



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt ND 15-008. A Negative Declaration* has been prepared for this project and a printed copy is available for review at the City of San Marcos, Development Services Department, 1 Civic Center Drive, San Marcos, CA 92069-2949. Upon request, the document is available digitally on a CD for a nominal fee, or at: www.san-marcos.net.

CASE NO.: P15-0031: CUP 15-007, TA 15-001, ND 15-008

APPLICANT: North County Shooting Center, Inc.

DESCRIPTION OF THE PROJECT:

Zoning Ordinance Text Amendment (TA) 15-001: The applicant is requesting to amend Title 20 of the San Marcos Municipal Code (SMMC) by adding "Indoor Firearm Shooting Ranges" as a conditionally permitted use in the Industrial (I) Zone and establish operational standards for indoor firearm shooting ranges. Specifically, the applicant is requesting to amend SMMC Table 20.230-2 by inserting "Indoor Firearm Shooting Ranges" as a conditionally permitted use within the Industrial (I) Zone with approval of a Conditional Use Permit (CUP); insert operational standards for indoor firearm shooting ranges in SMMC 20.400; insert a parking requirement for indoor firearm shooting ranges in SMMC Table 20.340-1; and, define "Indoor Firearm Shooting Ranges," "Firing Lanes," and "Firearms" in SMMC 20.600

Conditional Use Permit (CUP) 15-007: Applicant is requesting approval of a Conditional Use Permit to allow for the construction and operation of a 15,612 square foot indoor firearm shooting range and firearm retail store (3,695 square foot retail & office area, 7,838 square foot shooting range area consisting of 20 shooting lanes & 4,079 square feet of storage space) on a 36,338 square foot property. The development will also include a forty-one (41) space parking lot for employees and customers as well as 4,778 square feet of landscaping (13.2% coverage). The project requires issuance of a Grading Permit for proposed grading of the site and a Building Permit for construction of the building. Other approvals required for operation of the business are a City of San Marcos Firearms License and City Business License.

LOCATION: North side of Descanso Avenue, approximately 847 feet northwest of N. Las Posas Road, San Marcos, CA 92069. Assessor's Parcel Number: 219-122-37-00.

REVIEW PERIOD: 12/3/15 – 12/23/15

PUBLIC HEARING DATE: Planning Commission on Tuesday, January 19, 2016, 6:30 PM, in Council Chambers, 1 Civic Center Drive, San Marcos, CA 92069.

The purpose of this notice is to give interested persons an opportunity to be informed of the environmental determination prior to action by the City. If you have questions about this Notice, you may contact Art Pinon, Assistant Planner, 760-744-1050, Extension 3234, or apinon@san-marcos.net.

COUNTY CLERK: Please post until **December 23, 2015** per Section 21092.3 of the Public Resources Code.

*Negative Declaration means a written statement/analysis briefly describing the reasons why a proposed project will not have a significant effect on the environment.

Vicinity/Area Map:

← See Other Side →

AGENDA ITEM
3



Vicinity/Area Map:





CITY OF SAN MARCOS
Mitigated Negative Declaration (ND) 15-008

DATE: December 3, 2015
APPLICANT: North County Shooting Center, Inc.

1. **PROJECT CASE NUMBER:** P15-0031(Conditional Use Permit 15-007/Text Amendment 15-001)
2. **LEAD AGENCY NAME AND ADDRESS:** City of San Marcos, 1 Civic Center Drive, San Marcos, CA 92069.
3. **CONTACT PERSON AND PHONE NUMBER:** Art Piñon, Assistant Planner, 760-744-1050 x3234, apinon@san-marcos.net.
4. **PROJECT LOCATION:** North side of Descanso Avenue, approximately 847 feet northwest of Las Posas Road, San Marcos, CA 92069 (See Exhibit "A"). Assessor's Parcel Number: 219-122-37-00
5. **PROJECT SPONSOR'S NAME AND ADDRESS:** North County Shooting Center, 120 N. Pacific St., Suite C1, San Marcos, CA. 92069
6. **GENERAL PLAN DESIGNATION:** Industrial (I)
7. **ZONING DESIGNATION:** Industrial (I)
8. **DESCRIPTION OF PROJECT:**

Zoning Ordinance Text Amendment (TA) 15-001: Applicant is requesting to amend Title 20 of the San Marcos Municipal Code (SMMC) by adding "indoor firearm shooting ranges" as a conditionally permitted use in the Industrial (I) Zone and establish operational standards for indoor firearm shooting ranges. See attached Exhibit "D" for precise code language.

Conditional Use Permit (CUP) 15-007: Applicant is requesting approval of a Conditional Use Permit to allow for the construction and operation of a 15,982 square foot indoor firearm shooting range and firearm retail store (3,395 square feet of retail & office area, 7,838 square foot shooting range area consisting of 20 firing lanes, and 4,079 square feet of storage space) on a 36,338 square foot property. The development will also include a forty-one (41) space parking lot for employees and customers as well as 4,778 square feet of landscaping (13.2% coverage).

The project requires issuance of a grading permit for proposed grading of the site and a building permit for construction of the building. Other approvals required for operation of the business are City of San Marcos Firearms License and City Business License

9. **SURROUNDING LAND USES AND SETTING:** The project site is located north of Descanso Avenue and State Route 78, west of Las Posas Road, and east of Pacific Avenue in the Industrial (I) Zone (See attached Exhibit "A"). The project site consists of a disturbed, relatively level, vacant lot. Currently, there is an outdoor building material storage and sales business operation (North County Supply) conducting its operation on the project site. Surrounding land uses to the site include an industrial park to the north, an outdoor building material and sales business to the west, an industrial park to the east, and industrial uses to the

south.

10. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g. PERMITS, FINANCING APPROVAL OR PARTICIPATION AGREEMENT):

Facility operations consists of an indoor firearm shooting range and firearm retail store. Therefore the facility requires approval of the following licenses and permits:

- Federal Firearms Dealer's License (07) Manufacturer of Firearms other than Destructive Devices
- Federal Special Tax Stamp (62) NFA Firearms Manufacturer
- State of California Firearms Dealer
- State of California Seller's Permit
- State of California High Capacity Magazine Permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed

upon the proposed project, nothing further is required.



Signature

Art Piñon
Printed Name

December 3, 2015

Date

Exhibit "A"
Aerial Vicinity Map

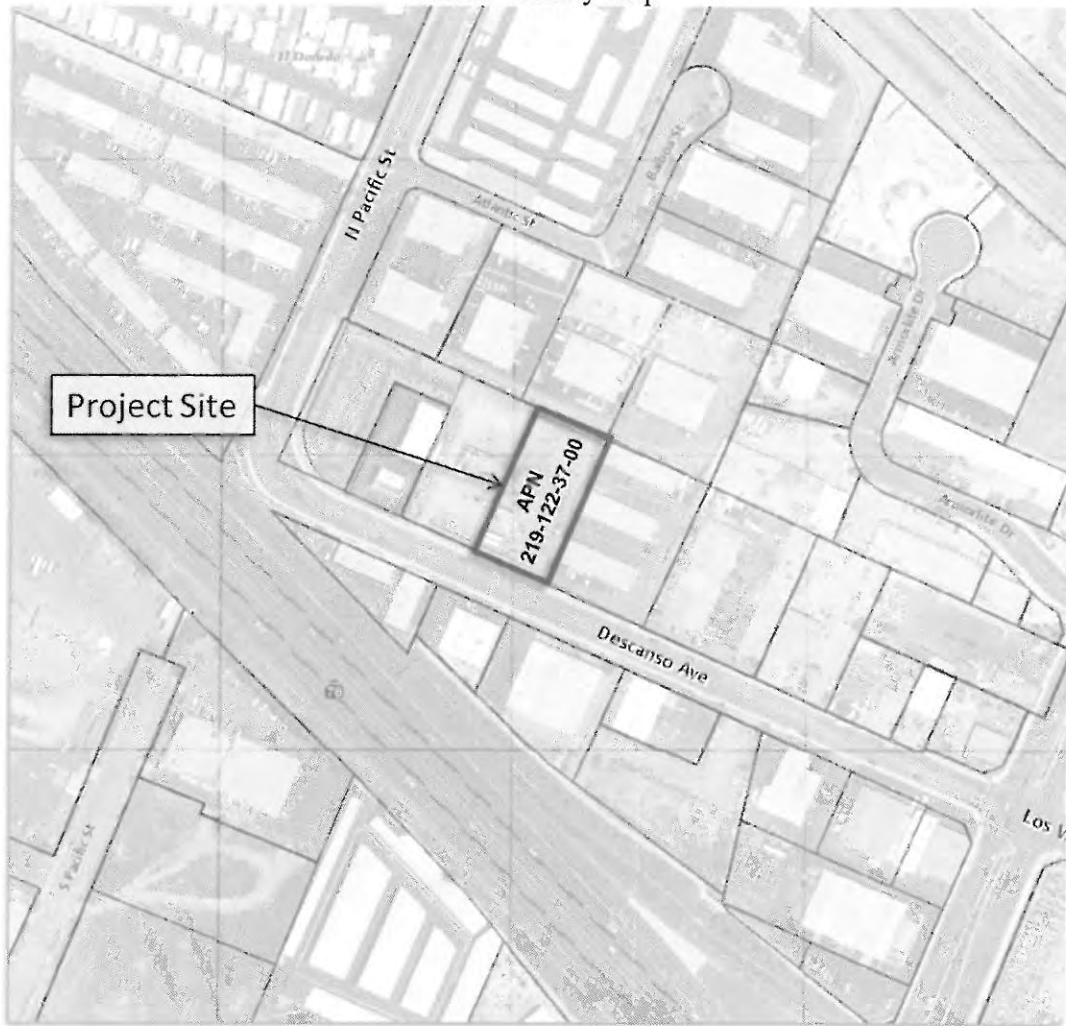


Exhibit "B"
Project Site Plan

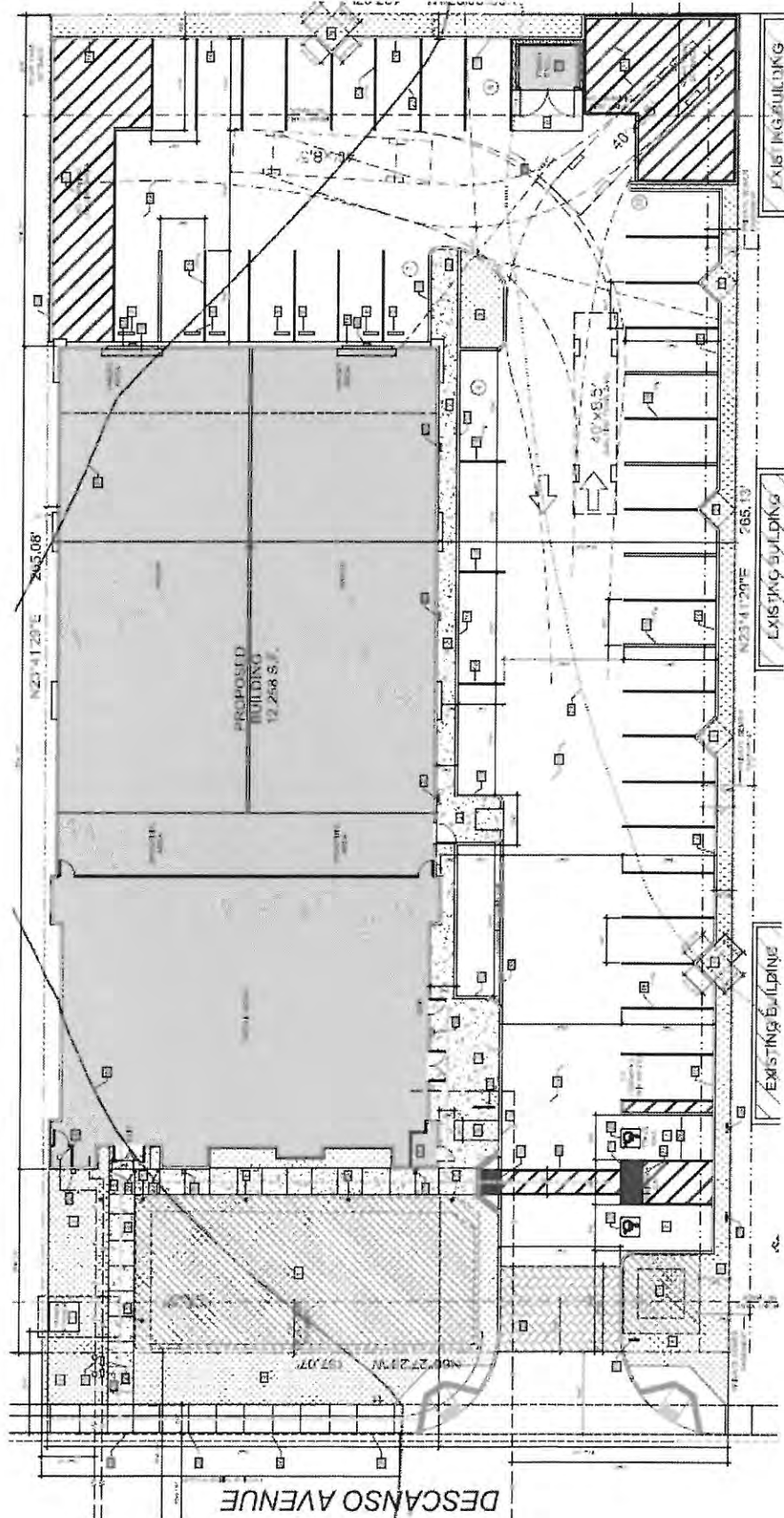
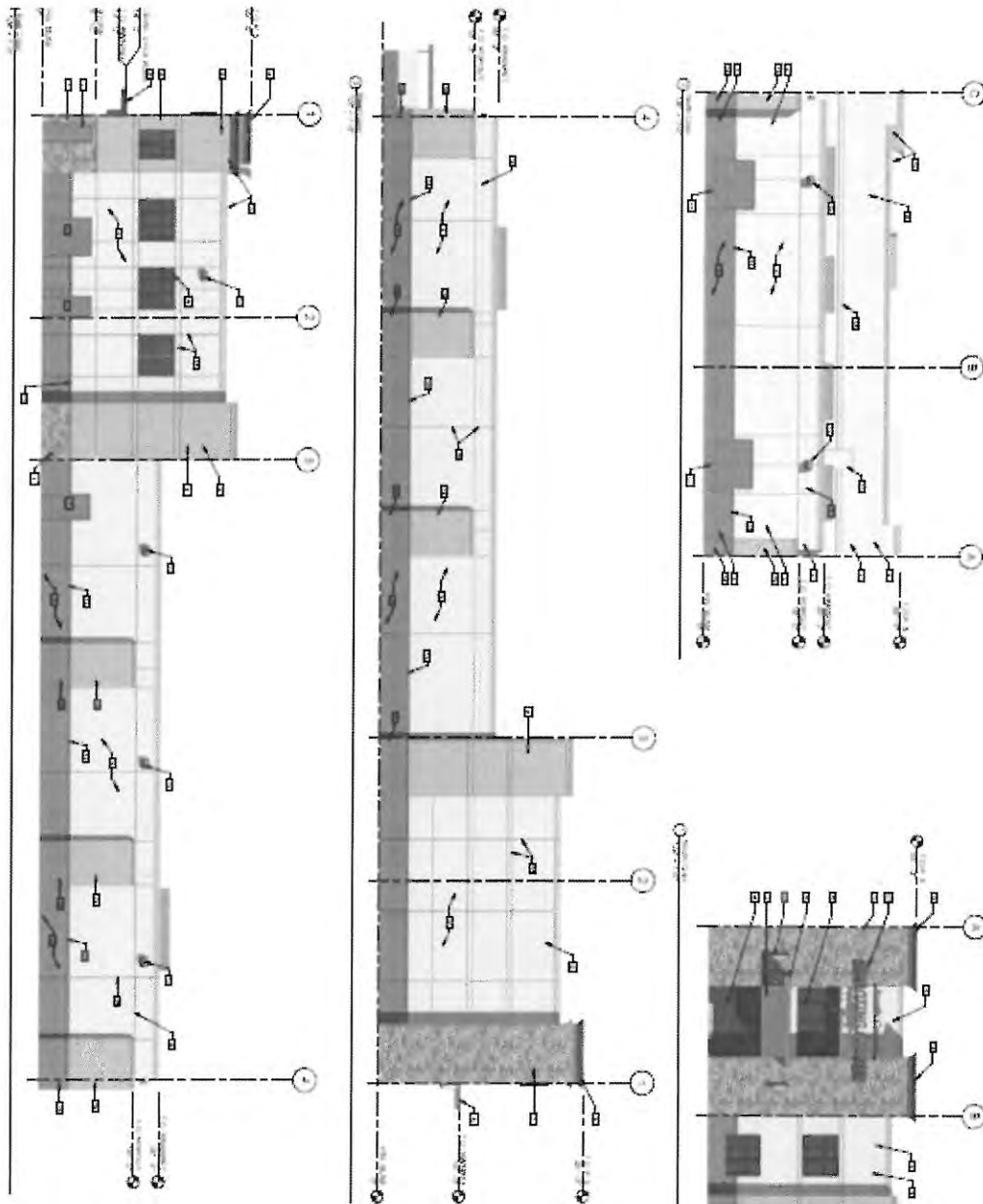


Exhibit "C"

Facility Elevations



KEYNOTES

- [illegible]

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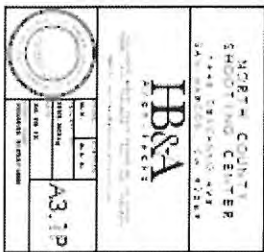


Exhibit "D"
Proposed Changes to the San Marcos Municipal Code (Title 20)

Table 20.230-2

Land Use	L-I	B-P	I	I-2	Additional Use Regulations
General Retail Uses					
Firearm Shooting Range (Indoor)	--	--	CUP	--	Section 20.400.240 (Indoor Firearm Shooting Ranges), 5.60 (Firearms)

Section 20.400.240 Indoor Firearm Shooting Ranges

The purpose and intent of this section is to provide standards for the location and operation of indoor firearm shooting ranges by locating such facilities in appropriate areas with minimal adverse impact on the community and its resources, and providing operational standards that will protect the public health, safety, and general welfare of the community.

- A. **Permit Required.** Indoor firearm shooting ranges are a conditionally permitted use within the Industrial (I) zone with Conditional Use Permit (CUP) approval provided the business conforms with all applicable Federal, State, and County standards, as well as all applicable requirements of the San Marcos Municipal Code. Indoor Forearm shooting ranges are prohibited in all other zones of the City.
- B. **Distance Requirements.** The exterior walls of an indoor firearm shooting range shall not be located within five-hundred (500) feet of a child care facility, K-12 public school, public park, residential zoning district, bar, or any another indoor firearm shooting range.
- C. **Noise.** The applicant must provide sufficient and substantial evidence that the proposed indoor firearm shooting range is properly designed, constructed, and equipped to completely contain all firearm discharge noise within the building and/or tenant space.
- D. **Interior Building Design.** The applicant must provide sufficient and substantial evidence that the proposed indoor firearm shooting range is properly designed, constructed, and equipped to contain all firearm ammunition within the building and/or tenant space.
- E. **Hours.** Indoor firearm shooting ranges shall be permitted to operate during the hours of 6:00 a.m. to 10:00 p.m.
- F. **Retail Firearm Sales.** Retail firearm sales and repair services are permitted in conjunction with indoor firearm shooting range operations. The applicant must comply with all federal and State requirements for such sales and services as well as all requirements in San Marcos Municipal Code (SMMC) Chapter 5.60 (Firearms).

Definitions:

Firearm. Any barreled weapon capable of firing a projectile or bullet using an explosive charge.

Firing line. A safe and secure line parallel to fixed targets from which firearms are discharged.

Indoor Firearm Shooting Range. A completely enclosed facility designed to offer a controlled shooting environment that includes impenetrable walls, floor and ceiling, adequate ventilation and lighting systems, and acoustical treatment for sound attenuation suitable for the range's approved use.

Exhibit “D”
Proposed Changes to the San Marcos Municipal Code (Title 20)
(Continued)

Table 20.340-1:

Land Use	Minimum Parking Requirement	Additional Use Regulations
General Retail Uses		
Firearm Shooting Range (Indoor)	1.25 parking spaces/shooting lane plus 1 parking space for every 250 square feet of retail and office area plus 1 parking space for every 4,000 square feet of storage/warehouse area	

INITIAL STUDY ENVIRONMENTAL CHECKLIST

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

a) **No Impact.** The project is not located within or adjacent to a scenic vista or view open to the public and therefore will not have a substantial adverse impact on a scenic vista or view open to the public as a result of the proposed 35 foot tall, 2-story, indoor firearm shooting range and retail store. The project site is an existing industrial property that has been used as a building material storage and sales yard for several years and is currently surrounded by industrial development.

b) **No Impact.** The nearest highway to the project site is State Route (SR) 78 as shown on Exhibit "A" and located approximately 203 feet to the south of the project site. SR-78 is not designated as a State Scenic Highway and therefore does not have the potential to create an impact in this issue area.

c) **Less Than Significant Impact.** The project complies with the City's development standards, including incorporation of architectural enhancements, textured/colored walls, screened roof equipment, and landscaping to beautify the building site. Outdoor storage and activities are not proposed for the project. Surrounding properties are characterized with tilt up concrete industrial buildings, outdoor storage yards, and metal storage buildings. Therefore, the proposed project will not have any significant impacts to scenic views, scenic resources, or visual quality.

d) **No Impact.** The proposed project will not create a new source substantial light or glare which would adversely affect day or nighttime views in the area. Parking lot lighting will be shielded downward so as not to spill light onto adjacent properties. Use of architectural accent lighting as well as pedestrian foot-candles' will also be minimal so as not to spill over onto adjacent properties.

Mitigation Measures: None.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES -- In

determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and Forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract | ☐ | ☐ | ☐ | ☒ |
| 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))? | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |

a-e) **No Impact.** The subject site is currently being utilized as a building and materials storage yard and is surrounded by industrial development. The site is not used for agricultural purposes nor is it designated as prime or unique farmland for statewide or local importance per the General Plan Conservation and Open Space Element. The project will not impact prime or unique farmland. The development does not conflict with a Williamson Act contract. The site is not zoned nor used for forest or timberland purposes. Therefore, the

proposed project will not impact agricultural and forest resources.

Mitigation Measures: None.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
III . AIR QUALITY -- <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☒	☐	☐

a, c-e) **Less than Significant with Mitigation Incorporated.** No greater impacts to air quality are anticipated as a result of the project. The project will not significantly contribute to the deterioration of ambient air quality. The expected trip generation for the project is estimated to be 378 average daily trips based upon a traffic study prepared by Linscott, Law, and Greenspan (dated: December 1, 2015), and is no greater than anticipated per the General Plan. The routine implementation of Federal and State laws and regulations concerning emissions created by automobiles serves to mitigate potential impacts to air quality and to prevent a cumulatively considerable impact. There are no sensitive receptors (i.e.: school, care facility) located within the vicinity of the subject site. During construction of the site, the project will implement a fugitive dust emissions control plan. Any development activity on the project site will be subject to all Federal and State air quality standards. Therefore, the development of the project will have a negligible impact to the air quality in the area due to limited vehicle trip generation of the proposed indoor firearm shooting range and construction activities. The project will result in the creation of some degree of odor associated with the discharge of firearms. However, the odor will be contained inside the building and any odor released through the building ventilation system would be minimal.

b) **Less than Significant Impact.** As indicated, no greater impacts to air quality are anticipated as a result of the project. The expected trip generation for the project is estimated to be 378 average daily trips based upon a traffic study prepared by Linscott, Law, and Greenspan (dated: December 1, 2015), and is no greater than anticipated per the General Plan. The project will result in the creation of some degree of odor associated with the discharge of

firearms. However, the odor will be contained inside the building. Therefore, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality standard.

Mitigation Measures:

- The project shall implement a fugitive dust emissions control plan during construction. This plan shall include the watering of the site for dust control; isolating excavated soil until removed from the site; and periodic cleaning of streets to remove accumulated materials.
- The project shall comply with Regional Air Quality Standards.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES -- *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ☒ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |

a-d) **No Impact.** The parcel has been graded and is currently being utilized as a building and materials storage

yard for a construction material business (North County Supply). Items stored onsite consist of building, construction, and landscape materials including rock, equipment, rolling stock, and construction vehicles. The property is currently improved with a Class 2 base with gravel. Since the site has been graded and developed as an outdoor storage yard, no impacts are anticipated that would 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 and no mitigation measures are required. No federally protected wetlands as defined by Section 404 of the Clean Water Act, riparian habitat, or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service are located onsite and as a result, and therefore no impacts from the project are anticipated.

e) **No Impact.** The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances.

f) **No Impact.** The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Mitigation Measures: None.

	Potential Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES -- *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic features?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

The parcel has been graded, is currently being utilized as a building and materials storage yard for a construction material business (North County Supply), and is surrounded by industrial development. The surface of the site has been previously disturbed by the storage of construction materials, tire ruts, and minor movement of top soil, but there is no record of any structures constructed on the property and there are no known previously recorded cultural or historic resources on site, nor is the site identified with such resources per the General Plan Conservation and Open Space Element. However, Las Posas Creek has historically run through the northeast portion of the site and cultural resources have been recorded northeast of the project area (Palomar Station area).

a) **No Impact.** The developed project site does not contain any known historic buildings and therefore the proposed project will not impact historic resources.

b-d) Less Than Significant Impact with Mitigation Incorporated. The project area is located near the Las Posas Creek. The maps and project information indicate that the project site has been disturbed, however the soil extraction and compaction necessary for the project may result in the potential for subsurface resources to exist, and therefore all new ground-disturbing work for the project will require mitigation measures, including monitoring by an archaeologist and Luiseno Native American monitor in order to prevent potential impact to cultural and/or tribal resources. The mitigation measures outlined below will service to ensure that any potential impacts to cultural resources will be mitigated to a level below significant.

Mitigation Measures:

- An archeological monitor and a *Luiseno* Native American monitor shall be present during all earth moving and grading activities to assure that any potential cultural resources, including tribal, found during project grading be protected.
- Prior to beginning project construction, the Project Applicant shall retain a San Diego County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to cultural resources evaluation, which shall include archaeological documentation, analysis and report generation.
- At least 30 days prior to beginning project construction; the Project Applicant shall enter into a Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a *Luiseno* Tribe. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on site.
- Prior to beginning project construction, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation, which will be determined in consultation with the contracted *Luiseno* Tribe referenced herein. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required herein, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation the *Luiseno Native American monitor* in order to evaluate the significance of any archaeological resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities.
- The landowner shall relinquish ownership of all cultural resources collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site to the appropriate Tribe for proper treatment and disposition per the Cultural Resources Treatment and Monitoring Agreement referenced herein. All cultural materials that are deemed by the Tribe to be associated with burial and/or funerary goods will be repatriated to the Most Likely Descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98.
- In the event that curation of cultural resources is required, curation shall be conducted by an approved facility and the curation shall be guided by California State Historic Resource Commissions Guidelines for the Curation of Archaeological Collections. The City of San Marcos shall provide the developer final curation language and guidance on the project grading plans prior to issuance of the grading permit, if applicable, during project construction.
- All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. Suspected Native American remains shall be examined in the field and kept in a secure location at the site if the San

Diego County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. The NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultation concerning treatment of remains as provided in Public Resources Code 5097.98.

- If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Luiseño Tribe under agreement with the landowner described in the measure above shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe cannot agree on the significance of mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make a determination based upon the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under law, the decision of the Planning Manager shall be appealable to the Planning Commission and/or City Council.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS -- *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| 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. | ☐ | ☐ | ☒ | ☐ |
| ii) Strong seismic ground shaking? | ☐ | ☐ | ☒ | ☐ |
| iii) Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☒ | ☐ |
| iv) Landslides? | ☐ | ☐ | ☒ | ☐ |
| b) Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☒ | ☐ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☒ | ☐ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | ☐ | ☐ | ☒ | ☐ |

- 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?

☐ ☐ ☐ ☒

a) **Less than Significant Impact.** According to Figure 4F of the State Geologist's Fault-Rupture Hazard Zone map, the project site is not located within an Alquist-Priolo Earthquake Fault Zone delineated by the State of California for the hazard of fault surface rupture. As a result, no impacts are anticipated and no mitigation measures are required. Furthermore, the nearest active fault is the Rose Canyon Fault located approximately fourteen (14) miles southwest of the site. If approved, and pursuant to the requirements of the California Building Code (CBC), the project will be required to be constructed to the standards of Seismic Design Category "D." Compliance with the CBC standards ensures that, to the extent possible under those standards, potential impacts related to strong seismic ground shaking would be less than significant. As a result, less than significant impacts from strong seismic ground shaking are anticipated and no mitigation measures are required. Liquefaction of soils can be caused by ground shaking during earthquakes when sandy soils are saturated with water causing the soil to take on the consistency of a thick liquid. According to Figure E-1 of the San Marcos General Plan (Geotechnical Conditions), the project site is located in an area delineated as "stable." In addition, compliance with the requirements contained in the latest adopted California Building Code will be required for the design and construction of the project. As a result, less than significant impacts are anticipated from seismic-related ground failure and no mitigation measures are required.

b) **Less than significant.** The project site is generally flat, which limits the potential for substantial soil erosion. The proposed project would be required to comply with best management practices (BMPs) for construction activities, which includes erosion prevention measures. Additionally, the project would be required to adhere to an erosion control plan per Section 17.32.130 (Permanent Erosion Control) of the San Marcos Municipal Code, submitted along with grading plans (San Marcos, Municipal Code, 2015). With compliance to these requirements, impacts of the proposed development associated with soil erosion and the loss of topsoil would be less than significant.

c, d) **Less than significant.** Unstable soils include expansive, compressible, erodible, corrosive, or collapsible soils. According to the City's Safety Element, the most likely locations for collapsible soils are the current and pre-development washes and drainage channels, particularly San Marcos Creek and Twin Oaks Valley Neighborhood drainage corridors (San Marcos, 2012). The project site is not located within San Marcos Creek or Twin Oaks Valley Neighborhood drainage corridors or within an area susceptible to landslides or liquefaction shown in Figure 6-1 in the Safety Element (San Marcos, 2012). Furthermore, the project does not involve permanent habitable structures that could be vulnerable to unstable soils. Therefore, impacts would be less than significant and no mitigation measures are required.

e) **No impact.** The Vallecitos Water District provides the public sewer and water for the City of San Marcos. The proposed project would be served by public sewer and not by a septic system. Therefore, there is no potential for adverse effects due to soil incompatibility with a septic system. No impact would occur.

Mitigation Measures:

- All recommendations and conclusions of the prepared geologic and soils study shall be incorporated into the project design and grading plan. Said report shall be approved by the City's Engineering and Building Divisions.
- A comprehensive grading plan shall be submitted and approved by the City Engineer and Development Services Director prior to the issuance of a grading permit.
- The City of San Marcos is located in Seismic Design Category "D". Buildings and structures shall be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS -- *Would the project:*

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

a-b) **Less Than Significant Impact.** The requirements of State of California Assembly Bill 32 to address Global Climate Change (GCC) under CEQA address the potential cumulative impacts that a project's GHG emissions could have on GCC. As discussed in Section 15064.4 of the CEQA Regulations, the determination of the significance of greenhouse gas emissions calls for a determination by the lead agency consistent with the provisions in section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project.

The City's Climate Action Plan identifies ways to reduce greenhouse gas emissions to meet State requirements, and establishes emissions thresholds to determine whether a detailed GHG study would be required for a proposed project. An emissions quantity of 900 metric tons per year is used as a screening threshold to determine a level of significance for a project. The emission level is based on the amount of vehicle trips, typical energy and water use for the project, as well as other factors. The expected trip generation for the project is estimated to be 378 average daily trips based upon a traffic study prepared by Linscott, Law, and Greenspan (dated: December 1, 2015) and is no greater than anticipated per the General Plan. Construction of the project will require compliance with State (Title 24) energy efficiency requirements and landscaping will be required to comply the State's Model Water Efficiency Landscape Ordinance. It is estimated the proposed project, including construction activities, will generate greenhouse gas emissions significantly less than the aforementioned threshold, and therefore no further analysis is warranted. Any contribution of greenhouse gas emissions by the proposed project will not have a significant impact on the environment, nor will it conflict with implementation of the plans and programs proposed in the conservation element of the City's General Plan, nor will it conflict with the City's Climate Action Plan (CAP).

Mitigation Measures: None.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS -- *Would the project:*

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

☐ ☐ ☒ ☐

- b) Create a significant hazard to the public or the

environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

- 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?

☐ ☐ ☐ ☒

- e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐ ☐ ☒ ☐

a-b) **Less Than Significant.** The project involves the establishment of a new building for an indoor firearm shooting range & firearm retail store. Firearm ammunition will be kept inside the building as well as the primary spent ammunition byproduct which is lead. Ammunition and lead will be properly handled, used, stored, transported, and/or disposed of in accordance with San Diego County Department of Environmental Health regulatory standards. Storage and use of hazardous or flammable materials onsite would be in compliance with all applicable Building and Fire Code requirements. Based on these considerations the potential for the project to create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials is considered unlikely. A less than significant impact is identified. The applicant must comply with all standards and requirements from the County of San Diego Department of Environmental Health with regard to the handling, use, storage, transportation, and/or disposal of ammunition and spent ammunition (lead).

c) **No Impact.** The closest school (Palomar College) to the project site is located .32 miles northeast of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school site.

d) **No Impact.** The project site is not 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 not create a significant hazard to the public or the environment.

e-f) **No Impact.** The Project site is located approximately 4.5 miles east of McClellan Palomar Airport, which is the closest public airport. The Project site is not located within any airport land use plan, airport environs overlay zone, or airport approach overlay zone. As a result, the Project would not result in safety hazards for people working or residing in the Project area. Therefore, no significant impacts would occur, and no mitigation measures are required.

g) **No Impact.** The Project would not conflict with adopted emergency response or evacuation plans. No roadway improvements or closures are anticipated that would have the potential to restrict or prohibit emergency access to the site during construction. Area roadways would continue to provide emergency access through the Project area and to surrounding properties during the construction phase. Impacts would be less than significant, and no mitigation measures are required.

h) **Less Than Significant Impact.** The Project site is located within a highly urbanized and developed area within the City of San Marcos. There are no wildlands or other areas prone to wildfire onsite or within the vicinity of the Project site, as the majority of lands are developed. The Project would therefore not expose people or structures to a significant risk of loss, injury or death involving wildland fires. Impacts would be less than significant, and no mitigation measures are required.

Mitigation Measure:

- The applicant must comply with all standards and requirements from the County of San Diego Department of Environmental Health with regard to the handling, use, storage, transportation, and/or disposal of ammunition and spent ammunition (lead).

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY -- *Would the project:*

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | ☐ | ☒ | ☐ | ☐ |
| b) Have a potentially significant adverse impact on groundwater quality or cause or contribute to an exceedance of applicable groundwater receiving water quality objectives or degradation of beneficial uses? | ☐ | ☒ | ☐ | ☐ |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | ☐ | ☒ | ☐ | ☐ |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in | | | | |

substantial erosion or siltation on-or off-site (e.g. downstream)?	☐	☒	☐	☐
e) Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?	☐	☒	☐	☐
f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?	☐	☒	☐	☐
g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
h) Result in increased impervious surfaces and associated increased runoff?	☐	☒	☐	☐
i) Result in significant alteration of receiving water quality during or following construction?	☐	☒	☐	☐
j) Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).	☐	☒	☐	☐
k) Be tributary to an already impaired water body as listed on the Clean Water Act Section 303(d) list. If so, can it result in an increase in any pollutant for which the water body is already impaired?	☐	☒	☐	☐
l) Be tributary to environmentally sensitive areas (e.g. MSCP, RARE, Areas of Special Biological Significance, etc.)? If so, can it exacerbate already existing sensitive conditions?	☐	☒	☐	☐
m) Have a potentially significant environmental impact on surface water quality, to either marine, fresh or wetland waters?	☐	☒	☐	☐
n) Otherwise substantially degrade water quality?	☐	☒	☐	☐
o) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
p) Place within a 100-year flood hazard area structures which				

would impede or redirect flood flows?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

r) Inundation by seiche, tsunami, or mudflow?

☐ ☐ ☐ ☒

a-n) **Less Than Significant w/ Mitigation Incorporated.** No bodies of water are present on the site, therefore, the project is not expected to result in the alteration of currents or water movements, temperature or turbidity of water, direction or rate of flow of ground waters, the quantity of water, including the potential to effect downstream water quality, or the amount of potable water. Therefore, potential project impacts can be reduced to a level less than significant with implementation of mitigation measures. The project is designed to current storm water standards and complies with the requirements of the "Model BMP Design Manual for the San Diego Region" including the requirements for the Hydromodification Management Plan (HMP). Permanent storm water best management practices (BMP's) will be implemented during construction of the project to drain runoff from impervious surfaces (i.e.: building, parking lot, etc.) through bio-filtration basins prior to exiting the site into the existing storm drain system located in Descanso Ave. The bio-filtration basins are vegetated basins that treat the storm water runoff and reduce the pollutants prior to discharge to the existing public storm drain system. Therefore, there are no project impacts in these issue areas.

o-r) **No Impact.** A small portion of the site is located within the within the 100-year floodplain, but no occupied structures are located within the limits of the flood plain. The proposed grading and development of the site will generally follow the existing flow pattern off-site; therefore, no impacts will occur as a result of this project.

Mitigation Measures:

- Erosion control and/or sediment control details shall be submitted with/on the grading plans to the City's Engineering Division for review and approval. The details shall conform to the City's standards, codes and ordinances. The details shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the City's Engineering and Planning Divisions. Plant material and irrigation design shall comply with the City's landscape Water Efficiency Ordinance, Section 20.82 of the San Marcos Municipal Code.
- A hydrology report (calculations) shall be prepared for the proposed project. Storm drains and drainage structures shall be sized according to the approved hydrology report. All surface runoff originating within the project and all surface waters that may flow onto the project from adjacent properties shall be accommodated by the drainage system. The report shall also determine the build-out runoff into existing off-site natural drainage swales and storm drain systems, and shall address any need for off-site improvement requirements. Blocking, concentrating, lowering or diverting of natural drainage from or onto adjacent property shall not be allowed without written approval of the affected property owner. This report shall be subject to approval of the City Engineer.
- The applicant/developer shall submit to the City for review and approval, a Storm Water Quality Management Plan (SWQMP) prepared by civil engineer that identifies receiving waters, water quality objectives, pollutants of concern, treatment control best management practices (BMPs), and hydromodification management requirements. The SWQMP shall demonstrate that, when implemented, the project meets or exceeds water quality objectives consistent with the City's adopted National Pollutant Discharge Elimination System (NPDES) permit.
- The applicant/developer shall submit a plan and agreement, for review and approval by the City, for the long-term maintenance of all post construction BMP's.
- The applicant/developer shall submit to the City and implement a water quality improvement plan (WQIP) that depicts compliance with the National Pollutant Discharge Elimination System (NPDES) permit.
- The applicant/developer shall submit a plan and agreement, for review and approval by the City, for the

long-term maintenance of all post construction BMP's.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING -- *Would the project:*

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☒ | ☐ | ☐ |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | ☐ | ☐ | ☐ | ☒ |

a) **No Impact.** The proposed project consists of a Zoning Ordinance Text Amendment to add "indoor firearm shooting ranges" as a conditionally permitted use in the Industrial (I) Zone and establish operational standards for indoor firearm shooting ranges (See attached Exhibit "D" for precise code language). In conjunction with the Zoning Ordinance Text Amendment, the applicant is requesting approval of a Conditional Use Permit to allow for the construction and operation of a 15,534 square foot indoor firearm shooting range and firearm retail store on a 36,338 square foot property. The development will also include a forty-one (1) space parking lot for employees and customers as well as 4,778 square feet of landscaping (13.2% coverage). As a result, no impacts are anticipated from the project that would physically divide an established community and no mitigation measures are required.

b) **Less Than Significant w. Mitigation Incorporated.** An indoor firearm shooting range is not a permitted land use in the San Marcos Municipal Code. As a result, a Zoning Ordinance Text Amendment to add "indoor Firearm shooting ranges" as a conditionally permitted use in the City's Industrial (I) Zone and establish operational standards for indoor firearm shooting ranges is being requested (See attached Exhibit "D" for precise code language). The requirement of a Conditional Use Permit has allowed the City to avoid and mitigate any potential impacts from the project and will allow the City to avoid and/or mitigate any impacts. With incorporation of the mitigation measures discussed below, the project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. Mitigation will include approval of a Zoning ordinance Text Amendment to add "indoor firearm shooting ranges" as a conditionally permitted use in the City's Industrial (I) Zone and approval of a Conditional Use Permit (CUP) to allow for the construction and operation of an indoor firearm shooting range.

c) **No Impact.** The project site is not located within a proposed conservation or preservation area identified in the City's Draft Subarea Plan of the San Diego County Multiple Habitat Conservation Plan (certified by SANDAG March 28, 2003) nor does the project conflict with the provisions of the San Diego County Multiple Habitat Conservation Plan. Furthermore, the project will not conflict with any provisions of other adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impacts are anticipated from the project and no mitigation measures are required.

Mitigation Measures:

- The proposed project requires the approval of a Zoning Ordinance Text Amendment to add “indoor firearm shooting ranges” as a conditionally permitted use in the City’s Industrial (I) Zone and establish operational standards for indoor firearm shooting ranges.
- The proposed project requires the approval of a Conditional Use Permit (CUP) to allow for the construction and operation of an indoor firearm shooting range.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES -- *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| a) No Impact. The project site has previously been graded and there are no known mineral resources at the site. As a result, the project is not anticipated to 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 no mitigation measures are required. | | | | |
| b) No Impact. According to the City of San Marcos General Plan, there are no known mineral resources on the proposed project site that would result in the loss of availability of a locally-important mineral resource recovery site. As a result, no impacts are anticipated from the project and no mitigation measures are required. | | | | |

Mitigation Measures: None.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. NOISE -- *Would the project result in:*

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☒ | ☐ | ☐ |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☒ | ☐ | ☐ |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

An acoustical assessment prepared by Michael Baker International dated December 2015 concluded the following findings with regard to the above potential impacts:

a) Less than Significant w/ Mitigation Incorporated

Operational Noise - Firing Range

The project proposes an indoor firearm shooting range in the central/western portion of the project site. As such, it is anticipated that the proposed firing range could be audible at off-site locations. Maximum impulsive noise levels for indoor firearm shooting ranges can be between 84 and 93dBA Lmax during continuous firing. Therefore, the proposed building will include soundproof walls to attenuate noise from continuous firing in the firing range area. Specifically, the walls around the perimeter of the firing range would include concrete tilt-up walls with six-inch 25-gauge studs, one layer troy sound board, and two-inch troy wool sound insulation. The interior wall separating the two firing range areas will be composed of eight-inch concrete masonry unit (CMU) with 2.5-inch 25 gauge studs with one layer troy sound board and two-inch troy wool sound insulation. These soundwalls with insulation would attenuate indoor to outdoor noise by a minimum of 58 dBA.³ Therefore, the 93 dBA Lmax levels generated by the project would be reduced to 35 dBA at the exterior of the site, which is well below the Industrial (I) zone noise threshold of 60 dba. Additionally, it should be noted that the nearest sensitive receptors (mobile home residential uses) are located approximately 535 feet to the northwest of the project site. Noise levels from the project site would not be audible at this distance. The closest structure to the proposed shooting range is an industrial building that would be approximately 60 feet to the east. Distance attenuation and anomalous excess absorption would further reduce the 35 dBA exterior noise level at the surrounding industrial uses. As such, stationary noise associated with the firing range would not exceed any of the City's noise standards for uses in the project vicinity. A less than significant impact would occur in this regard.

Traffic Noise

Future development generated by the proposed project would result in additional traffic on adjacent roadways, thereby increasing vehicular noise in the vicinity of existing and proposed land uses. Based on the *Shooting Range Trip Generation & Parking Analysis Results Memorandum* (Traffic Memo) compiled by Linscott, Law, and Greenspan dated November 13, 2015, the proposed project is projected to generate a total of approximately 378 daily trips, including one trip during the a.m. peak hour and 33 trips during the p.m. peak hour. According to Figure 3-1 of the *General Plan* Mobility Element, North Pacific Street/Descanso Avenue is designated as a "Major Road." The County of San Diego Mobility Element states that, "Local public roads....support local traffic at a lower design speed and accommodate traffic volumes up to 4,500 average daily trips." As North Pacific Street/Descanso Avenue is similar to the local public road described in the Mobility Element, this roadway is expected to have traffic volume capacity of up to 4,500 daily trips. Additionally, based on the traffic counts conducted for the Traffic Memo, Descanso Avenue currently has a daily traffic volume of 3,899 vehicles,

North Pacific Street currently has a daily traffic volume of 3,217 vehicles, and Capalina Road currently has a daily traffic volume 3,343 vehicles. As discussed above, the project would result in approximately 387 daily vehicle trips. In general, a doubling of a noise source (i.e., traffic volumes with regard to the project) produces only a 3 dB increase.¹ Therefore, the 387 daily trips from the proposed project would not create a discernible difference in mobile traffic noise levels along North Pacific Street/Descanso Avenue. A less than significant impact would occur in this regard.

b) Less Than Significant w/ Mitigation Incorporated. Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Groundborne vibrations from construction activities rarely reach levels that damage structures.

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 inch/second) appears to be conservative. The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. The vibration produced by construction equipment, is illustrated in Table 7 below, *Typical Vibration Levels for Construction Equipment*.

Table 7
Typical Vibration Levels for Construction Equipment

Equipment	Approximate peak particle velocity at 15 feet (inches/second) ¹	Approximate peak particle velocity at 25 feet (inches/second) ²	Approximate peak particle velocity at 50 feet (inches/second) ²	Approximate peak particle velocity at 100 feet (inches/second) ²
Large bulldozer	0.192	0.089	0.031	0.011
Loaded trucks	0.164	0.076	0.027	0.010
Small bulldozer	0.007	0.003	0.001	0.000
Jackhammer	0.075	0.035	0.012	0.004

Notes:
1 – Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Guidelines*, May 2006, Table 12-2.
2 – Calculated using the following formula:

$$PPV_{eq(100)} = PPV_{ref} \times (25/D)^{1.5}$$

where: PPV (equip) = the peak particle velocity in in/sec of the equipment adjusted for the distance
PPV (ref) = the reference vibration level in in/sec from Table 12-2 of the FTA *Transit Noise and Vibration Impact Assessment Guidelines*
D = the distance from the equipment to the receiver

Groundborne vibration decreases rapidly with distance. As indicated in Table 7, based on the FTA data, vibration velocities from typical heavy construction equipment operation that would be used during project construction range from 0.007 to 0.192 in/sec peak particle velocity (PPV) at 15 feet from the source of activity. With regard to the proposed project, groundborne vibration would be generated primarily during site clearing and grading activities on-site and by off-site haul-truck travel. The majority of construction activities would not involve equipment that would generate excessive vibration impacts to the nearby sensitive receptors. With

regard to the proposed project, ground-borne vibration would be generated primarily during grading activities on-site and by off-site haul-truck travel. Pile driving activities would not be required for construction activities. The PPV from bulldozer and heavy truck operations is shown to be 0.192 inch-per second PPV and 0.164 inch-per-second PPV, respectively, at a distance of 15 feet. As each of these values is below the 0.2 inch-per-second PPV significance threshold, vibration impacts associated with construction would be less than significant and no mitigation measures are required.

c) **Less Than Significant Impact.** The project is located in the City's Industrial (I) zone and is surrounded by other allowable industrial uses. Refer to item XII.a for a general description of project related noise and that will comply with City standards. A less than significant impact will occur and no mitigation measures are required.

d) **Less Than Significant Impact.** Construction activities for the project would include site preparation, grading, paving, building construction, and architectural coating. Ground-borne noise and other types of construction related noise impacts would typically occur during excavation activities of the grading phase. This phase of construction has the potential to create the highest levels of noise. Typical noise levels generated by construction equipment are shown in Table 5, *Maximum Noise Levels Generated by Construction Equipment*. It should be noted that the noise levels identified in Table 5 are maximum sound levels (Lmax), which are the highest individual sound occurring at an individual time period. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). Pursuant to the City's Noise Ordinance and as a standard condition of approval of any Building Permit, construction activities will be limited and subject to city-wide "quiet hours" between 6:00 p.m. to 7:00 a.m. Monday through Friday, and 5:00 p.m. to 8:00 a.m. on Saturdays. Construction activities are prohibited on Sundays and Holidays (observed by the City of San Marcos). These permitted hours of construction are included in the code in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption.

Table 5
Maximum Noise Levels Generated by Construction Equipment

Type of Equipment	Acoustical Use Factor ¹	L _{max} at 50 Feet (dBA)
Concrete Saw	20	90
Crane	16	81
Concrete Mixer Truck	40	79
Backhoe	40	78
Dozer	40	82
Excavator	40	81
Forklift	40	78
Paver	50	77
Roller	20	80
Tractor	40	84
Water Truck	40	80
Grader	40	85
General Industrial Equipment	50	85
Note: 1 – Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation. Source: Federal Highway Administration, <i>Roadway Construction Noise Model (FHWA-HEP-05-054)</i> January 2006.		

The potential for construction-related noise to affect nearby residential receptors would depend on the location and proximity of construction activities to these receptors. Construction would occur throughout the project site and would not be concentrated or confined in the area directly adjacent to sensitive receptors. Therefore, construction noise would be acoustically dispersed throughout the project site and not concentrated in one area near adjacent sensitive uses. It should be noted that the noise levels depicted in Table 5 are maximum noise levels, which would occur sporadically when construction equipment is operated in proximity to sensitive receptors. Given the sporadic and variable nature of proposed project construction and the implementation of time limits specified in the City's Noise Ordinance, noise impacts would be reduced to a less than significant level. Additionally, to further reduce the potential for noise impacts, a mitigation measure would be implemented to incorporate best management practices during construction. Implementation of a mitigation measure would further minimize impacts from construction noise as it requires construction equipment to be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. Thus, with mitigation, a less than significant noise impact would result from construction activities.

Construction Truck Trips

Construction activities would also cause increased mobile noise along access routes to and from the site due to movement of equipment and workers. However, this source of noise would be temporary and would cease upon project completion. It is anticipated that hauling would occur along Pacific Street/Descanso Avenue, which is an industrial corridor. Although there would be a relatively high single-event noise exposure resulting in intermittent noise nuisance, the effect on longer term (hourly or daily) ambient noise levels would be minimal. Additionally, Mitigation Measures would require construction activities only take place within the allowable hours specified by the City's Noise Ordinance. Therefore, short-term construction related impacts associated with worker commute and equipment transport to the project site would be less than significant.

e) **No Impact.** The closest airport is the McClellan-Palomar Airport, which is located about 4.5 miles west, southwest of the project site. According to the McClellan-Palomar Airport Land Use Compatibility Plan, the project site is located within Review Area 2 of the Airport Influence Area. The project does not contain nor does it propose habitable structures that would result in people being exposed to noise from these airports. No impact would occur.

f) **No Impact.** The project site is not located within the vicinity of a private airstrip. As a result, no impacts are anticipated that would expose people residing or working in the project area to excessive noise levels and no mitigation measures are required.

Mitigation Measures:

Prior to Grading Permit issuance, the Project Applicant shall demonstrate, to the satisfaction of the San Marcos Planning Division that the project complies with the following:

- The proposed building must be constructed with soundproof walls to attenuate noise from continuous firing in the firing range area. Specifically, the walls around the perimeter of the firing range must, as proposed, include concrete tilt-up walls with six-inch 25-gauge studs, one layer troy sound board, and two-inch troy wool sound insulation. The interior wall separating the two firing range areas must, as proposed, be composed of eight-inch concrete masonry unit (CMU) with 2.5-inch 25 gauge studs with one layer troy sound board and two-inch troy wool sound insulation.
- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
- Property owners and occupants located within 200 feet of the project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the City of San Marcos Development Services Director (or designee), prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.
- The Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Development Services Director (or designee). All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.
- Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- Construction activities shall not take place outside of the allowable hours specified by the City's Noise Ordinance (between 6:00 p.m. to 7:00 a.m. Monday through Friday, and 5:00 p.m. to 8:00 a.m. on Saturdays). Construction activities are prohibited on Sundays and Holidays (observed by the City of San Marcos).

Potentially Significant	Less than Significant w Mitigation	Less Than Significant	No
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XIII. POPULATION AND HOUSING -- *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

a) **No Impact.** The proposed project consists of a Zoning Ordinance Text Amendment to add "indoor firearm shooting ranges" as a conditionally permitted use in the City's Industrial (I) Zone and establish operational standards for indoor firearm shooting ranges. See attached Exhibit "D" for precise code language. Additionally, the applicant is requesting approval of a Conditional Use Permit to allow for the construction and operation of a 15,534 square foot indoor firearm shooting range and firearm retail store on a 36,338 square foot property. The employees and clients generally coming from residences within the community/appropriate commuting distance. As an individual small business, it would not induce substantial direct or indirect population growth in the surrounding area. No impact would occur.

b) **No Impact.** There are no housing units on the project site and the project does not propose any displacement of any housing units either on or offsite. As a result, no impacts are anticipated from the project that would displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere and no mitigation measures are required.

c) **No Impact.** As stated previously, the project site contains no housing units, nor would the project displace any person residing on or offsite. As a result, no impacts are anticipated from the project that would displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere and no mitigation measures are required.

Mitigation Measures: None.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES -- *Would the project:*

- a. 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 objective for any of the public services:

Fire protection?	☐	☒	☐	☐
Police protection?	☐	☒	☐	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☒	☐	☐

a) **Less than Significant w/ Mitigation Incorporated.** Fire Protection: Fire suppression, prevention and emergency medical response services are provided to the project site by the City of San Marcos Fire Department. The site will contain equipment which will require fire protection and while the proposed facility is unmanned, there is a potential for a visiting technician to become injured requiring a medical response from the San Marcos Fire Department. As required by City policy, the project will either annex into Community Facility District No. 2001-01 or pay an in-lieu fee to mitigate these impacts to Fire Protection Services. As a result of the annexation to CFD 2001-01, impacts on fire protection services are anticipated to be less than significant from the project.

Less than Significant w/ Mitigation Incorporated. Police Protection: Police protection services are provided by the City of San Marcos under a contract with the San Diego County Sheriff's Department. These services are funded, in part, through the use of special taxes known as Community Facility Districts (CFD) that are collected annually with property taxes. In 1998, Community Facilities District No. 98-01A was formed to provide funding for police facilities and services within the City of San Marcos. The proposed project will create a facility which will require police protection and impact police protection services. As required by City policy, the project will either annex into Community Facility District No. 98-01A or pay an in-lieu fee to mitigate these impacts to Police Protection Services. As a result of the annexation to CFD 98-01A, impacts on Police Protection Services are anticipated to be less than significant from the project.

No Impact. Schools: The creation of housing units is not proposed by the project. In addition, prior to the issuance of Building Permits, any fees required to be paid to the San Marcos Unified School District shall be paid to the District. As a result, no impacts are anticipated from the project and no mitigation measures are required.

No Impact. Parks: As stated previously, the project does not propose the creation of residential units and as a result, no impacts to parks are anticipated from the project and no additional mitigation measures are required.

Less than Significant w/ Mitigation Incorporated. Other Public Facilities. The project site is located within the City San Marcos and the development and maintenance of public facilities is conducted by the City of San Marcos. These services are funded, in part, through the use of special taxes known as Community Facility Districts (CFD) that are collected annually with property taxes. In 1998, Community Facilities District No. 98-02 was formed to provide funding for facilities and services that provide street lighting, landscape/ open space/ preserve maintenance within the City of San Marcos. In conformance with City policy, it is mandatory for all projects that require an entitlement to annex into special tax districts to mitigate impacts from the project to public facilities.

Mitigation Measures:

- Prior to the issuance of Building Permits, the subject property shall annex into CFD 2001-01 or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents.
- Prior to the issuance of Building Permits, the subject property shall annex into CFD 98-01A or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and

practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents.

- Prior to the issuance of Building Permits, the subject property shall annex into CFD 98-02 or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. RECREATION --

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

☐ ☐ ☐ ☒

- 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?

☐ ☐ ☐ ☒

a) **No Impact.** The project will not involve a housing component nor will it substantially increase employment opportunities within the city; therefore, the project will not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. As a result, no mitigation measures are required.

b) **No Impact.** There are no recreational facilities proposed as part of the project and the project would not result in the need for additional recreational facilities within the City. Therefore, the project would not result in an adverse physical effect on the environment from construction or expansion of recreational facilities and no mitigation measures are required.

Mitigation Measures: None.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC -- *Would the project:*

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

☐ ☐ ☒ ☐

- b) Conflict with an applicable congestion management program,

including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

☐ ☐ ☒ ☐

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

- e) Result in inadequate emergency access?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

a) **Less than Significant Impact.** To estimate the number of trips anticipated for an indoor firearm shooting range, a traffic memorandum was prepared by Linscott, Law, and Greenspan (LLG) dated November 13, 2015. ITE's Trip Generation Manual and SANDAG's Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region do not identify a trip generation rate for an indoor firearm shooting range. Therefore, LLG collected trip generation data at two (2) shooting ranges in San Diego County with similar operational characteristics to determine a Peak Hour Trip Rate and Average Daily Trip rate. Based on the facility that generated the highest number of trips, the proposed indoor firearm shooting range is assumed to generate 18.86 average daily trips per shooting lane, with 0.071 trip per lane occurring during the AM peak hour and 1.64 trips per lane during the PM peak hour.

TRIP GENERATION

Land Use	Quantity	Daily Trip Ends (ADT)	AM Peak Hour					PM Peak Hour				
			Trip Rate	In:Out Split	Volume			Trip Rate	In:Out Split	Volume		
					In	Out	Total			In	Out	Total
Shooting Range	20 Lanes	378	0.071 Lane	100 : 0	1	0	1	1.64 Lane	46 : 52	16	17	33

As shown in the table above, it is estimated that the proposed project would generate 378 average daily trips, 1 AM peak hour trip, and 33 PM peak hour trips. Because estimated trip generation would be well below the San Diego Regional Traffic Engineers' Council (SANTEC) recommended thresholds for preparing a traffic impact study – 1,000 average daily trips or 100 peak-hour trips for a project in conformance with the land use and/or transportation element of the general plan – preparation of a traffic impact study is not required for the proposed project.

Vehicles would directly access the site from Descanso Ave. and Las Posas Rd. but may also access the site from Mission Road, N. Pacific Street, Rancho Santa Fe Road, and Capalina Road. This analysis evaluates the contribution of trips generated by the project to traffic flow on Las Posas Road, Mission Road, and Rancho Santa Fe Road. because SANDAG has collected traffic data for these roadways. Based on the most recent available data for the year 2013, Las Posas Road carried an average of 26,715 vehicles per day in both directions between State Route 78 and Mission Road; Mission Road carried an average of 14,833 vehicles between Rancho Santa Fe Road; and, Las Posas Road and Rancho Santa Fe Road carried an average of 19,259 vehicles

per day between State Route 78 and Capalina Road. Conservatively assuming that all 378 daily trips would occur on each road segment, the project would increase daily traffic flow by 1.4% on Las Posas Road (Projected 27,093 ADT = LOS “B”), 2.5% on Mission Road (Projected 15,211 ADT = LOS “B”), and 2% on Rancho Santa Road (Projected 19,637 ADT = LOS “B”). These increases of no greater than 2.5% in traffic flow would not substantially add to congestion in the area and therefore would not conflict with Policy M-1.4 in the City’s Mobility Element to provide a minimum level of service (LOS) D for vehicles these roadways. Because of the low trip generation, the project is not anticipated to trigger a significant impact at any of the nearby intersections nor expected to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the City’s circulation system.

Regionally and cumulatively the project does have the potential to contribute toward City-wide traffic resulting in potential cumulative impacts to State Route (SR-78) which currently operates at below-satisfactorily Levels of Service. In order to mitigate for SR-78 cumulative impacts, the proposed project will be required to annex into Community Facilities District 2011-01 (Congestion Management), which will assist in the reduction of City-wide traffic congestion and impacts to SR-78.

b) **Less Than Significant.** The nearest roadway in SANDAG’s Congestion Management Program (CMP) network is State Route 78, located 1/4 mile (utilizing roadways) south of the project site. The 2008 Congestion Management Program Update does not identify SR 78 as a “deficient roadway” in terms of level of service (SANDAG, 2008). A project-generated increase in traffic on the CMP system that results in a 0.02 increase in the volume-to-capacity ratio or 1 mph on roadway segments, or an addition two-second delay at intersections, would be a significant impact. The proposed project would generate an estimated 378 average daily trips, and only a portion of these trips would occur on SR 78. The most recent Caltrans traffic counts on SR 78 indicated an average daily traffic volume of 168,000 in 2014 (Caltrans, 2015). Even if all project-generated trips occurred on SR 78, the project would increase daily traffic volumes by a mere 0.2%. This incremental increase in traffic flow would not result in an exceedance of SANDAG’s project-level thresholds for CMP roadways. Therefore, impacts to CMP roadways would be less than significant.

c) **No Impact.** The proposed project is not located in close proximity to a public or private airport, and does not include development of a private airstrip or heliport. As a result, no impacts are anticipated and no mitigation measures are required.

d) **No Impact.** The project does not include a hazard due to a design feature or incompatible use. As a result, no impacts are anticipated and no mitigation measures are required.

e) **No Impact.** The project does not include a hazard due to a design feature or incompatible use. As a result, no impacts are anticipated and no mitigation measures are required.

f) **No Impact.** Development of the proposed project would not conflict with adopted policies or involve elimination of facilities supporting alternative transportation such as bus turnouts or bicycle racks. As a result, no impacts are anticipated from the project and no mitigation measures are required.

Mitigation Measure:

Prior to the issuance of Building Permits, the subject property shall annex into CFD 2011-01 or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents.

Potentially Significant	Less than Significant w/ Mitigation	Less Than Significant	No
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XVII. UTILITIES AND SERVICE SYSTEMS -- *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | ☐ | ☐ | ☐ | ☒ |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ☒ |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | ☐ | ☐ | ☐ | ☒ |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | ☐ | ☐ | ☐ | ☒ |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |

a-b) **No Impact.** The City of San Marcos is within the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQCB) and the project site is located within the Vallecitos Water District's (VWD) service area. The project will be connected to potable water and sanitary sewer service through the VWD and the project has been reviewed by the VWD for compliance with wastewater treatment requirements of the SDRWQCB. Per the City's implementation of the Model BMP Design Manual for the San Diego Region storm water discharge procedures and the latest adopted NPDES Permit, the proposed project will incorporate site-design and naturalized treatment control Best Management Practices (BMPs) for all drainage before entering the City's storm drain system.

c) **No Impact.** The project proposes to create 30,928 square feet of impervious surface as a result of the construction of the project. Per the City's implementation of the Model BMP Design Manual for the San Diego Region storm water discharge procedures and the latest adopted NPDES Permit, the proposed project will incorporate site-design and naturalized treatment control Best Management Practices (BMPs) for all drainage before entering the City's storm drain system.

d-e) **No Impact.** As stated previously, the project site is located within the Vallecitos Water District (VWD) service area and will be connected to both VWD potable water and sanitary sewer service. The project has been reviewed by the VWD for water availability and wastewater treatment capacity and sufficient supplies and facilities exist to service the proposed project. As a result, no impacts are anticipated from the proposed project and no mitigation measures are required.

f- g) **No Impact.** Trash collection service for the project will be provided by EDCO which will include collection of recyclable materials.

Mitigation Measures:

- Obtain "will-serve" letters from all affected public service and utilities agencies prior to issuance of grading permit.
- The project is subject to the approval of the Vallecitos Water District (VWD) for water and sewer services and all applicable fees and charges shall be paid to the satisfaction of the District prior to issuance of grading or building permit.
- The project shall incorporate site-design and naturalized treatment control Best Management Practices (BMPs) as required by the City Engineer/Public Works Director; and shall implement a program, in a form to the satisfaction of the City Engineer/Public Works Director, for long-term maintenance of all structural post-construction Best Management Practices (BMPs).

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

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

☐ ☒ ☐ ☐

a) **Less than significant with Mitigation Incorporated.** The project has the potential to degrade the quality of the environment; however, the proposal's potential impacts to biological resources will be mitigated to a level below significant.

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

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b) **Less Than Significant.** The project proposes to allow for the construction and operation of a 15,982 square foot indoor firearm shooting range and retail sales facility. As discussed previously, the project has the potential

to degrade the quality of the environment; however, the proposal's potential impacts to biological resources will be mitigated to a level below significant. In addition, the implementation of the mitigation measures contained herein will further reduce any impacts from the project and as a result no impacts from the project are anticipated to be individually limited, but cumulatively considerable.

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

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c) **Less Than Significant.** The project will be mitigated and conditioned to ensure that impact areas of concern such as noise, biological resources, cultural resources, geology & soils, hydrology & water quality, and public services are fully mitigated to below a level of significance and will not cause a substantial adverse effects on human beings, either directly or indirectly. In staff's opinion, no significant issues remain unmitigated through compliance with mitigation measures, compliance with code requirements, and the recommended conditions of approval for the proposed project.

MITIGATION MONITORING PROGRAM FOR NEGATIVE DECLARATION 15-003

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
- The project shall implement a fugitive dust emissions control plan during construction. This plan shall include the watering of the site for dust control; isolating excavated soil until removed from the site; and periodic cleaning of streets to remove accumulated materials. - The project shall comply with Regional Air Quality Standards.	During construction	Developer
- An archeological monitor and a <i>Luiŕeŕo</i> Native American monitor shall be present during all earth moving and grading activities to assure that any potential cultural resources, including tribal, found during project grading be protected. - Prior to beginning project construction, the Project Applicant shall retain a San Diego County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to cultural resources evaluation, which shall include archaeological documentation, analysis and report generation. - At least 30 days prior to beginning project construction; the Project Applicant shall enter into a Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a <i>Luiŕeŕo</i> Tribe. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on site. - Prior to beginning project construction, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation, which will be determined in consultation with the contracted <i>Luiŕeŕo</i> Tribe referenced herein. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required herein, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation the <i>Luiŕeŕo</i> Native American monitor in order to evaluate the significance of any archaeological resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities. - The landowner shall relinquish ownership of all cultural resources collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site to the appropriate Tribe for proper treatment and disposition per the Cultural Resources Treatment and Monitoring Agreement referenced herein. All cultural materials that are deemed by the Tribe to be associated with burial and/or funerary goods will be repatriated to the Most Likely Descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98. - In the event that curation of cultural resources is required, curation shall be conducted by an approved facility and the curation shall be guided by California State Historic Resource Commissions Guidelines for the Curation of Archaeological Collections. The City of San Marcos shall provide the developer final curation language and guidance on the project grading plans prior to issuance of the grading permit, if applicable, during project construction. - All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible. - If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. Suspected Native American remains shall be examined in the field and kept in a secure location at the site if the San Diego County Coroner	Prior to issuance of grading permits and during grading	Developer

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. The NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants(s) shall then make recommendations within 48 hours, and engage in consultation concerning treatment of remains as provided in Public Resources Code 5097.98. If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Luiseño Tribe under agreement with the landowner described in the measure above shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe cannot agree on the significance of mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make a determination based upon the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under law, the decision of the Planning Director shall be appealable to the Planning Commission and/or City Council.		
- All recommendations and conclusions of the prepared geologic and soils study shall be incorporated into the project design and grading plan. Said report shall be approved by the City's Engineering and Building Divisions. - A comprehensive grading plan shall be submitted and approved by the City Engineer and Development Services Director prior to the issuance of a grading permit. - The City of San Marcos is located in Seismic Design Category "D". Buildings and structures shall be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.	Prior to issuance of grading permits	Developer
- Erosion control and/or sediment control details shall be submitted with/on the grading plans to the City's Engineering Division for review and approval. The details shall conform to the City's standards, codes and ordinances. The details shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the City's Engineering and Planning Divisions. Plant material and irrigation design shall comply with the State Water Efficiency Model Landscape Ordinance. - A hydrology report (calculations) shall be prepared for the proposed project. Storm drains and drainage structures shall be sized according to the approved hydrology report. All surface runoff originating within the project and all surface waters that may flow onto the project from adjacent properties shall be accommodated by the drainage system. The report shall also determine the build-out runoff into existing off-site natural drainage swales and storm drain systems, and shall address any need for off-site improvement requirements. Blocking, concentrating, lowering or diverting of natural drainage from or onto adjacent property shall not be allowed without written approval of the affected property owner. This report shall be subject to approval of the City Engineer. - The applicant/developer shall submit to the City for review and approval, a Storm Water Quality Management Plan (SWQMP) prepared by civil engineer that identifies receiving waters, water quality objectives, pollutants of concern, treatment control best management practices (BMPs), and hydromodification management requirements. The WQIP shall demonstrate that, when implemented, the project meets or exceeds water quality objectives consistent with the City's adopted National Pollutant Discharge Elimination System (NPDES) permit. - The applicant/developer shall submit to the City and implement a storm water quality management plan (SWQMP) that depicts compliance with the National Pollutant Discharge Elimination System (NPDES) permit. - The applicant/developer shall submit a plan and agreement, for review and approval by the City, for the long-term maintenance of all post construction BMP's.	Prior to issuance of grading permits	

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
- The proposed building must be constructed with soundproof walls to attenuate noise from continuous firing in the firing range area. Specifically, the walls around the perimeter of the firing range must, as proposed, include concrete tilt-up walls with six-inch 25-gauge studs, one layer troy sound board, and two-inch troy wool sound insulation. The interior wall separating the two firing range areas must, as proposed, be composed of eight-inch concrete masonry unit (CMU) with 2.5-inch 25 gauge studs with one layer troy sound board and two-inch troy wool sound insulation. - Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. - Property owners and occupants located within 200 feet of the project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the City of San Marcos Development Services Director (or designee), prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints. - The Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Development Services Director (or designee). All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator. - Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible. - During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. - Construction activities shall not take place outside of the allowable hours specified by the City's Noise Ordinance (between 6:00 p.m. to 7:00 a.m. Monday through Friday, and 5:00 p.m. to 8:00 a.m. on Saturdays). Construction activities are prohibited on Sundays and Holidays (observed by the City of San Marcos).	Prior to Building Permit and Grading Permit Issuance	
- The proposed project requires the approval of a Zoning Ordinance Text Amendment to add "indoor Firearm shooting ranges" as a conditionally permitted use in the City's Industrial (I) Zone and establish operational standards for indoor firearm shooting ranges. - The proposed project requires the approval of a Conditional Use Permit (CUP) to allow for the construction and operation of an indoor firearm shooting range.	Prior to Reliance	Developer
- Prior to the issuance of Building Permits, the subject property shall annex into CFD 2001-01 or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents. - Prior to the issuance of Building Permits, the subject property shall annex into CFD 98-01A or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents. - Prior to the issuance of Building Permits, the subject property shall annex into CFD 98-02 or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents.	Prior to Issuance of Building Permit	Developer
Obtain "will-serve" letters from all affected public service and utilities agencies prior to	Prior to	Developer

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
issuance of grading permit. • The project is subject to the approval of the Vallecitos Water District (VWD) for water and sewer services and all applicable fees and charges shall be paid to the satisfaction of the District prior to issuance of grading or building permit. • The project shall incorporate site-design and naturalized treatment control Best Management Practices (BMPs) as required by the City Engineer/Public Works Director; and shall implement a program, in a form to the satisfaction of the City Engineer/Public Works Director, for long-term maintenance of all structural post-construction Best Management Practices (BMPs).	Construction	