

# **Initial Study/Negative Declaration**

## **Rancho La Sombra-Cima General Plan Amendment and Rezone**

**April 2021**

Prepared for:



**City of San Marcos  
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San Marcos, California 92069**

Prepared by:



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## ***Acronyms and Abbreviations***

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ALUCP	Airport Land Use Compatibility Plan
BMP	best management practice
CAP	Climate Action Plan
CARB	California Air Resources Board
CEQA	California Environmental Quality Act
City	City of San Marcos
CNEL	Community Noise Equivalent Level
County	County of San Diego
CSU San Marcos	California State University San Marcos
dB	decibel
dBA	A-weighted decibel
du/ac	dwelling unit per acre
EIR	Environmental Impact Report
GHG	greenhouse gas
GPA	General Plan Amendment
IS	Initial Study
MRZ	Mineral Resource Zones
ND	Negative Declaration
NO <sub>x</sub>	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
PFF	Public Facility Fees
PM <sub>10</sub>	particulate matter less than 10 microns in diameter
PM <sub>2.5</sub>	particulate matter less than 2.5 microns in diameter
PRC	California Public Resources Code
project	Rancho La Sombra-Cima General Plan Amendment and Rezone
RAQS	Regional Air Quality Strategy
Rincon	Rincon Band of Luiseño Indians
SB	Senate Bill
SDAB	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District
SDCWA	San Diego County Water Authority
SIP	State Implementation Plan
SR-	State Route
VdB	vibration decibel
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled

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## ***Document Overview***

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This Initial Study (IS) and Negative Declaration (ND) has been prepared in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines for the proposed Rancho La Sombra-Cima General Plan Amendment (GPA) and Rezone (project). The primary intent of this document is to determine whether project implementation would result in potentially significant impacts to the environment.

In accordance with CEQA, projects that have potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment must undergo analysis to disclose potential significant effects. The provisions of CEQA apply to California governmental agencies at all levels, including local agencies, regional agencies, state agencies, boards, commissions, and special districts. CEQA requires preparation of an IS for a discretionary project to determine the range of potential environmental impacts of that project and define the scope of the environmental review document. As specified in the CEQA Guidelines, Section 15064(f), the lead agency may prepare an ND if, in the course of the IS analysis, it is recognized that there is no substantial evidence that the project may have a significant effect on the environment.

As the lead agency for the proposed project, the City of San Marco (City) has the principal responsibility for conducting the CEQA environmental review to analyze the potential environmental effects associated with project implementation. During the review process, it was determined that the project would not have a significant effect on the environments. Therefore, an IS/ND has been prepared for the proposed project.

NOTE: The project has not been approved or denied. It is being reviewed for environmental impacts only. Approval of the project can take place only after the ND has been adopted.

This document is organized into four sections as follows:

- **Section 1, Introduction and Project Description.** This section introduces the document and discusses the project description including location, setting, and specifics of the lead agency and contacts.
- **Section 2, Initial Study Checklist.** This section discusses the CEQA environmental topics and checklist questions, identifies the potential for impacts, and proposes mitigation measures to avoid these impacts.

- **Section 3, List of Preparers.** This section lists the organizations and individuals who were consulted and/or prepared this IS/ND.
- **Section 4, References.** This section presents a list of reference materials consulted during preparation of this IS/ND.

## **Public Review**

The IS/ND will be circulated for a 30-day public review period, from April 19, 2021 to May 19, 2021.

Comments regarding this document must be made in writing and submitted to Sean del Solar, AICP, City of San Marcos, Development Services Department, Planning Division, 1 Civic Center Drive, San Marcos, California 92069, or by email to [sdelsolar@san-marcos.net](mailto:sdelsolar@san-marcos.net).

Comments should focus on the proposed finding that the project would not have a significant effect on the environment because revisions have been made or agreed to by the project proponent. If the commenter believes that the project may have a significant environmental effect, it would be helpful to identify the specific effect, explain why the effect would occur, and why it would be significant.



## Section 1 Introduction and Project Description

---

### 1.1 Purpose and Project Overview

This IS evaluates the following:

1. **GPA:** The project requires a GPA from AG (Agricultural/Residential) to RR (Rural Residential) and VLDR (Very Low Density Residential)
2. **Rezone:** The proposed project requires a rezone from the existing zoning of A-1 (Agricultural-1) to R-1-20 (Estate) and R-1-10 (Residential Low)

The purpose of this IS is to evaluate the potential environmental effects associated with the GPA and a rezone in the Rancho La Sombra, Rancho de la Cima, and Eastern Quail Hill neighborhoods, a total of 41 acres and 74 parcels.

### 1.2 Project Location

The project site is generally located south of Quail Hill Drive, west of Via Vera Cruz, east of La Sombra Drive, and north of Valencia Avenue. It is an approximately 41-acre area composed of the Rancho La Sombra, Rancho de La Cima, and Eastern Quail Hill neighborhoods, which are located in the Barham/Discovery Community in the City (Figures 1 and 2).

### 1.3 Project Description

A General Plan broadly establishes long-term, citywide development goals, provides policy statements to achieve these goals, and identifies land use designations to implement these goals. In 2012, the City conducted a comprehensive update to its General Plan, which included updates to land use designations for properties throughout the City. Subsequent to the comprehensive General Plan update, the City also updated zoning designations throughout the City to be consistent with the 2012 General Plan.

Before the 2012 update to the General Plan, the land use designation for the Rancho La Sombra and Rancho La Cima neighborhoods was Rural Residential (RU RES), requiring a 1-acre minimum lot size (43,560 square feet). Inconsistent with the General Plan, the zoning designations for the neighborhood allowed residential lots with minimum lot sizes ranging from 10,000 to 20,000 square feet. To make the General Plan and zoning designations consistent with each other, Citywide zoning designations were updated to be compatible with the General Plan. For the Rancho La Sombra and Rancho La Cima neighborhoods, the City changed the zoning designation to Agricultural (A-1), which conformed to the existing General Plan land use designation of RU RES, requiring a minimum lot size of 1 acre.

The project proposes to change the zoning designations of the project site back to the equivalent zoning designations before 2012 (R19-0001). In addition to the zoning changes, the General Plan land use designation of the project site would also be changed to match the prior zoning of the area (GPA19-0001). Properties in the vicinity of La Sombra Drive would be rezoned to R-1-20 (20,000-square-foot lots), and properties in the vicinity of Cima Drive and/or Quail Hill Drive (east of McMahr Road) would be rezoned to R-1-10 (10,000-square-foot lots).

Table 1 illustrates the difference between the designations for the pre-2012 General Plan land use designation and zoning, post-2012 General Plan land use designation and zoning, and the proposed General Plan land use designation and zoning (Figures 3, 4, 5, and 6).

**Table 1. General Plan Land Use Designations and Zoning:  
Pre-2012, Post-2012, and Proposed**

Neighborhood	Pre-2012		Post-2012		Proposed	
	General Plan	Zoning	General Plan	Zoning	General Plan	Zoning
Rancho La Sombra	Rural Residential (0.125–1 du/ac)	E-1-20 (Estate)	Agricultural/ Residential (0.125–1 du/ac)	Agricultural-1 (A-1)	Rural Residential (1–2 du/ac)	Estate (R-1-20)
Rancho de la Cima	Rural Residential (0.125–1 du/ac)	R-1 (Residential Low)	Agricultural/ Residential (0.125–1 du/ac)	Agricultural-1 (A-1)	Very Low Density Residential (2–4 du/ac)	Residential Low (R-1-10)
Eastern Quail Hill	Rural Residential (0.125–1 du/ac)	R-1 (Residential Low)	Agricultural/ Residential (0.125–1 du/ac)	Agricultural-1 (A-1)	Very Low Density Residential (2–4 du/ac)	Residential Low (R-1-10)

**Sources:** City of San Marcos 2018a, 2018b.

**Notes:** du/ac = dwelling unit per acre

The new General Plan and zoning designations would reflect the current development pattern of the neighborhoods and would safeguard against any changes to the character of the subject area.

The project would not directly result in the construction of any new units or grading activities. The project would allow up to eight undeveloped properties with the potential to subdivide at some point in the future. Although eight lots have the potential to be subdivided, six of these lots are already developed with single-family homes and are unlikely to be further subdivided.

## 1.4 Surrounding Land Uses and Project Setting

The 74 parcels on the project site are developed with residential uses. The project site is surrounded by residential and open space uses to the north and east and residential uses to the south and west (Table 2).

**Table 2. Surrounding Land Uses**

Location	Current Land Use	General Plan Land Use Designation	Zoning
North	Residential and open space	<ul style="list-style-type: none"> <li>• Very Low Density Residential (VLDR) (2.1–4 dwelling per acre)</li> <li>• Open Space (OS)</li> </ul>	<ul style="list-style-type: none"> <li>• Residential Low (Planned Residential Development) (R-1-10 PRD)</li> <li>• Open Space (O-S)</li> </ul>
South	Residential	County of San Diego General Plan Land Use Designations: <ul style="list-style-type: none"> <li>• Semi-Rural Residential (SR-1) (1 unit per 1, 2, or 4 gross acres)</li> <li>• Village Residential (VR-7-3) (7.3 units per gross acre)</li> </ul>	<ul style="list-style-type: none"> <li>• County of San Diego Zoning:</li> <li>• Rural Residential (RR)</li> </ul>
East	Residential and open space	<ul style="list-style-type: none"> <li>• SPA (Discovery Hills Specific Plan Area)</li> <li>• Open Space (OS)</li> </ul>	<ul style="list-style-type: none"> <li>• Specific Plan Area – Discovery Hills (SPA-DH)</li> <li>• Open Space (O-S)</li> </ul>
West	Residential	County of San Diego General Plan Land Use Designation: <ul style="list-style-type: none"> <li>• Village Residential (VR-7-3) (7.3 units per gross acre)</li> </ul>	County of San Diego Zoning: <ul style="list-style-type: none"> <li>• Single-Family Residential (RS)</li> </ul>

Sources: City of San Marcos 2018a, 2018b; County of San Diego 2011.

## 1.5 Discretionary Actions, Permits, and Other Approvals

In accordance with Sections 15050 and 15367 of the CEQA Guidelines, the City is the designated lead agency for the proposed project and has principal authority and jurisdiction for CEQA actions and project approval. Responsible agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation.

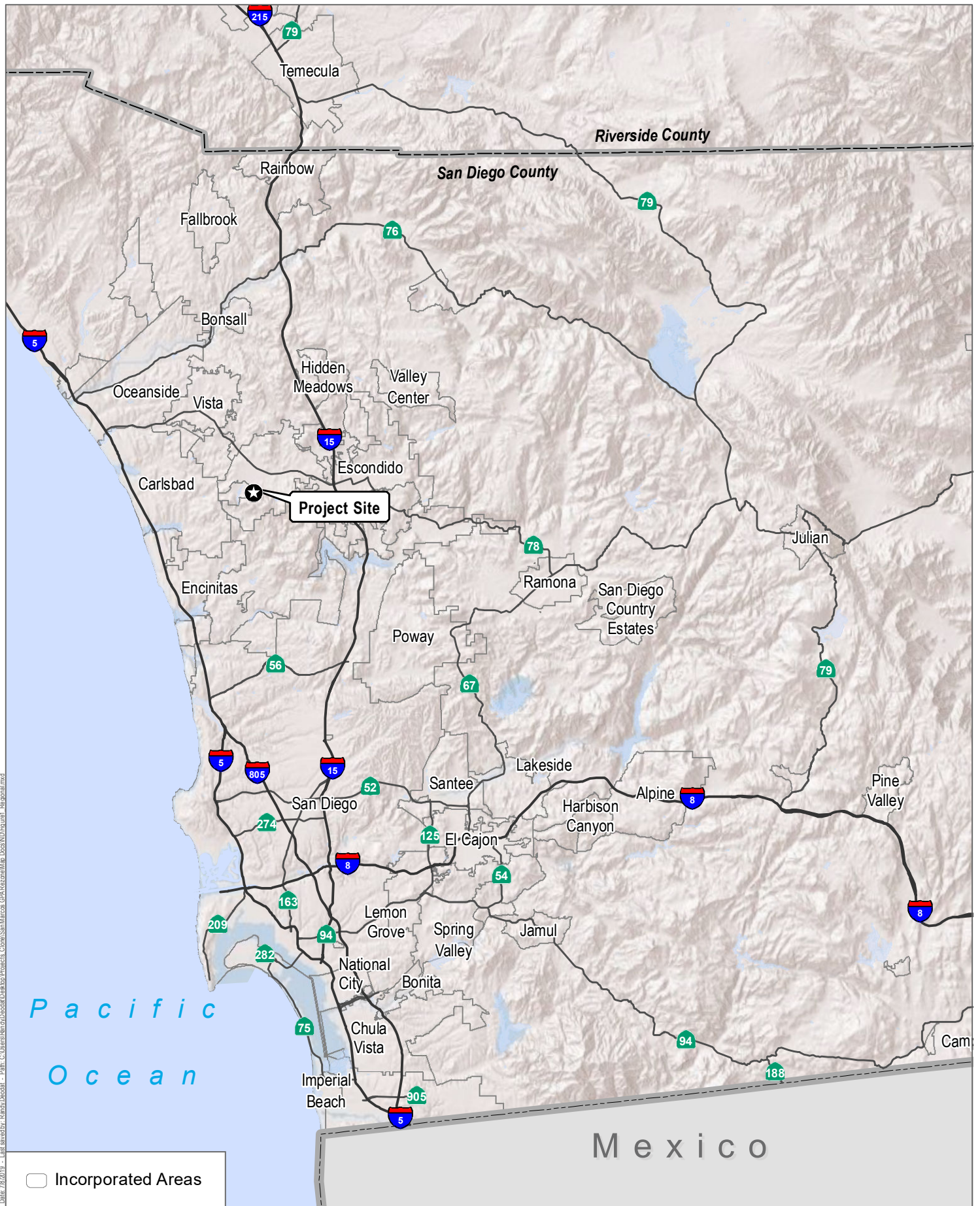
Trustee agencies are state agencies that have jurisdiction by law over natural resources affected by a proposed project. The discretionary actions to be considered by the City as a part of the proposed project include the following:

- **GPA:** The project would require an amendment to the General Plan Land Use Map.
- **Rezone:** The project would require adoption of an ordinance amending the City's Zoning Map to ensure consistency with the General Plan Land Use Map.
- **Certification of the Negative Declaration.** The project would require the certification of the IS/ND.

## 1.6 Consultation

**Senate Bill 18.** Senate Bill (SB) 18, which went into effect January 1, 2005, sets forth requirements for local governments to consult with Native American tribes to aid in the protection of traditional tribal cultural places through local land use planning. The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early stage of planning for the purpose of protecting or mitigating impacts to cultural places. Under SB 18,

pursuant to California Government Code, Section 65352.3, local governments are required to conduct consultation with California Native American tribes when a GPA occurs. Government-to-government consultation pursuant to SB 18 was initiated on April 17, 2020.



Source: ESRI 2019.



Harris & Associates



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Miles

**Figure 1**  
Regional Location

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Source: SanGIS Imagery 2017.



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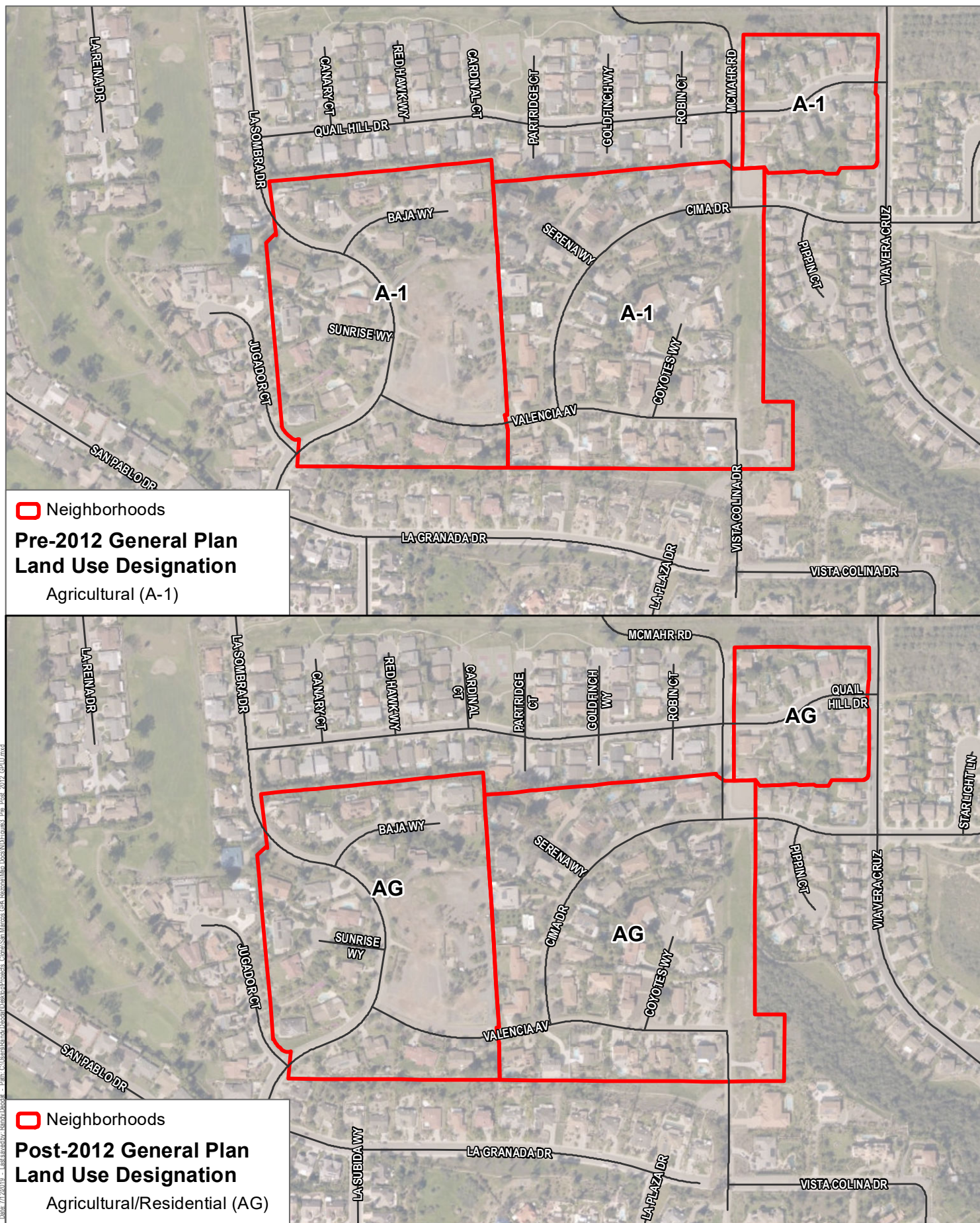


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**Figure 2**  
Project Site

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Source: SanGIS Imagery 2017.



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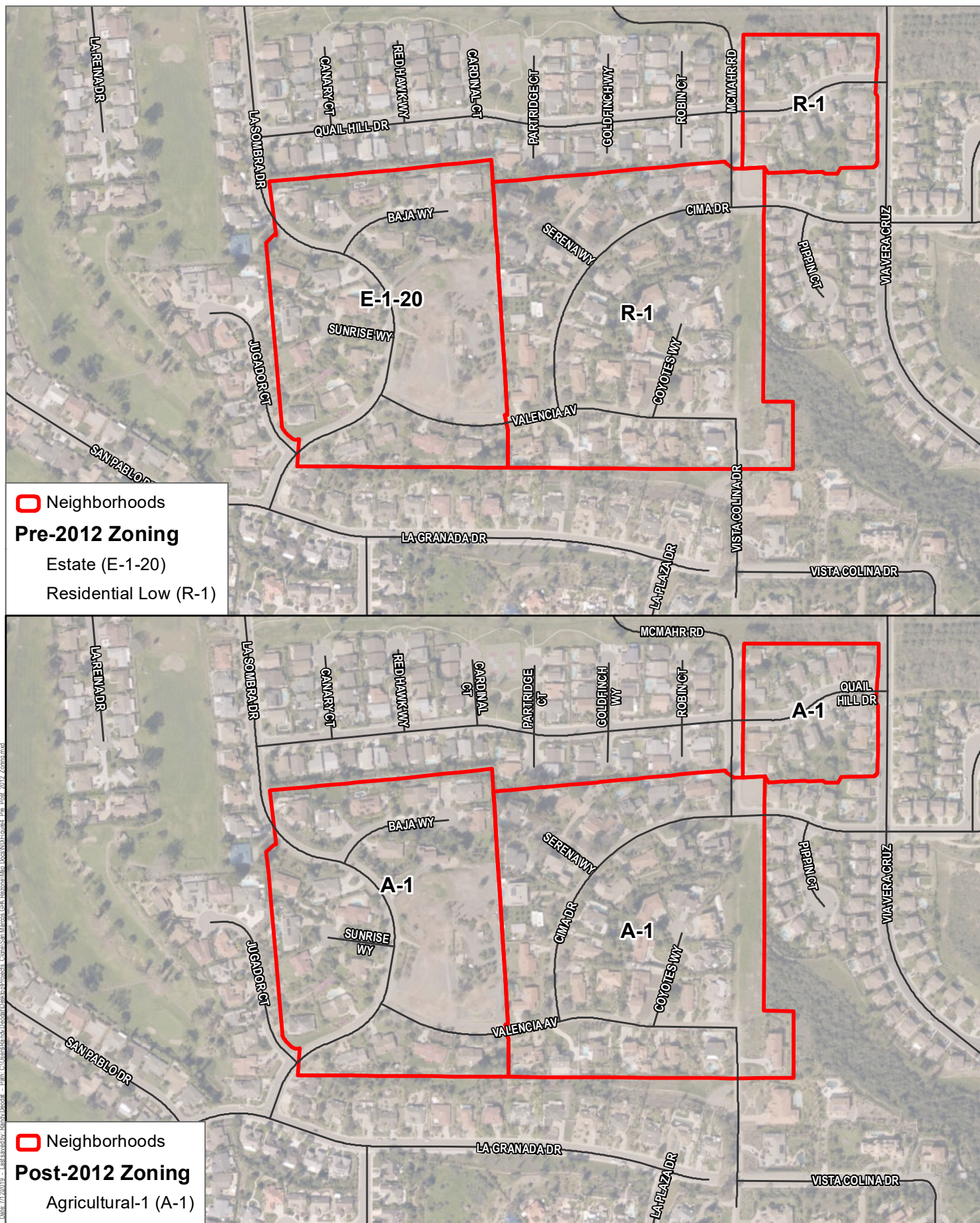
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**Figure 3**

Pre- and Post- 2012 General Plan Land Use Designation

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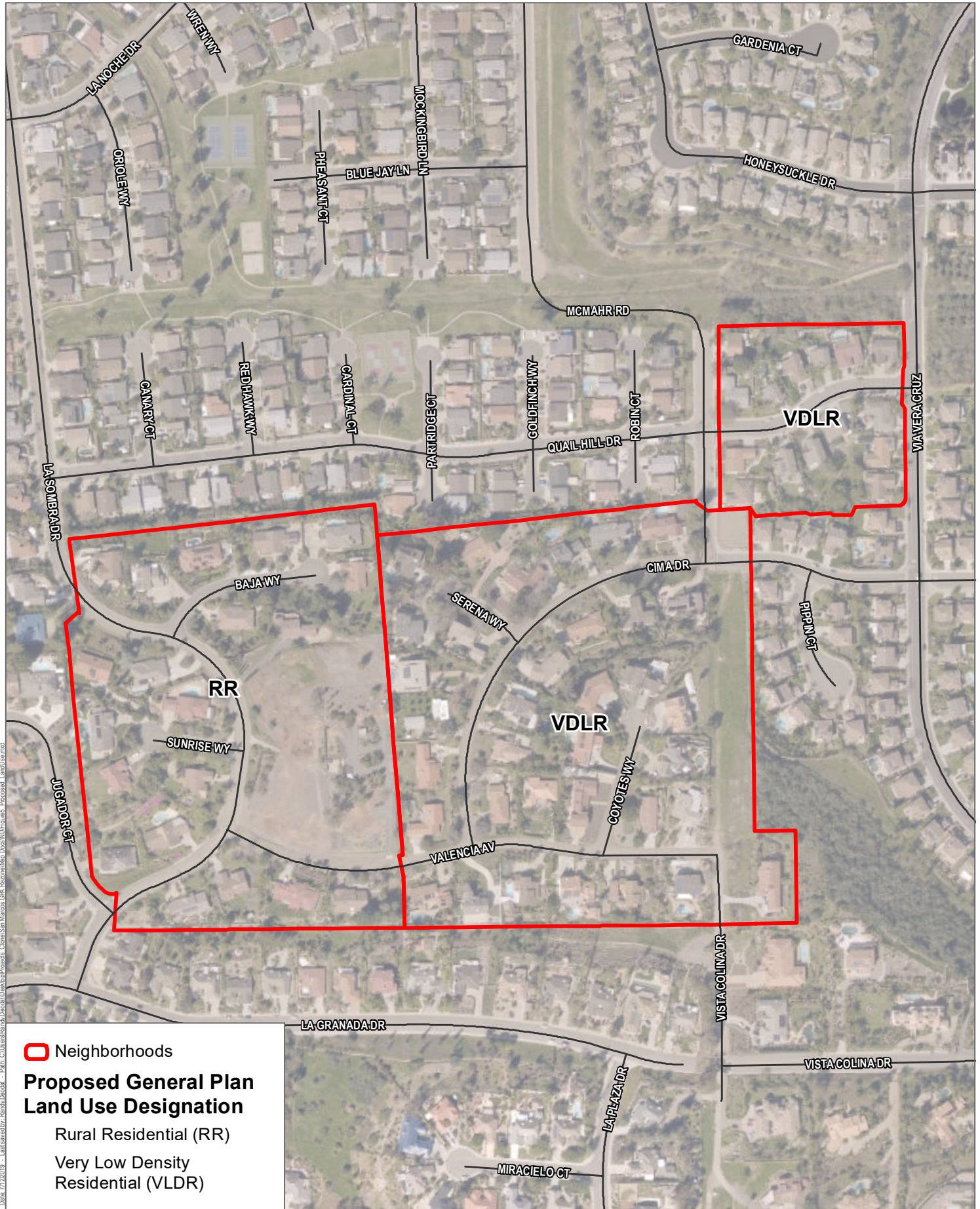
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Figure 4

Pre- and Post- 2012 Zoning

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Source: SanGIS Imagery 2017.



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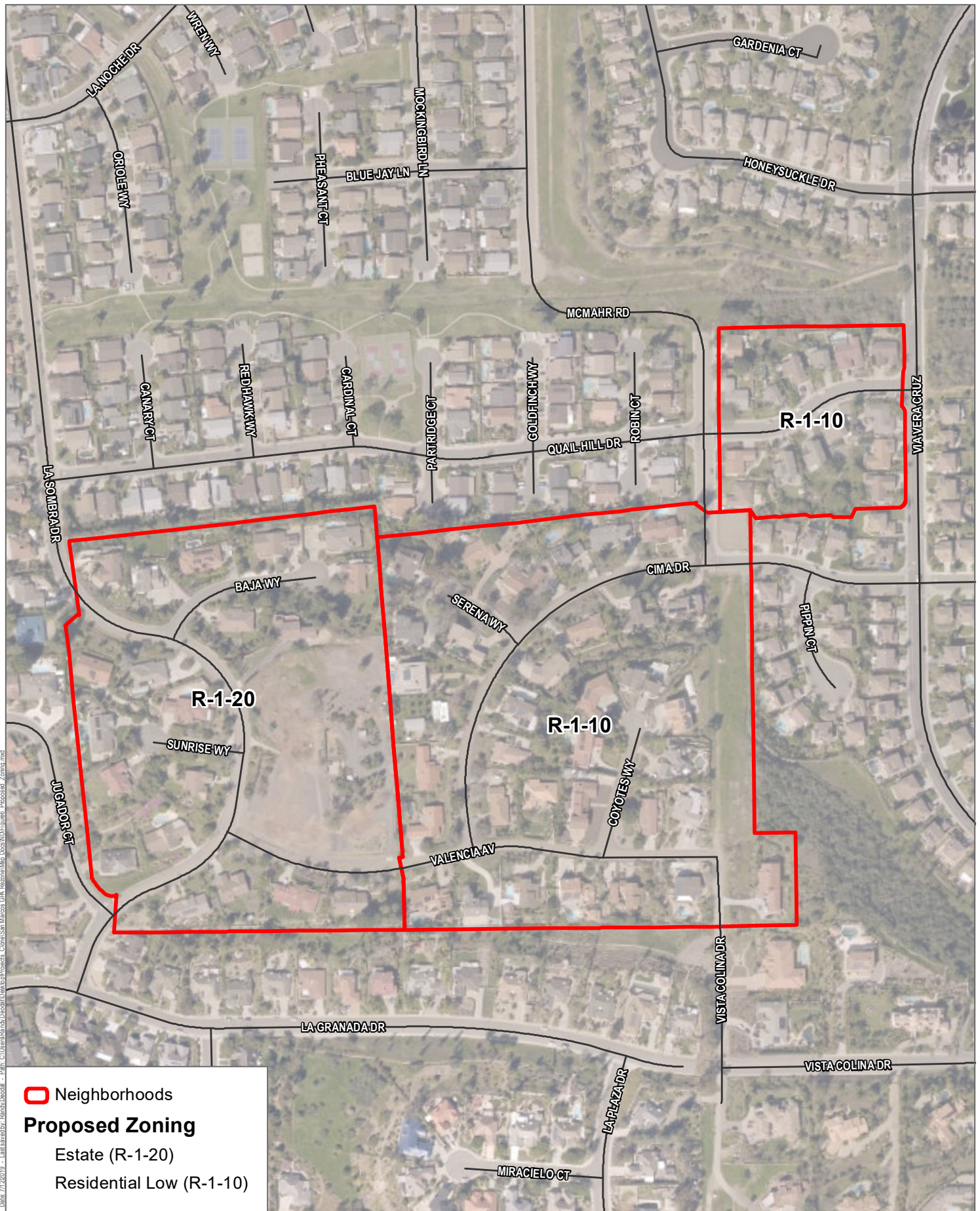
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**Figure 5**

Proposed General Plan Land Use Designation

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Source: SanGIS Imagery 2017.



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Figure 6

Proposed Zoning

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## Section 2 Initial Study Checklist

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The following discussion of potential environmental effects was completed in accordance with Section 15063 of the CEQA Guidelines to determine if the proposed project may have a significant effect on the environment.

### 2.1 Project Information

- |  |  |
|--|--|
| <b>1. Project title:</b>   | Rancho La Sombra-Cima General Plan<br>Amendment and Rezone   |
| <b>2. Lead agency name and address:</b>  | City of San Marcos<br>1 Civic Center Drive<br>San Marcos, California 92069   |
| <b>3. Contact person name, address, and phone number:</b>  | Sean del Solar, AICP, Associate Planner<br>1 Civic Center Drive<br>San Marcos, California 92069<br>(760) 744-1050<br>sdel solar@san-marcos.net   |
| <b>4. Project location:</b>  | Rancho La Sombra, Rancho De La Cima, and<br>Eastern Quail neighborhoods in the<br>Barham/Discovery Community   |
| <b>6. General plan designation:</b>  | Agricultural/Residential (AG)  |
| <b>7. Zoning:</b>  | Agricultural-1(A-1)  |
| <b>8. Description of project:</b>  | Refer to Section 1 of this IS/ND.  |
| <b>9. Surrounding land uses and setting:</b>   | Refer to Section 1.4, Surrounding Land Uses and<br>Project Setting.  |
| <b>10. Other public agencies whose approval is required:</b>   | Refer to Section 1.6, Consultation.  |
| <b>11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?</b> | Yes, consultation pursuant to California Public Resources Code (PRC), Section 21080.3.1, was initiated on August 4, 2020. Consultation concluded on November 24, 2020, with the Rincon Band of Luiseño Indians (Rincon) and on December 17, 2020, with the San Luis Rey Band of Mission Indians. See Section 2.5.18, Tribal Cultural Resources, for more detail. |

## 2.2 Environmental Factors Potentially Affected

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

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

## 2.3 Lead Agency Determination

On the basis of the initial evaluation of the attached IS:

- ☒ 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.



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Sean del Solar, AICP, Associate Planner  
City of San Marcos

April 19, 2021

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Date

## 2.4 Evaluation of Environmental Impacts

This section documents the screening process used to identify and focus on environmental impacts that could result from the project. The checklist portion of the IS begins below, with explanations of each CEQA issue topic. CEQA requires that an explanation of all answers be provided along with this checklist, including a discussion of ways to mitigate any significant effects identified. The following terminology is used to describe the potential level of significance of impacts:

- **No Impact** applies where a project would not result in any impact in the category or the category does not apply. “No Impact” answers need to be adequately supported by the information sources cited, which show that the impact does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- **Less than Significant Impact** applies where the project will not result in any significant effects. The project impact is less than significant without the incorporation of mitigation.
- **Less than Significant with Mitigation Incorporated** applies where the incorporation of project-specific mitigation measures will reduce an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” All mitigation measures must be described, including a brief explanation of how the measures reduce the effect to a less than significant level.
- **Potentially Significant Impact** is appropriate if there is substantial evidence that the project’s effect may be significant. If there are one or more “Potentially Significant Impacts,” a Project EIR will be prepared.

## 2.5 Environmental Impact Issue Questions and Responses

### 2.5.1 Aesthetics

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### ***Impact Analysis***

##### **a. Would the project have a substantial adverse effect on a scenic vista?**

**No Impact.** A scenic vista is the view of an area that is visually or aesthetically pleasing from a certain vantage point. It is usually viewed from some distance away. Aesthetic components of a scenic vista include (1) scenic quality, (2) sensitivity level, and (3) view access. A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or “vista” of the scenic resource. Important factors in determining whether a proposed project would block scenic vistas include the project’s proposed height, mass, and location relative to surrounding land uses and travel corridors.

The project is in the Barham/Discovery Community in the City. The Barham/Discovery Community is located in the central portion of the City, south of State Route (SR-) 78. Barham/Discovery Community contains a wide variety of land uses, including residential, commercial, park, open space, and California State University San Marcos (CSU San Marcos). Multiple residential land use types are located within the neighborhood, including rural and estate residential, single-family neighborhoods, and higher density apartment and condominium complexes in proximity to CSU San Marcos. The City has a Ridgeline Protection and Management Overlay Zone to protect natural viewsheds and unique natural resources, minimize physical impacts to ridgelines, and establish innovative sensitive architectural standards. It also has restrictions on nighttime lighting in commercial areas to limit the amount of light that spills onto adjacent properties or reflects into the sky. The project site is not located in the Ridgeline Protection and Management Overlay Zone.

Additionally, the project site does not include any primary or secondary ridgelines, as identified on Figure 4-5 of the Conservation and Open Space Element of the General Plan (City of San Marcos 2012). Further, approval of the proposed project would not result in any development. The project would not directly result in the construction of any new units or grading activities; however, it would allow eight lots the potential to be subdivided. Six of these lots are already developed with single-family homes and are unlikely to be divided. There is potential for an increase of up to five lots with lot consolidation, which could result in development. However, each future discretionary project within the City would be evaluated individually and project-specific mitigation would be proposed, as needed. Therefore, the project would not have a substantial adverse effect on a scenic vista. As such, no impacts would occur.

**b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**No Impact.** The project site is located approximately 0.65 mile north of SR-78. A portion of SR-78 is recognized as a Scenic Highway by the California Department of Transportation (Caltrans); however, that portion is not in the project vicinity. The portion identified as a Scenic Highway is approximately 50 miles east of the project site near Anza Borrego (Caltrans 2021). At a local level, SR-78 is designated by the City as a view corridor. The highway corridor provides views of the Merriam Mountains, Mount Whitney, and Double Peak. Double Peak is visible from some parts of the project site, which is primarily built out. The proposed project includes policy updates to land use and zoning at the project site to make the land use designations and zoning consistent with existing development. As such, the proposed project would not result in additional development. Any new development would have to be evaluated and project-specific mitigation would be proposed, as needed. Therefore, no impact would occur.

**c. Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? AND**

**d. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

**No Impact.** The project site is located within an urbanized area and is already developed with single-family residential uses. The proposed project would include a change in the land use and zoning maps for consistency with existing land use and would not include any development. The project would not directly result in any construction or grading. However, the potential increase of up to five lots may occur, which could result in future construction and grading. Any future development would require a site development plan and would be reviewed for consistency with the City's Zoning Ordinance, General Plan, and other applicable ordinances and regulations. Future projects would be required to comply with the City's lighting standards (Section

20.300.080, Light and Glare Standards, of the City's Zoning Ordinance) and the location, type, and direction of the lighting would be reviewed during the development review process. The project would not substantially degrade the existing visual character or quality of the site or its surroundings. Nor would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Therefore, no impacts would occur.

***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.2 Agriculture and Forestry Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### ***Impact Analysis***

#### **a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

**No Impact.** The project site is in an urbanized area in the City. The project site is currently disturbed/developed. According to the California Department of Conservation (2021) California Important Farmland Finder, as part of the Farmland Mapping and Monitoring Program, the project site is designated as Urban and Built-Up Land, which is land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel (DOC 2021). Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures (DOC 2021). The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots with lot consolidation, which could result in additional development. Additionally, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance. No impact would occur.



**b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No Impact.** The Land Use and Community Design Element of the City's General Plan (City of San Marcos 2012) designates the project site Agricultural/Residential (AG), which allows for the residential development of 0.125–1 dwelling units/acre. The project site is zoned Agricultural-1(A-1), which allow the development of single-family residential uses by right. The City has approximately 11 acres of Williamson Act contract lands in the Twin Oaks Valley Community within the sphere of influence area. The project site is located in the Barham/Discovery Community, and there are no Williamson Act contract lands in the Barham/Discovery Community. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract. As such, no impacts would occur.

**c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**No Impact.** There are no lands zoned for forest or timber production within the City limits or on the project site with which the proposed development would conflict. Therefore, no impact would occur.

**d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** There are no designated forestlands on or adjacent to the project site; therefore, the project would not convert any such lands to non-forest uses. The proposed project would result in no impact with regard to this issue.

**e. Would the project 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.** As stated, the project site is not located in an agricultural use area and does not support any designated farmland. Thus, implementation of the project would not result in changes in the environment that would result in the conversion of farmland to non-agricultural use. No impact would occur.

***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

### 2.5.3 Air Quality

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### **Impact Analysis**

##### **a. Would the project conflict with or obstruct implementation of the applicable air quality plan?**

**No Impact.** The City is within the San Diego Air Basin (SDAB), which covers the entirety of the County of San Diego (County). Air quality in the SDAB is impacted not only by local emissions but also by pollutants transported from other areas—in particular, ozone and ozone precursor emissions from the South Coast Air Basin (e.g., Los Angeles) and Mexico. In addition to regional factors, air quality conditions in the City are determined by localized factors such as topography and weather. Overall air quality in the SDAB has improved since the early 1970s when the San Diego Association of Governments and the San Diego Air Pollution Control District (SDAPCD) began working together to reduce regional emissions through increasing efficiency of the transportation system and motor vehicles, and encouraging bicycling and other modes of transportation. However, the SDAB is still a federal and state non-attainment area for ozone and a state non-attainment area for particulate matter. Residential areas are considered sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants. Recreational land uses are considered moderately sensitive to air pollution because exercise places a high demand on respiratory functions, which can be impaired by air pollution even though exposure periods during exercise are generally short. Industrial and commercial areas are considered the least sensitive to air pollution. Exposure periods are relatively short and intermittent, as the majority of the workers tend to stay indoors most of the time.

The SDAPCD is the designated air quality control agency for the SDAB. The SDAPCD monitors air pollution, implementation of the County's portion of the State Implementation Plan, and application of SDAPCD rules and regulations. The State Implementation Plan (SIP) and the San Diego Regional Air Quality Strategy (RAQS) contain strategies and tactics to be applied to attain

and maintain acceptable air quality in the County. The RAQS is the applicable air quality plan for the proposed project.

Projects that are consistent with existing General Plan documents and subsequent San Diego Association of Governments population projections, which are used to develop air emissions budgets for air quality planning and attainment demonstrations, would be consistent with the SDAB air quality plans, including the RAQS and SIP. Provided a project proposes the same or less development as accounted for in the General Plan document, and provided the project is in compliance with applicable rules and regulations adopted by the SDAPCD through their air quality planning process, the project would not conflict with or obstruct implementation of the RAQS or SIP. The proposed project would not directly result in any development. Any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan. No impacts would occur.

**b. Would the project 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?**

**No Impact.**

### **Existing Climate and Air Quality Levels**

The climate of the SDAB is dominated by a semi-permanent, high-pressure cell located over the Pacific Ocean. This cell influences the direction of prevailing winds (westerly to northwesterly) and maintains clear skies for much of the year. The high-pressure cell also creates a morning and afternoon temperature inversion that may act to degrade local air quality. High air pollution levels in coastal communities of the County, including the City, can often occur when polluted air from the South Coast Air Basin, particularly from Los Angeles, travels southwest over the ocean at night and is brought on shore into the County by the sea breeze during the day.

The SDAB is designated as a non-attainment area for the federal ozone standard and a non-attainment area for the state standards for ozone, particulate matter less than 10 microns in diameter (PM<sub>10</sub>), and particulate matter less than 2.5 microns in diameter (PM<sub>2.5</sub>). As such, significant cumulative impacts to air quality for volatile organic compounds (an ozone precursor), oxides of nitrogen (NO<sub>x</sub>) (an ozone precursor), PM<sub>10</sub>, and PM<sub>2.5</sub> exist.

However, the proposed project would not directly result in any development. Therefore, the project would not result in any construction- or operation-related emissions above the significance thresholds, and the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Additionally, any future discretionary projects within the boundaries of the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, no impacts are anticipated.

**c. Would the project expose sensitive receptors to substantial pollutant concentrations?**

**No Impact.** Sensitive populations are more susceptible to the effects of air pollution than the general population. Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children under the age of 14, the elderly over 65 years old, persons engaged in strenuous work or exercise, and people with illnesses including cardiovascular and chronic respiratory diseases. Therefore, the majority of sensitive receptor locations are schools, hospitals, and residences. However, the project site is in an already developed urban setting and would not directly result in any development. Additionally, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. No impacts would occur.

**d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**No Impact.** SDAPCD Rule 51, commonly referred to as the Public Nuisance Rule, prohibits emissions from any source in such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to the public health or damage to property. The potential for an operation to result in odor complaints from a “considerable” number of persons in the area would be considered a significant, adverse odor impact. Land uses and industrial operations typically associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, refineries, landfills, dairies, and fiberglass molding.

However, the project site is in an already developed urban setting and would not directly result in any development. Additionally, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the proposed project would not create objectionable odors affecting a substantial number of people.

***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project’s implementation. As a result, no mitigation measures are required.

## 2.5.4 Biological Resources

Would the project:	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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any applicable policies protecting biological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other applicable habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

**a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.** The proposed project is currently developed and is located in an urbanized portion of the City. The project site is in an already developed urban setting and would not directly result in any development. However, land use and development consistent with the proposed project could result in a potential increase of up to five lots, which could result in additional development. Any future development in areas that are currently undeveloped could result in direct loss of sensitive plants or wildlife. Where there are direct impacts to special-status species, indirect impacts would occur as well. Indirect impacts may include habitat modification, increased human/wildlife interactions, habitat fragmentation, encroachment by exotic weeds, and area-wide changes in surface water flows and general hydrology due to development of previously undeveloped areas. However, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not

have a substantial adverse effect, either directly or through habitat modifications, on any special-status species. Therefore, no impacts would occur.

**b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.** According to the National Wetlands Inventory mapping managed by the U.S. Fish and Wildlife Service, the eastern boundary of the Eastern Quail Hill portion of the project site along Via Vera Cruz includes 1.70 acres of riverine habitat. Although the project site is currently developed and is located in an urbanized portion of the City, land use and development consistent with the proposed project could result in a potential increase of up to five lots with lot consolidation, which could result in additional development. Any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not have substantial adverse effect on any riparian habitat or other sensitive natural community, and no mitigation is required. No impact is identified for this issue area.

**c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**No Impact.** As previously discussed, the project site is in an urban area and is already developed. Though land use and development consistent with the proposed project could result a potential increase of up to five lots with lot consolidation, which could result in additional development, the project itself would not result in any development. Any development on the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the proposed project would not have a substantial adverse effect on state or federally protected wetlands. As such, no impacts would occur.

**d. Would the project 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?**

**No Impact.** Wildlife movement corridors are essential in urban and suburban areas like the City for the sustenance of healthy and genetically diverse animal communities. At a minimum, corridors promote colonization of habitat and genetic variability by connecting isolated areas. These areas are often separated by otherwise foreign or inhospitable habitats, such as roadways, subdivisions, or other human-made barriers. Isolation of wildlife populations can have many harmful effects and may contribute significantly to local species extinction. Wildlife movement within the City is primarily limited to the northern and southern parts since the central portion of the City consists mostly of the developed urban core. However, within urban and suburban parts of the City, wildlife movement occurs along riparian creeks and drainage corridors, including San Marcos Creek, Las Posas Creek,

Twin Oaks Valley Creek, Buena Creek, Agua Hedionda Creek, and some tributaries. These narrow riparian corridors are important in allowing wildlife to move through the core of the urban and suburban areas. The project site is developed and is located within an urbanized area of the City. Further, the project site is not identified as being in a wildlife corridor area, as depicted on Figure 4-2, Wildlife Corridors and Linkage, in the Open Space and Conservation Element of the City's General Plan (City of San Marcos 2012). Therefore, the project would not 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. No impact is identified for this issue area.

**e. Would the project conflict with any applicable policies protecting biological resources? AND**

**f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other applicable habitat conservation plan?**

**No Impact.** The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Nor would the project conflict with provisions of an adopted Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or state habitat conservation plan. The project would not result in any physical improvements or development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any development on the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the proposed project would not conflict with any applicable policies protecting biological resources. No impacts would occur.

***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.5 Cultural Resources

Would the project:	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 pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### ***Impact Analysis***

#### **a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?**

**No Impact.** CEQA defines a “historical resource” as a resource that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources; (2) listed in a local register of historical resources as defined in PRC Section 5020.1(k); (3) identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) determined to be a historical resource by a project’s lead agency (PRC Section 21084.1; 14 CCR 15064.5[a]). The project site is currently developed with single-family residential uses that were constructed post-1967 and are not considered historic as defined in CEQA Guidelines, Section 15064.5. Therefore, the proposed project, which includes a change in the General Plan and zoning maps, would not cause a substantial change in the significance of a historical resource pursuant to Section 15064.5. No impacts would occur.

#### **b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

**No Impact.** The project site is currently developed with single-family residential uses. The proposed project, which includes an update to the General Plan and zoning maps, would not result in any development. Any potential future discretionary projects within the project site resulting from the change in land use would be evaluated individually, and project-specific mitigation would be proposed as needed. As such, the project would not result in a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5. No impacts would occur.

#### **c. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?**

**No Impact.** The project site is currently developed with single-family residential uses. The proposed project, which includes an update to the General Plan and zoning maps, would not result



in any development. Any potential future discretionary project within the project site resulting from the change in land use would be evaluated individually, and project-specific mitigation would be proposed as needed. As such, the project would not disturb any human remains, including those interred outside of formal cemeteries. No impacts would occur.

### ***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.6 Energy

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### ***Impact Analysis***

**a. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? AND**

**b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**No Impact.** The project includes an update to the General Plan and zoning maps and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not result in potentially significant environmental impacts due to wasteful inefficient or unnecessary consumption of energy resources during construction or operation. The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no impacts would occur.

### ***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

**a. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

**i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

**No Impact.** The purpose of the Alquist-Priolo Earthquake Fault Zoning Act (1972) is to mitigate the hazard of surface faulting by preventing the construction of buildings used for human occupancy over an area with known faults. Unlike damage from ground shaking, which can occur at great distances from the fault, impacts from fault rupture are limited to the immediate area of the fault zone where the fault breaks along the ground's surface. According to the City's General Plan Safety Element, no Alquist-Priolo Fault Zones are present within the City (City

of San Marcos 2012). No known active seismic faults traverse the City. Therefore, impacts from fault rupture are not expected to occur within the project site, and no impact would occur.

## **ii. Strong seismic ground shaking?**

**No Impact.** The project site, like most of Southern California, could be subject to seismic events such as strong ground shaking, which could potentially expose people and structures to substantially adverse effects. The ground motion characteristics of any future earthquakes in the region would depend on the characteristics of the generating fault, distance to the epicenter, magnitude of the earthquake, and site-specific geologic conditions. Major faults in the region could be a source of a strong seismic-related movement at the project site. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually and would require a geotechnical investigation to assess site-specific conditions, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. As such, no impacts would occur.

## **iii. Seismic-related ground failure, including liquefaction? AND**

## **iv. Landslides?**

**No Impact.** Liquefaction occurs when loose, water-saturated sediments lose strength and fail during strong ground shaking. Liquefaction is defined as the transformation of granular material from a solid state into a liquefied state as a consequence of increased pore-water pressure. Landslides tend to occur in weak soil and rock on sloping terrain. (DOC 2021).

According to Figure 6-1 of the City's Safety Element (City of San Marcos 2012), the project site is located within an area identified as having "moderate susceptibility" for both liquefaction and landslides. However, the project site is already developed, and the proposed project would not result in additional development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually and would require a geotechnical investigation to assess site-specific conditions, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction and landslides. No impacts would occur.

**b. Would the project result in substantial soil erosion or the loss of topsoil?**

**No Impact.** Soil erosion may occur during project construction as a result of ground-disturbing activities. However, the project site is already developed and the proposed project would not result in additional development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually and would require a geotechnical investigation to assess site-specific conditions, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not result in substantial soil erosion or the loss of topsoil. No impacts would occur.

**c. Would the project 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?**

**No Impact.** Areas with known landslides and bedrock formations more susceptible to landslides and surficial (soil-slip) failures are the most susceptible to earthquake-induced landslides. Figure 6-1 of the City's General Plan Safety Element shows the areas designated by the U.S. Geological Survey as having susceptibility to soil-slips or surficial landslides or debris flows in combination with groundwater and hydrological units that may lead to soil failure (City of San Marcos 2012). According to Figure 6-1 of the City's Safety Element (City of San Marcos 2012), the project site is located within an area identified as having "moderate susceptibility" for both liquefaction and landslides. However, the project site is already developed, and the proposed project would not result in additional development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually and would require a geotechnical investigation to assess site-specific conditions, and project-specific mitigation would be proposed, if necessary. Therefore, no impacts would occur.

**d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

**No Impact.** Expansive soils are associated with soils, alluvium, and bedrock formations that contain clay minerals susceptible to expansion under wetting conditions and contraction under drying conditions. However, the project site is already developed, and the proposed project would not result in additional development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually and would require a geotechnical investigation to

assess site-specific conditions, and project-specific mitigation would be proposed, if necessary. Therefore, no impacts would occur.

**e. Would the project 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.** The proposed project is already developed and tied into existing sewers, avoiding the need to use septic tanks or alternative wastewater disposal systems. Additionally, the proposed project would not result in additional development. As a result, no impacts would occur from the proposed project.

**f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**No Impact.** Paleontological resources are fossilized remains of vertebrate and invertebrate organisms, fossil tracks and trackways, and plant fossils. A unique paleontological site would include a known area of fossil-bearing rock strata. The proposed project would not involve any ground-disturbing activities and, therefore, would not have the potential to disturb any previously unknown paleontological resources. As a result of implementation of the proposed project, the existing paleontological setting would remain unchanged. Further, any future discretionary project within the City would be evaluated individually, and project-specific mitigation would be proposed as needed. Therefore, the proposed project would not cause a substantial adverse change in the significance of a paleontological resource as defined in CEQA Guidelines, Section 15064.5. As a result, no impacts would occur from the proposed project.

***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.8 Greenhouse Gas Emissions

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

### ***Impact Analysis***

#### **a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**No Impact.** The City updated its Climate Action Plan (CAP) in December 2020 to meet new State of California goals for reducing greenhouse gas (GHG) emissions and promoting the community's desires for a clean, sustainable environment. This CAP builds on the efforts and strategies identified in the City's 2013 CAP and establishes GHG emissions reduction targets and identifies achievable, locally based actions to address GHG emissions from municipal and community activities (City of San Marcos 2020).

Reduction targets were derived for the CAP using a mass emissions approach. These targets, to be achieved through implementation of the CAP, are to reduce Citywide GHG emissions to 4 percent below 2012 levels by 2020 and to 42 percent below 2012 levels by 2030. The CAP contains a baseline inventory of GHG emissions for 2012, business-as-usual projections of emissions to 2020 and 2030, a calculation of the City's targets based on a reduction from the 2012 baseline, and emissions reductions with implementation of the CAP. The City would meet its 2020 emissions reduction target under business-as-usual conditions based on existing activities and trends. However, to meet the City's 2030 reduction target, actions beyond those implemented at the federal and state level are required. To meet the City's 2030 reduction target, the CAP identifies eight strategies to reduce GHG emissions Citywide from a variety of emissions categories. Detailed measures were identified in each strategy by assessing the feasibility of implementation and potential co-benefits. Where strategies represent the high-level plans implemented to achieve reductions in each emissions category, measures provide specific actions the City will implement to achieve potential GHG emissions reductions associated with each measure. The CAP includes measures aimed at reducing GHG emissions from the following five emissions categories: transportation, energy (electricity and natural gas consumption), water, solid waste, and carbon sequestration. By meeting the 2020 and 2030 targets, the City would meet the 2030 state goal identified in SB 32 and maintain a trajectory to meet its proportional share of the 2050 state target identified in Executive Order S-3-05 (City of San Marcos 2020).

The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines, Section 15183.5. Pursuant to CEQA Guidelines, Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if the project complies with the requirements of the CAP.

A GHG screening threshold of 500 metric tons of carbon dioxide equivalent per year was established for new development projects to determine if a project would need to demonstrate consistency with the CAP. For proposed projects at or above the screening threshold of 500 metric tons of carbon dioxide equivalent per year, project applicants are required to complete the CAP Consistency Checklist, which is meant to provide a streamlined review process for proposed new development projects that are subject to discretionary review and require environmental review pursuant to CEQA. A properly completed CAP Consistency Checklist documents how a proposed project complies with the CAP and, in so doing, demonstrates that the project's contribution to climate change impacts is not cumulatively considerable.

Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually using the City's screening threshold to determine if the project would need to demonstrate consistency with the CAP through the CAP Consistency Checklist. Therefore, approval of the proposed project would not generate GHG emissions either directly or indirectly that may have a significant impact on the environment. No impacts are identified.

**b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**No Impact.** As discussed in Section 2.5.8(a), the proposed project would not directly result in the construction of any new units or grading activities. Therefore, approval of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. As such, no impacts would occur.

***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.



## 2.5.9 Hazards and Hazardous Materials

Would the project:	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### ***Impact Analysis***

**a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? AND**

**b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment?**

**No Impact.** Hazardous materials include solids, liquids, or gaseous materials that, because of their quantity, concentration, or physical, chemical, or infectious characteristics, could pose a threat to human health or the environment. Hazards include the risks associated with potential explosions, fires, or release of hazardous substances in the event of an accident or natural disaster, which may cause or contribute to an increase in mortality or serious illness or pose substantial harm to human health or the environment.

The project includes an update to the General Plan and zoning maps and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, a potential increase of up to five lots may occur with

lot consolidation, which could result in additional development. However, if the proposed project is approved, the proposed General Plan land use designation and zone districts would allow for the development of residential uses, which are land use types that generally would not involve the routine transport, use, or disposal of hazardous materials that would result in a significant hazard to the public or to the environment. Potential hazardous materials associated with daily operation of residential uses would be limited to small quantities of typical household cleaners, paint, or domestic landscape materials, such as fertilizers. Additionally, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary.

Therefore, approval of the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The project would not create significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment. As such, no impacts would occur.

**c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**No Impact.** The closest school to the project site is Discovery Elementary School, located approximately 0.22 mile east of the project site. However, the project includes an update to the General Plan and zoning maps and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, a potential increase of up to five lots may occur, which could result in additional development. However, if the proposed project is approved, the proposed General Plan land use designation and zone districts would allow for the development of residential uses, which are land use types that generally would not involve the routine transport, use, or disposal of hazardous materials that would result in a significant hazard to the public or to the environment. Potential hazardous materials associated with daily operation of residential uses would be limited to small quantities of typical household cleaners, paint, or domestic landscape materials, such as fertilizers. Additionally, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, approval of the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. No impacts would occur.

**d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**No Impact.** The project includes an update to the General Plan and zoning maps and would not result in any development. Although the project would not directly result in the construction of any new units

or grading activities, as a result of the project, a potential increase of up to five lots may occur, which could result in additional development. However, any future discretionary projects within the project site would be evaluated for recognized environmental conditions (REC) on the project site and within proximity to the project site that may cause REC at the project site, and project-specific mitigation would be proposed, if necessary. Therefore, if approved, the proposed project would not create a significant hazard to the public or the environment. As such, no impacts would occur.

**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 or excessive noise for people residing or working in the project area?**

**No Impact.** There are no public or private airports located within City boundaries; however, the McClellan-Palomar Airport is located approximately 4.5 miles west of the project site and 2.5 miles west of the City of San Marcos within the City of Carlsbad. The majority of the City, including the project site, is located within Airport Influence Area Review Area 2. The Airport Influence Area is defined in California Business and Professional Code, Section 11010(b)(13)(b), as “the area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses” (City of San Marcos 2012). The McClellan-Palomar Airport Influence Area is divided into Review Area 1 and Review Area 2. The composition of each area is determined as follows:

- Review Area 1 consists of locations where noise and/or safety concerns may necessitate limitations on the types of land use actions. Specifically, Review Area 1 encompasses locations exposed to aircraft noise levels of 55 decibels (dB) Community Noise Equivalent Level (CNEL) or greater, along with safety zones established in the Airport Land Use Compatibility Plan (ALUCP).
- Review Area 2 consists of locations beyond Review Area 1 but within the airspace protection and/or overflight notification areas. Limits on the heights of structures, particularly in areas of high terrain, are the only restrictions on land uses within Review Area 2.

As shown on Figure 6-5 in the City’s General Plan Safety Element (City of San Marcos 2012), Review Area 2 encompasses approximately two-thirds of the City; its boundaries fall north and south of SR-78 and extend eastward to Interstate 15. No portion of the City or the project site lies within Review Area 1.

The project includes an update to the General Plan and zoning maps and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated for consistency with the McClellan-Palomar ALUCP and project-specific mitigation measures would be proposed, if necessary. Therefore, if approved, the proposed project would not result in a safety hazard or excessive noise for people residing or working on the project site. No impacts would occur.

**f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**No Impact.** The City is included in the County's Multi-Jurisdictional Hazard Mitigation Plan. This plan was developed to comply with the Disaster Mitigation Act of 2000 and serves as both a County-wide plan and a plan for local jurisdictions to identify risks posed by natural and human-caused disasters before a hazard event occurs. Hazards are assessed and mapped on a regional basis.

The project includes an update to the General Plan and zoning maps and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated for consistency with the McClellan-Palomar ALUCP, and project-specific mitigation measures would be proposed, if necessary. Therefore, if approved, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur.

**g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

**No Impact.** The San Marcos Fire Department is the agency responsible for providing emergency services in the event of a fire emergency. The department protects a diverse community consisting of large areas of residential development, commercial/retail centers, office buildings, industrial parks, and educational centers such as CSU San Marcos and Palomar Community College. Urban fires in the community have the potential to cause significant loss of life and property; however, improvements in architecture, building design, construction materials, and emergency response reduce the likelihood of catastrophic occurrences.

The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would require review by the Fire Marshal to ensure standard City fire conditions have been applied. Therefore, the project would not expose people or structures either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. No impact would occur.

***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.10 Hydrology/Water Quality

Would the project:	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 or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on-or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site; and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. impede or redirect flood flows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

#### a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

**No Impact.** Stormwater runoff (both dry and wet weather) generally discharges into storm drains and flows directly to creeks, rivers, lakes, and the ocean. Polluted runoff can have harmful effects on drinking water, recreational water, and wildlife. Stormwater characteristics depend on site conditions (e.g., land use, impervious cover, pollution prevention, types and amounts of best management practice [BMPs]), rain events (duration, amount of rainfall, intensity, and time between events), soil type and particle sizes, multiple chemical conditions, the amount of vehicular traffic, and atmospheric deposition. Major pollutants typically found in runoff include sediments, nutrients, oxygen-demanding substances, heavy metals, petroleum hydrocarbons, pathogens, and bacteria. The majority of stormwater discharges are considered nonpoint sources and are regulated by a National Pollutant Discharge Elimination System (NPDES) Municipal General Permit or

Construction General Permit. The San Diego Regional Water Quality Control Board regulates wastewater discharge in the City.

The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would comply with the land development requirements of Regional MS4 Permit and the 2016 Model BMP Design Manual – San Diego Region (BMP Design Manual). Adherence with the BMP Design Manual and the NPDES permit that is in place at the time of development would be required. Therefore, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. No impacts would occur.

**b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

**No Impact.** The project site is not in a designated groundwater recharge area. The project site is in an urbanized area and is served by the City's public water system. The City's water supply is provided primarily by Vallecitos Water District, which receives all of its supply from the San Diego County Water Authority (SDCWA). SDCWA obtained most of its water from the State Water Project and from the Colorado River via the Colorado River Aqueduct. The Vallecitos Water District currently does not obtain water from the groundwater basin, as it receives its water from SDCWA, which is not reliant on imported water sources. The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be required to implement BMPs and the required NPDES permit, which would reduce the impacts of the increased impervious surfaces. Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. No impact would occur.

**c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

**i. Result in substantial erosion or siltation on- or off-site? AND**

**ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? AND**

**iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? AND**

**No Impact.** The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be required to include Low Impact Development features and source control BMPs and comply with the Chapter 14.15 (Stormwater Management and Discharge Control) of the City's Municipal Code to reduce erosion and siltation. Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. No impacts would occur.

**d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?**

**No Impact.** The project site is not located in a flood hazard area according to Federal Emergency Management Agency Flood Insurance Rate Map 06073C1052G, (FEMA 2012). The project is located in Zone X, an area of minimal flood hazard. Additionally, the project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not risk release of pollutants due to project inundation in a flood hazard. No impacts would occur.

**e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**No Impact.** See Section 2.5.10(b). The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which

could result in additional development. However, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impacts would occur.

### ***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.



## 2.5.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### ***Impact Analysis***

#### **a. Would the project physically divide an established community?**

**No Impact.** The construction of new roadways or pathways to serve the project site would not be required, and the project would not result in the construction of any significant walls or other obstructions that would have the potential to restrict or redirect vehicular or pedestrian or bicycle circulation or access in the area. The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not physically divide an established community. No impacts would occur.

#### **b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

**No Impact.** The City's General Plan designates the project site AG (Agricultural/Residential). The project includes a GPA from AG to RR (Rural Residential) and VLDR (Very Low Density Residential). The existing AG land use designation allows for 0.125–1 dwelling units/parcel (based on location and slope). Agricultural uses include greenhouses, wholesale nurseries, and agricultural crops. Raising poultry, cattle, birds, small animals, horses, and bovine animals is permitted. Agricultural tourism activities may also be allowed. The RR allows for a maximum of 2 dwelling units/acre, and the VLDR allows for 2.1–4 dwelling units/acre. The RR designation allows single-family homes, and the VLDR allows conventional single-family residential development characterized by individual single-family homes constructed in subdivisions, or by custom units built on individual lots. The proposed project is zoned Agricultural-1(A-1). The project also includes a rezone from A-1 to Estate (R-1-20) and Residential Low (R-1-10). The project would make the existing development in these neighborhoods consistent with the proposed General Plan land use designation and proposed zoning. Although the project would not directly

result in the construction of any new units or grading activities, as a result of the project, a potential increase of up to five lots may occur with lot consolidation, which could result in additional development. Additionally, any future discretionary projects within the project site would require land use and zoning consistency analyses. Therefore, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impacts would occur.

### ***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.12 Mineral Resources

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

### ***Impact Analysis***

**a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? AND**

**b. Would the project 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.** According to the City's Conservation and Open Space Element, the City has land classified in all four Mineral Resource Zones (MRZ):

- MRZ-1 areas are located north of SR-78.
- MRZ-2 areas include small portions between Double Peak, Mt. Whitney, and Franks Peak; and small portions in the northern sphere of influence within Twin Oaks Valley Neighborhood.
- MRZ-3 areas include the majority of the undeveloped northern and southern areas of the City.
- MRZ-4 covers the majority of the developed areas.

California does not require that local governments protect land designated as MRZ-1, MRZ-3, or MRZ-4. However, the City is responsible for recognizing lands designated as MRZ-2 and protecting these areas from premature development incompatible with mining through General Plan policy. MRZ-2 areas are areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. In addition, if new significant aggregate resources are ultimately found in the City, state policy favors conservation and development of those resources. The project site is not within a MRZ-2 zone or within any of the other zones. Regardless, the project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within

the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or 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 impacts would occur.

### ***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

### 2.5.13 Noise

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### ***Impact Analysis***

**a. Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**No Impact.** Noise is unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). Because of the way the human ear works, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a 3 dBA change in community noise levels is noticeable, while 1–2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40–50 dBA, while arterial streets are in the 50–60+ dBA range. Normal conversational levels are in the 60–65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

The City’s General Plan Noise Element provides a description of existing noise levels and sources, and incorporates comprehensive goals and policies. The Noise Element includes several policies on noise and acceptable noise levels. To implement the City’s noise policies, the City adopted a Noise Ordinance. The City’s Noise Ordinance (SMMC Chapter 10.24.010) states that it is the City’s policy to regulate and control annoying noise levels from all sources and prohibits loud, unnecessary, or unusual noise that unreasonably disturbs the peace and quiet of any residential neighborhood or that causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.

SMMC Chapter 17.32.180 states that grading, extraction, and construction activities are allowed between 7:00 a.m. to 4:30 p.m., Monday through Friday. Grading, extraction, or construction activities are not permitted in the City on weekends or holidays. The City's municipal code does not set noise limits on construction activities, though the City has commonly utilized the County's Noise Ordinance construction noise threshold of 75 dBA.

Some land uses are more sensitive to ambient noise levels than other uses due to the amount of noise exposure and the types of activities involved. The General Plan Noise Element identified residences, hospitals, convalescent and daycare facilities, schools, and libraries as sensitive land uses.

The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies. No impacts would occur.

**b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?**

**No Impact.** Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. The ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB) in the United States. The City has not yet adopted any thresholds or regulations addressing vibration. The U.S. Department of Transportation Federal Transit Administration provides criteria for acceptable levels of groundborne vibration for various types of special buildings that are sensitive to vibration.

The project does not include any construction activities that would expose person to or generate excessive groundborne vibrations or noise levels. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not result in generation of excessive groundborne vibration or groundborne noise levels. No impacts would occur.

**c. For a project located within the vicinity of a private airstrip or 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 project site is not located near an airport or airstrip. The nearest airport to the project site is the McClellan-Palomar Airport, which is approximately 4.5 miles west of the project site in the City of Carlsbad. According to the McClellan-Palomar ALUCP, the site is located outside of the 60 dBA noise contour from airport activities (SDCRAA 2010). Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, a potential increase of up to five lots may occur with lot consolidation, which could result in additional development. Additionally, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not expose people residing or working in the vicinity of the project site to excessive noise levels from a nearby airport. No impacts would occur.

### ***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.14 Population and Housing

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

### ***Impact Analysis***

**a. Would the project induce substantial unplanned 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)?**

**No Impact.** The project site is located in an urbanized area in the City where surrounding commercial and residential uses are present, along with supporting utilities and infrastructure. The project would not directly or indirectly induce population growth because it would not involve the provision of new housing or extend or expand new roads or major capital infrastructure into areas that are not designated for development in the General Plan. Therefore, the project would not induce substantial population growth in the area. No impact would occur.

**b. Would the project displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?**

**No Impact.** The project would not require the removal or replacement of any existing housing or residents because the subject site does not currently support any structures or residential uses. Therefore, the project would not result in displacement of substantial numbers of existing housing or people. No impact would occur.

### ***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.



## 2.5.15 Public Services

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### ***Impact Analysis***

**a. 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: fire protection, police protection, schools, parks, other public facilities?**

#### **Fire protection? AND**

#### **Police Protection?**

**No Impact.** The San Marcos Fire Department is the agency responsible for providing emergency services in the event of a fire emergency. The City's partners with the County Sheriff's Department to provide law enforcement and police services. The County Sheriff's captain assigned to the San Marcos Station serves as the City's chief of police and is responsible for deploying law enforcement resources that are available via the City's contract.

The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not 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 for fire and police protection. No impacts would occur.

#### **Schools?**

**No Impact.** The project site is located within the service boundary of the San Marcos Unified School District. The project does not propose any new housing that would generate or increase demand for school services. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation, such as payment of development impact fees pursuant to California Education Code, Section 17620 et seq., and Government Code, Sections 65995(h) and 65996(b), would be required. Therefore, the project would not 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 for schools. No impacts would occur.

#### **Parks?**

**No Impact.** The 2012 General Plan sets a parkland standard of 5 acres per 1,000 residents. The City currently provides approximately 270 acres of developed parkland for 95,261 residents. The City has 16 major community parks and 18 mini parks and an extensive trail network. However, implementation of the proposed project would not affect any existing park facilities or increase the demand for additional recreational facilities in the City because no development would occur with project approval. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be required to pay Public Facility Fees (PFF), as detailed in Section 17.44.060 of the San Marcos Municipal Code. A portion of the PFF for future development projects would go to parks. Therefore, the project would not 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 for parks. No impacts would occur.

**Other public facilities?**

**No Impact.** The analysis in Sections 2.5.15(a) through (d) concludes that the project would have no impact related to police protection, fire protection, schools, and parks. The project would have no impacts to any other public facilities. No impacts would occur.

***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.16 Recreation

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

### ***Impact Analysis***

**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? AND**

**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?**

**No Impact.** The project does not involve the provision of new housing that would otherwise generate an increase in demand on existing parks or other recreational facilities that would possibly result in or accelerate their substantial physical deterioration because no development would occur with project approval. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be required to pay PFF, as detailed in Section 17.44.060 of the San Marcos Municipal Code. A portion of the PFF for future development projects would go to parks. Therefore, the project would result in no impact.

### ***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.17 Transportation

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### ***Impact Analysis***

#### **a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?**

**No Impact.** The City's Mobility Element (City of San Marcos 2012) focuses on improving the quality of life for residents through transportation and mobility planning. The City's Mobility Element addresses the multi-modal system for the entire City. The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be required to assess project-related transportation impacts. Therefore, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities or conflict or be inconsistent with CEQA Guidelines, Section 15064.3(b). No impacts would occur.

#### **b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?**

**No Impact.** Section 15064.3 of the CEQA Guidelines codifies that project-related transportation impacts are typically best measured by evaluating the project's vehicle miles traveled (VMT). Specifically, subdivision (b) focuses on specific criteria related to transportation analysis and is divided into four subdivisions: (1) land use projects, (2) transportation projects, (3) qualitative analysis, and (4) methodology. Subdivision (b)(1) provides guidance on determining the significance of transportation impacts of land use projects using VMT; projects located within 0.5 mile of an existing high-quality transit corridor should be considered to have a less than significant impact. Subdivision (b)(2) addresses VMT associated with transportation projects and states that projects that reduce VMT, such as pedestrian, bicycle, and transit projects, should be presumed to

have a less than significant impact. Subdivision (b)(3) acknowledges that lead agencies may not be able to quantitatively estimate VMT for every project type. In these cases, a qualitative analysis may be used. Subdivision (b)(4) stipulates that lead agencies have the discretion to formulate methods that would appropriately analyze a project's VMT.

The proposed project is not a land use project or a transportation project, as defined by Section 15064.3(b). In addition, VMT is a system-wide disclosure of the amount of travel and its distance. As a system-wide indicator, the analysis is not specific to a path or segment, and therefore, would not be useful to assess effects or impacts related to traffic noise along a specific roadway. The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, approval of the project would not conflict or be inconsistent with CEQA Guidelines, Section 15064.3(b). No impacts would occur.

**c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**d. Would the project result in inadequate emergency access?**

**No Impact.** The proposed project would not result in hazards due to a design feature (e.g., sharp curves or dangerous intersections), incompatible uses (e.g., farm equipment), or inadequate emergency access because the project does not include or facilitate any physical improvements. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, approval of the project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or result in inadequate emergency access. No impacts would occur.

### ***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.18 Tribal Cultural Resources

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### ***Impact Analysis***

**Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 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:**

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

**b. 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

**No Impact.** Government-to-government consultation pursuant to SB 18 was initiated on April 17, 2020. No responses were received by July 17, 2020.

Government-to-government consultation pursuant to Assembly Bill 52 was initiated on August 4, 2020. A letter with a summary and maps of the project and a request for consultation was sent to each tribal contact by the City. The letter provided contact information for the City's Development Services Department and a request that the tribe contact the City within 30 days if they would like to begin formal consultation. A letter was received on August 6, 2020, from the San Luis Rey Band of Mission Indians requesting formal consultation, which began on October 1, 2020. On August 14, 2020, a letter was received from Rincon stating that the project is within the tribe's territory and requesting formal consultation under Assembly Bill 52. A follow-up letter was received on October 21, 2020, from Cheryl Madrigal with Rincon stating that the proposed project

is within Luiseño territory and specifically within Rincon's area of historic interest. Rincon asked for clarification on when the environmental document would be prepared, recommended that a survey of the property be conducted by a Secretary of the Interior-qualified archaeologist and a tribal monitor, and requested a copy of the final study for review and comment. The project was subsequently discussed in a meeting on November 17, 2020, between the City and Rincon. Following the meeting, a letter was received from Rincon on November 24, 2020, stating that the tribe has no further comments on the project but requests to be notified if any changes to the project description occur. In addition, a letter was received from the San Luis Rey Band of Mission Indians concluding consultation with the City on the proposed project.

The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be required to evaluate the potential for tribal cultural resources and include appropriate mitigation measures as a result of tribal consultation. Therefore, approval of the project would not cause a substantial adverse change in the significance of a tribal cultural resource. No impacts would occur.

### ***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.



## 2.5.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### ***Impact Analysis***

**a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? AND**

**b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? AND**

**c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? AND**

**d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? AND**

**e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

**No Impact.** The project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development. Although the project would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. The proposed project would not result in physical improvements that would require the need for additional wastewater, water, electric, or solid waste facilities. Additionally, any

future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. No impacts would occur.

***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### ***Impact Analysis***

**a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan? AND**

**b. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? AND**

**c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**No Impact.** California Government Code, Sections 51175–51189, directs the California Department of Forestry and Fire Protection to identify areas of very high fire hazard severity zones within Local Responsibility Areas. Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZs), is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior and expected burn probabilities that quantify the likelihood and nature of vegetation fire exposure (including firebrands) to buildings. Local Responsibility Areas VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data. In 2008, the California Building Commission adopted California Building Code, Chapter 7A, which requires new buildings in VHFHSZs to use ignition-resistant construction methods and materials. These codes include provisions to improve the ignition resistance of buildings, especially from firebrands. Parts of the project site is within VHFHSZ based on the County’s Fire Hazard Severity Zone Map (CAL FIRE 2009). However, the project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development or physical improvements. Additionally, any future discretionary projects within the project site would require

review by the Fire Marshal to ensure standard City fire conditions have been applied. Therefore, approval of the project would not impair an adopted emergency response plan or emergency evacuation plan, exacerbate wildfire risks, or require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk. No impacts would occur.

### ***Mitigation Measures***

The analysis completed for this section indicates that no significant impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 2.5.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts which are individually limited, but cumulatively considerable? (Cumulatively considerable means the project's incremental effects are considerable when compared to the past, present, and future effects of other projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Note:** Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino, (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

### ***Impact Analysis***

**a. Does the project have the potential to substantially 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, substantially 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? AND**

**b. Does the project have impacts which are individually limited, but cumulatively considerable? (Cumulatively considerable means the project's incremental effects are considerable when compared to the past, present, and future effects of other projects.)? AND**

**c. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?**

**No Impact.** As described in Sections 2.5.4, Biological Resources, and 2.5.5, Cultural Resources, the project site is already developed with residential uses and approval of the proposed project would not facilitate any physical improvements that would impact biological or cultural resources. The City completed coordination efforts to ensure that the project is in conformance with all SB 18 and Assembly Bill 52 notification and consultation requirements. However, the project includes an update to the General Plan and zoning maps in an area already developed with residential uses and would not result in any development or in any physical improvements. Although the project

would not directly result in the construction of any new units or grading activities, as a result of the project, there is a potential for an increase of up to five lots, which could result in additional development. However, any future discretionary projects within the project site would be evaluated individually, and project-specific mitigation would be proposed, if necessary. Therefore, the project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease 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 major periods of California history or prehistory. Furthermore, the incremental contribution of project-related direct and indirect impacts to the significant cumulative impacts on such resources from other cumulative projects in the region would not be cumulatively considerable. Therefore, no impacts would occur.

## **Section 3    List of Preparers**

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### **3.1    Preparers**

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## Section 4    **References**

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