from visitors, employees, health care professionals, and delivery services. Short-term project-related construction activities would temporarily increase vehicle trips on nearby roadways for the duration of the construction phase. A traffic impact analysis is being prepared for the proposed project, and the method, findings, and conclusions of the analysis will be carried through to the EIR. Roadway and circulation improvements proposed as part of the project will also be reviewed. Mitigation measures will be provided if required.

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- b) **Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

**Potentially Significant Impact.** The traffic impact analysis will address whether the project conflicts with the congestion management program. This issue will be addressed in the EIR, and mitigation measures will be provided if required.

- 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 closest private heliport, Scripps Memorial Hospital Heliport, is 4.5 miles north of the project site. The closest airport is McClellan-Palomar Airport, which is 9.3 miles north of the project site. The proposed building would be limited to 25 feet above the site's finished grade and therefore would not be anticipated to interfere with any air traffic. Additionally, Scripps Memorial Hospital Heliport and McClellan-Palomar Airport generally do not direct air traffic over the project site; therefore, this topic will not be discussed 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)?**

**No Impact.** The project would be accessed via Genevieve Street, which intersects with Marine View Avenue. Roadway improvements consistent with Solana Beach standards would be made along the property frontage of Marine View Avenue and Genevieve Street, as shown in Figure 6, *Site Plan*. Two driveways onto the project site are proposed from Genevieve Street to provide access to parking areas and the main entrance. All driveways would be perpendicular to the roadway and would not be obstructed by foliage or topography. Genevieve Street is a cul-de-sac terminating at the I-5 freeway embankment, which forms the western edge of the project site. Both Genevieve Street and Marine View Avenue have low speed limits (25 mile per hour) and are local-serving streets with no blockages to traffic near the project site. Since the site can be accessed from a public roadway, and the project will improve the roadways to City standards along the frontage, this topic will not be discussed in the EIR.

- e) **Result in inadequate emergency access?**

**Potentially Significant Impact.** Two driveways would provide vehicular access to the property. The main driveway along the western perimeter is the designated fire access lane and includes a roundabout with a 36-foot radius that would adequately accommodate emergency vehicles. The project applicant is consulting with the Solana Beach Fire Department to confirm that the proposed project design provides adequate emergency access. The issue of emergency access will be further addressed in the EIR. Mitigation measures will be provided if required.

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**f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**Potentially Significant Impact.** Project implementation would not interfere with adopted alternative transportation programs. The project would include a shuttle bus program to transport residents to shops, doctor visits, and other offsite activities. Additionally, the project site is not in any local or regional bike or pedestrian plans. The closest city bus route is the North County Transit District's BREEZE Bus Route 308 on Via de la Valle. The NCTD also provides the Encinitas-Solana Beach Flex program, which services the project area and transports passengers who reserve seats to nearby NCTD Flex destinations.

The City of Solana Beach, however, has adopted a Neighborhood Traffic Management Program that allows the public to address traffic and excessive vehicle-speed concerns within their neighborhood. Because the project would increase trips to the project site, it is possible that traffic and driver speeds may increase on nearby roadways. The need to implement speed-reducing devices in order to increase the safety of the existing roadway and pedestrian facilities will be further considered in the EIR. Mitigation measures will be provided if required.

**g) Result in inadequate parking capacity?**

**Potentially Significant Impact.** Solana Beach Municipal Code § 17.60.100(D)(4) requires a residential care facility to provide 1 parking space per employee plus 1 space per 7 beds (Solana Beach 2016). The proposed specific plan requires the same off-street parking standard. The corresponding development plan proposes 62 off-street parking stalls—19 spaces in the western lot, 11 spaces in the eastern lot, and 32 spaces in a basement garage.

The applicant estimates hiring a maximum of 65 staff; however, due to the nature of the facility, only 45 staff would be onsite at any one time, and the project would need to accommodate the parking demand for 45 staff. The specific plan also identifies operation of up to 99 beds; accordingly, 15 off-street stalls would be required. The proposed project would require a total of 60 off-street parking stalls. Therefore, the proposed development would meet the parking standard specified in the municipal code and proposed specific plan.

The proposed project, however, may have an increased parking demand during holidays (e.g., Mother's Day, Father's Day) or when family events are held at the proposed facility. While these occasions would be infrequent, they may increase the parking demand and require additional parking accommodations or mitigation. Therefore, parking impacts will be further considered in the EIR. Mitigation measures will be provided if required.

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#### 3.17 TRIBAL CULTURAL RESOURCES

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed as eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?	<b>X</b>			
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<b>X</b>			

Comments:

- a) **Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

Section 21074 defines tribal cultural resource as either of the following:

1. Site features, places, cultural landscapes, sacred places, and objects of cultural value to a California Native American tribe that are either:
  - A. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
  - B. Included in a local register of historical resources as defined in subdivision (k) of § 5020.1.
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of § 5024.1. In applying this criterion, the lead agency shall consider the significance of the resource to a California Native American tribe.

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- i. **Listed as eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?**

**Potentially Significant Impact.** The project site is vacant, and the structures onsite have been abandoned. In accordance with SB 18 and AB 52, the City has notified local tribes about the proposed project to determine the potential for tribal resources onsite. To date, the City has received responses from the Viejas Tribal Government and the Iipay Nation of Santa Ysabel. All responses will be disclosed in the EIR, and mitigation measures will be provided if required.

- ii. **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

**Potentially Significant Impact.** Although the project site has been disturbed by previous uses, development of the proposed improvements could involve grading and excavating to greater depths than previously. The City has notified local tribes about the proposed project as a part of the City's responsibilities pursuant to SB 18 and AB 52. All responses will be disclosed in the EIR. Mitigation measures will be provided if required.

### 3.18 UTILITIES AND SERVICE SYSTEMS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?	<b>X</b>			
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<b>X</b>	
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?	<b>X</b>			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	<b>X</b>			
e) Result in a determination by the waste water 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?	<b>X</b>			



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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			<b>X</b>	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			<b>X</b>	

#### Comments:

#### a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?

**Potentially Significant Impact.** The City of Solana Beach is in Region 9 under the jurisdiction of the San Diego Regional Water Quality Control Board. The Santa Fe Irrigation District (SFID) is responsible for providing wastewater treatment to Solana Beach. The SFID is a part of the San Elijo Joint Powers Authority, which owns and operates a Title 22 recycled-water facility in Cardiff-by-the-Sea—the San Elijo Water Reclamation Facility (WRF). This facility has the capacity to treat 5.25 million gallons of wastewater per day (mgd), and current flows are 3 mgd, with peak flows of up to 6 mgd (SEJPA 2015). Thus, the San Elijo WRF has a remaining treatment capacity of approximately 2.25 mgd.

The proposed residential care facility would provide restrooms with toilets, sinks, and showers for each of the bedrooms, and washing facilities in the kitchen would include sinks and dishwashers. Other water-using fixtures would include washing machines for linen/laundry service and watering systems for outdoor landscaping. Consultation with the SFID is required to estimate the level and type of demand associated with the proposed project, to determine the type and significance of impacts to existing and planned levels of service, and to develop measures to avoid or reduce potentially significant costs. This topic will be addressed further in the EIR, and mitigation measures will be provided if required.

#### b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

**Less Than Significant Impact.** The surrounding uses are connected to municipal water distribution and wastewater collection systems. Upon implementation of the proposed project, water and wastewater lines would need to be installed onsite to connect to existing lines in the surrounding neighborhoods.

#### Wastewater

Wastewater treatment is provided by the San Elijo WRF at 2695 Manchester Avenue in Cardiff-by-the-Sea. For a conservative analysis, it is assumed that the proposed residential care facility project would have a maximum of 99 beds. Using a wastewater generation factor of 75 gallons per bed per day, the project would generate an additional 7,425 gallons of wastewater per day, approximately 0.3 percent of the San Elijo WRF's

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remaining treatment capacity (Los Angeles 2006).<sup>1</sup> Thus, impacts to wastewater treatment would be less than significant, and this topic will not be discussed in the EIR.

#### Water Treatment

Water treatment facilities filter and/or disinfect water before it is delivered to customers. The SFID supplies water to the project site and surrounding area. The water is treated at the R.E. Badger Filtration plant, which is jointly owned and operated by the SFID and the San Dieguito Water District. The Badger plant has the capacity to treat up to 40 mgd of water and treats over 7 billion gallons of water annually. According to Los Angeles CEQA Thresholds (2006), a conservative water demand estimate is equal to 1.25 times wastewater generation. Thus, project implementation would result in an increased need of 9,281 gallons of water per day, or less than 0.02 percent of the treatment capacity.<sup>2</sup> Impacts to water treatment would be less than significant, and this topic will not be discussed in the EIR.

**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 site consists almost entirely of pervious surfaces. The project would construct stormwater facilities to convey off-site storm drainage under and around the proposed project to an existing drop inlet under I-5. The project would also include construction of onsite bioretention facilities and conveyance channels to capture and treat stormwater runoff from new impervious surfaces associated with the new building, parking lots, and pathways. These facilities would connect to existing storm drainage facilities. Proposed offsite infrastructure improvements are not required as a part of the project, but the project includes perimeter slope grading, retaining walls, brow ditches, and a private onsite storm drain system to divert stormwater away from courtyard areas to provide for proper site drainage. Further analysis of the project's potential impacts on storm drainage facilities will be addressed in the EIR, and mitigation measures will be provided if required.

**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.** Project implementation would increase the amount of water needed to serve the project site relative to existing conditions. Water supply would be provided by the SFID and consist of local water from Lake Hodges and the San Dieguito Reservoir, imported water from northern California and the Colorado River, and recycled water. The 2015 SFID Urban Water Management Plan (UWMP) states that the existing entitlements for the City of Solana Beach would be sufficient through the year 2035, with a projected supply of 11,494 acre feet per year (afy) and a projected demand of 11,494 afy.<sup>3</sup> According to the 2015 UWMP, in average precipitation years the SFID has sufficient water supplies to meet customer needs through 2050—based on conservation measures and availability of local supplies. However, during drought

<sup>1</sup> 75 gallons per bed per day (wastewater generation rate) x 99 beds = 7,425 gpd. 7,425 gpd divided by 2.25 mgd = 0.0033 or 0.3 percent.

<sup>2</sup> 75 gallons per bed per day (wastewater generation rate) x 1.25 (water generation rate) = 93.75 gallons per bed per day. 93.75 gallons per bed per day x 99 beds = 9,281.25 gpd. 9,281.25 divided by 40 mgd = 0.0002 or 0.02 percent.

<sup>3</sup> Water supply and demand accounts for potable, raw water, and recycled water demand for the year 2035 under normal year conditions (SFID 2016).

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conditions (similar to those experienced statewide in the past five years), both local and imported water supplies would be reduced. Further analysis on the project's impact to water supplies will be addressed in the EIR, and mitigation measures will be provided if required.

- e) **Result in a determination by the waste water 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.** See response to section 3.17(b), above. Further analysis of the project's impact to wastewater treatment demand will be addressed in the EIR, and mitigation measures will be provided if required.

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

**Less Than Significant Impact.** The City of Solana Beach contracts with EDCO Waste and Recycling Services for commercial trash and recycling collection services and Coast Waste Management for residential trash and recycling collection. Commercial waste collected in Solana Beach is transported to the Escondido Waste Transfer Station, which is owned and operated by Escondido Disposal, Inc. Waste is then transported to the Sycamore Landfill, which is owned by Republic Services. The maximum daily capacity of the Sycamore Landfill is 5,000 tons per day (tpd); it receives an average of 4,000 tpd and thus would have a remaining daily capacity intake of 1,000 tpd. The landfill can accommodate 5,000 tpd for the next 50 years.

Based on a conservative waste generation factor for a hospital use of 16 pounds per bed per day (CalRecycle 2013), the proposed 99-bed residential care facility would generate 289 tons of solid waste per year, or 0.79 tpd,<sup>4</sup> which is less than 0.08 percent of the remaining landfill daily intake capacity.<sup>5</sup> Waste generated by the project would be less than significant; therefore, this topic will not be discussed in the EIR.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

**Less Than Significant Impact.** The following federal and state laws and regulations govern solid waste disposal. The US Environmental Protection Agency administers the Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal. In California, AB 939 (Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) required every California city and county to divert 50 percent of its waste from landfills by the year 2000 by such means as recycling, source reduction, and composting. AB 939 requires each county to prepare a countywide siting element that specifies areas for transformation facilities or disposal sites to provide for 15 years of capacity for solid waste generated in the county that cannot be reduced or recycled. AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991, requires local agencies to adopt ordinances mandating the use of recyclable materials in development projects.

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<sup>4</sup> 99 beds x 16 lbs per day = 1,584 lbs per day x 365 days per year = 578,160 lbs per year / 2,000 lbs (ton) = 289.08 tons per year or 0.79 tons per day.

<sup>5</sup> 0.79 tons per day / 1,000 tons per day = 0.00079 or 0.08 percent.

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Solid waste would be generated during construction and operation of the proposed project. Construction of the residential care facility would comply with all county and state solid waste diversion, reduction, and recycling mandates, including the Countywide Integrated Waste Management Plan. Additionally, the proposed project would not affect Solana Beach's ability to continue to meet the required AB 939 waste diversion requirements. For example, the City of Solana Beach has implemented a Construction and Demolition Recycling Ordinance that requires a waste management plan for all priority projects with a valuation over \$100,000 and all projects requiring a demolition permit to ensure that at least 50 percent of the debris will be recycled. Furthermore, the project would be required to comply with the provisions of the 2016 Green Building Standards Code, which outlines requirements for construction waste reduction, material selection, and natural resource conservation.

To the extent feasible, the construction contractor would make every reasonable effort to reuse and/or recycle the construction debris that would otherwise be taken to a landfill, in compliance with the City's Construction and Demolition Recycling Ordinance. Hazardous wastes, including paint used during construction, would only be disposed of at facilities permitted to receive them in accordance with local, state, and federal regulations. The proposed project would comply with all applicable federal, state, and local statutes and regulations related to solid waste recycling and disposal; therefore, this topic will not be discussed in the EIR.

#### 3.19 MANDATORY FINDINGS OF SIGNIFICANCE

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<b>X</b>			
b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<b>X</b>			
c) 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.)	<b>X</b>			
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<b>X</b>			

### 3. Environmental Analysis

#### Comments:

- 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.** The project site is in an urban setting and surrounded by residential and commercial uses and I-5. A biological assessment of the project site is underway to determine if the project site contains any special-status or sensitive vegetation or animal species that could be disturbed as a result of the proposed project, and these impacts will be assessed further in the EIR. Cultural resource assessments are also underway. The findings of these reports and whether the proposed project will impact California history and prehistory will be discussed in the EIR. Mitigation measures will be provided if required.

- b) **The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?**

**Potentially Significant Impact.** The proposed project would be developed to support both short-term and long-term environmental goals by complying with established policies, laws, and regulations. The EIR will further analyze potential residual environmental impacts that may occur after complying with the applicable systems and will identify mitigation measures to ensure that short-term and long-term environmental impacts are feasibly mitigated if required. Therefore, this issue will be further considered in the EIR.

- c) **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 EIR will further consider the project’s contribution to other known improvements near the site and region, including but not limited to the expansion of the I-5 segment adjacent to the project site. Mitigation measures will be provided if required.

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

**Potentially Significant Impact.** All of the potentially significant impacts identified in this Initial Study could have direct or indirect substantial adverse impacts on human beings. These impacts will be addressed in the EIR, and mitigation measures will be provided if required.

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