

ATTACHMENT F
Negative Declaration 17-004



**CITY OF SAN MARCOS
MITIGATED NEGATIVE DECLARATION
ND 17-004
MAAC PRESCHOOL EXPANSION**

DATE: July 18, 2017

APPLICANT: Metropolitan Area Advisory Committee on Anti-Poverty (MAAC)

1. **PROJECT CASE NUMBER(S)/TITLE:** MAAC PRESCHOOL EXPANSION/P16-0039(GPA16-002/R16-002/CUP16-006).
2. **LEAD AGENCY NAME AND ADDRESS:** City of San Marcos, 1 Civic Center Drive, San Marcos, CA 92069.
3. **CONTACT PERSON AND PHONE NUMBER:** Susan Vandrew Rodriguez, Associate Planner 760-744-1050 ext.3237.
4. **PROJECT LOCATION:** The project site is located at 139 Gosnell Way, east of Firebird Lane, on an approximate 0.64-acre Metropolitan Area Advisory Committee on Anti-Poverty (MAAC) owned site, in the central portion of the City of San Marcos, San Diego County in the Richmar Neighborhood of San Marcos (Figure 1 – Vicinity Map). Assessor Parcel Numbers: 220-320-04-00, 220-320-07-00, 220-320-23-00, and 220-320-08-00 (City owned 0.18 acre parcel - shared parking lot).
5. **PROJECT SPONSOR'S NAME AND ADDRESS:** Metropolitan Area Advisory Committee on Anti-Poverty (MAAC), 800 West Los Vallecitos Blvd, Suite J, San Marcos CA 92069.
6. **GENERAL PLAN DESIGNATION:** Medium Density Residential 2 (MDR2)/Park (P).
7. **ZONING:** R-3-10 (Residential)/ Public Institutional (P-I).
8. **DESCRIPTION OF PROJECT:**

The MAAC Headstart preschool expansion proposes a General Plan Amendment from Medium Density Residential 2 (MDR2) to Public/Institutional (PI), Rezone from Residential (R-3-10) to Public Institutional (P-I), and a Conditional Use Permit to regulate the building expansion and operation on 0.64 acres. The preschool expansion (Figure 2-Proposed Site Plan) will involve reconfiguration of the outdoor play equipment to accommodate the construction of a three classroom 2,661 square foot (SF) addition to an existing 4,532 square foot (SF) building, resulting in a 7,193 square foot, seven classroom preschool. Incidental underground utilities, hardscape, and landscaping will also be constructed with this development. The building addition, associated site improvements, and parking lot expansion will involve movement of 120 cubic yards (c.y.) of soil (120 c.y cut and 60 c.y fill). The proposed site development consists of reconfiguring existing outdoor play equipment, removing the existing parking lot, and preparing the site for construction of a new building expansion, parking lot, and ADA ramp. The proposed addition will serve up to 123 children and 15 staff members. Hours of operation are Monday-Friday, 7:00a.m.-5:00p.m, and will remain the same with the addition. The project will also relocate the child drop-off and pick-up parking from Gosnell Way to the off-street parking lot.

Table 1 lists the parcels that will be rezoned to P-I. The project also includes a Conditional Use Permit approval to regulate site design and operational use on the site.

Table 1

Parcels Proposed for Rezoning to Public Institutional

Assessor Parcel Number	Existing Zoning	Acreage
220-320-04-00	Residential R-3-10	.205
220-320-07-00	Residential R-3-10	.170
220-320-23-00	Residential R-3-10	.269
Total		0.64

City Ministerial Permits required for all construction activities include a grading permit, improvement plan permit, landscape permit, building permit, and lot consolidation.

This Mitigated Negative Declaration is intended to address construction impacts associated with the MAAC building expansion, the parking lot, and the required land use entitlements in accordance with the City's General Plan and Zoning Ordinance.

Environmental impacts associated with the design and construction of the expanded parking lot was evaluated in the Richmar Park Master Plan Entitlements Mitigated Negative Declaration (MND) 15-007. When appropriate to address various issue areas, the MND 15-007 analysis is discussed herein.

9. SURROUNDING LAND USES AND SETTING:

The 0.64 acre site contains a 4,532 square foot preschool building, twelve (12) space parking lot, play structure and equipment, hardscape, and landscaping, including seven mature trees. The vacant 0.18 acre City parcel proposed for the parking lot expansion is located to the immediate west of the MAAC site. The site is relatively flat at an elevation range of approximately 590 at the northeast parcel to 586 feet above mean sea level (msl) on the southwest parcels, including the City parcel. The site is surrounded by the U.S. Post Office to the east, Richmar Park to the south, two multi-family complexes to the north, and single-family residences to the west across Firebird Lane.

10. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g. PERMITS, FINANCING APPROVAL OR PARTICIPATION AGREEMENT): None.

11. HAVE CALIFORNIA NATIVE AMERICAN TRIBES TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE PROJECT AREA REQUESTED CONSULTATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.3.1? IF SO, HAS CONSULTATION BEGUN?

The City has notified the Tribal Government contacts in accordance with Assembly Bill 52, Public Resources Code Section 21080.3.1. No consultation has resulted from this notification as of this date. However, consultation has been initiated with the San Luis Rey Band tribes in response to a notice sent in accordance with Senate Bill 18, California Government Code Section 65352.3.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

12. 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.
- Prior to grading the site or causing any impact to the site, in order to prevent potential impacts to nesting of any migratory, songbirds, or raptors, grading and/or construction activities on site must be avoided during the nesting season which extends from February 15th to September 15th. In order to begin grading or construction activities within the nesting season, a nesting survey from a qualified biologist or other expert in the field must be submitted to the Planning Division to verify there are no active nests on the subject site. This survey must be submitted prior to any disturbance or impact of the site. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum of a twenty-five (25) foot buffer and up to a maximum buffer of 300 feet for raptors, as determined by the project biologist, and shall be avoided until the nesting cycle is complete.
- Prior to issuance of grading permit, the applicant/developer shall comply with the following conditions regarding cultural resources:
 - An archeological monitor and a Luiseño 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.
 - Project Applicant shall enter into a Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a Luiseño Tribe at least thirty (30) days prior to beginning project construction. 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 Luiseño Tribe. 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 required Agreement, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation the Luiseño 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 pre-construction meeting with the developer, contractor, and City staff shall include the Project Archaeologist and Tribal Monitor in discussion of the proposed earth disturbing activities for the project site, including excavation schedules and safety protocol, as well as consultation with the Project Archaeologist regarding proposed archaeological techniques and strategies for the project.
- The import of fill onto the site shall be clean of cultural resources and documented as such.
- 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. 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, and if the San Diego County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within twenty-four (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 forty-eight (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 the required Agreement with the landowner 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 Manager for decision. The Planning Manager 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.
- A General Plan Amendment from Medium Density Residential 2 (MDR2) to Public/Institutional, a Rezone from Residential R-3-10 to Public Institutional (P-I), and a Conditional Use Permit is required on 0.64 acres, prior to issuance of a grading permit.
- A lot consolidation shall be processed for Assessor Parcel Numbers 220-320-04-00 and 220-230-23-00 prior to grading permit issuance, and recorded prior to building permit issuance.

- The applicant/developer/property owner shall submit executed versions of separate petitions to annex into and establish, with respect to the property, the special taxes levied by the following Community Facilities Districts (CFDs): (a) CFD 98-01, Improvement Area No. 1, Police, (b) CFD 2001-01, Fire and Paramedic, and (c) CFD 98-02, Lighting and Landscape, and City 2011-01, Congestion Management, prior to issuance of a grading and/or building permit.
- The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district to obtain building permits from the City.
- The applicant/developer for the proposed development, redevelopment or discretionary use is required to pay Public Facilities Fees as established by the latest adopted Public Facilities Fee Resolution. The fee is based on the proposed land use and shall be paid prior to the issuance of building permit.
- 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 Land Development Engineering; and shall implement a program, in a form to the satisfaction of the Public Works Department, for long-term maintenance of all structural post-construction Best Management Practices (BMPs).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

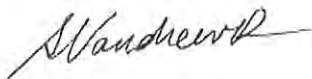
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

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

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

July 18, 2017

Date

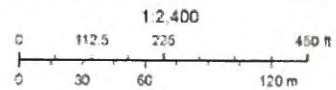
Susan Vandrew Rodriguez

Printed Name

**FIGURE 1
VICINITY MAP**



July 10, 2017



VICINITY MAP

Project No: P16-0039 (GPA 16-002;R16-002;CUP16-006)

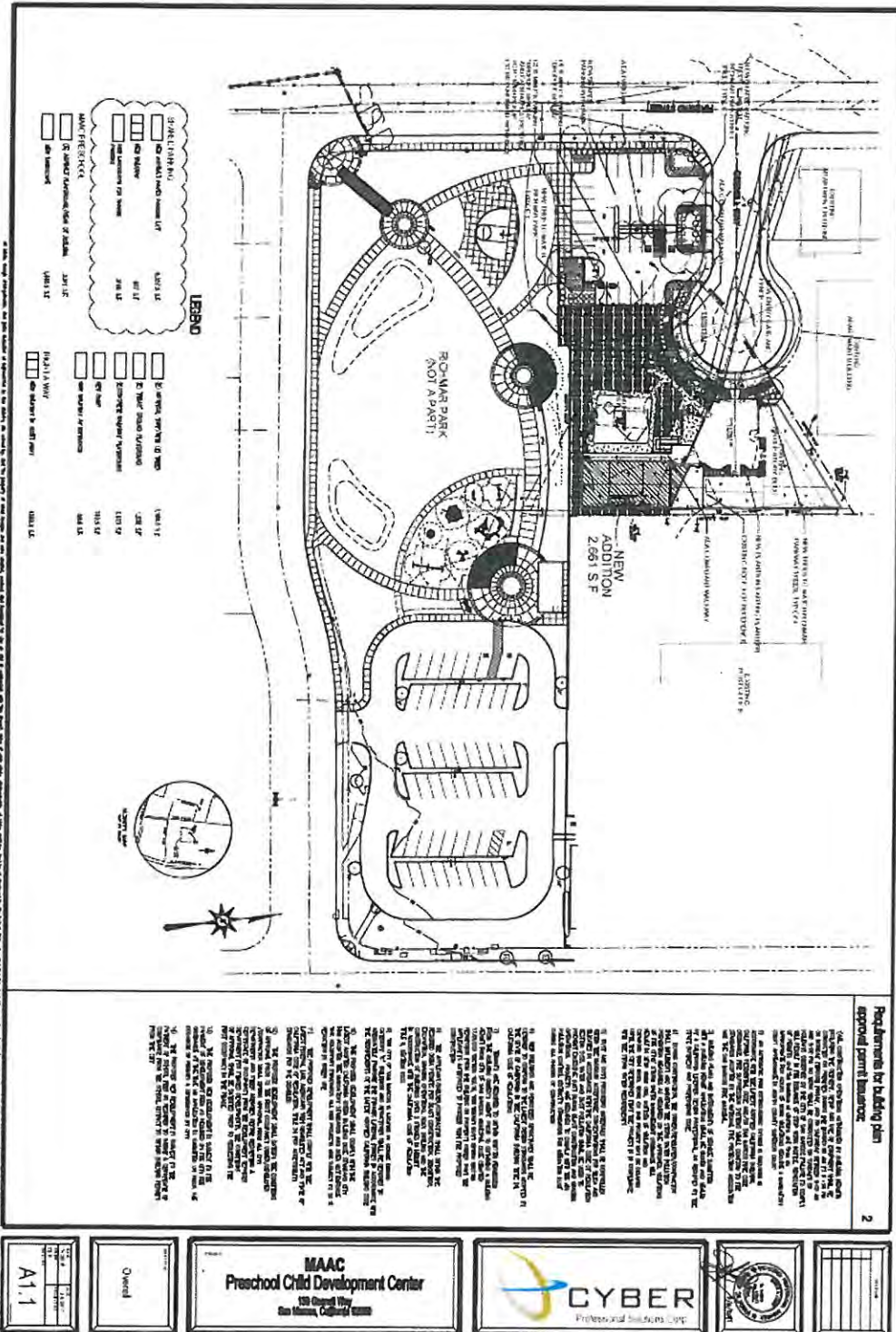
Project Name: MAAC Preschool Expansion

Applicant: Metropolitan Area Advisory Committee on Anti-Poverty (MAAC)

Location: 139 Gosnell Way, east of Firebird Street

Assessor's Parcel No(s): 220-320-04-00; 220-320-07-00; 220-320-08-00;
and 220-320-23-00

**FIGURE 2
PROPOSED SITE PLAN**



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?	☐	☐	☒	☐

According to the City's Conservation and Open Space Element, scenic resources in San Marcos include, but are not limited to, undeveloped hillsides; prominent landforms such as the San Marcos Mountains, Merriam Mountains, Mount Whitney, Cerro de Las Posas, Double Peak, Owens Peak, and Franks Peak; creek corridors; eucalyptus stands; rock outcroppings; landmarks or historic buildings; and ocean views (San Marcos, 2012). State Route (SR) 78 is designated by the City as a view corridor and eligible as a State scenic highway (San Marcos, 2012; Caltrans, 2013). However, the project site is not visible from this highway because it is located approximately 0.5 miles away and screened by intervening roadside vegetation and structures. Therefore, the project would not affect scenic views from SR 78 of the Merriam Mountains, Mount Whitney, Double Peak, California State University San Marcos (CSUSM), and Palomar Community College.

Currently, the project site provides views of surrounding uses including a Multi-family Complex, Richmar Park, and the U.S. Post Office. Although Figure 4-5 (Scenic Resources) in the City's Conservation and Open Space Element does not identify scenic ridgelines, the area surrounding San Marcos exhibits scenic undisturbed hills and ridgelines. Undisturbed hills and ridgelines can be viewed to the north, west, east, and south at the project site, however, the project site does not provide views of scenic ridgelines or hydrologic resources identified in Figure 4-5 (Scenic Resources) of the City's Conservation and Open Space Element. Views of the nearest scenic ridgeline to the project site, located to the north of Borden Road, are obstructed by hills to the immediate northwest of Firebird Lane. The proposed one-story building addition shown on Figure 4 - Proposed Building Elevations, is not a large structure that could substantially alter or obstruct existing views, views of scenic hills or ridgelines from or through the project site. Therefore, the proposed project would have no impact on scenic vistas and scenic resources.

The generally flat project site contains a preschool building, play equipment, asphalt parking lot, and landscaping, include seven trees. The vacant City parcel proposed for the parking lot expansion is located to the immediate west of the site. The site is surrounded by the U.S. Post Office to the east, Richmar Park to the

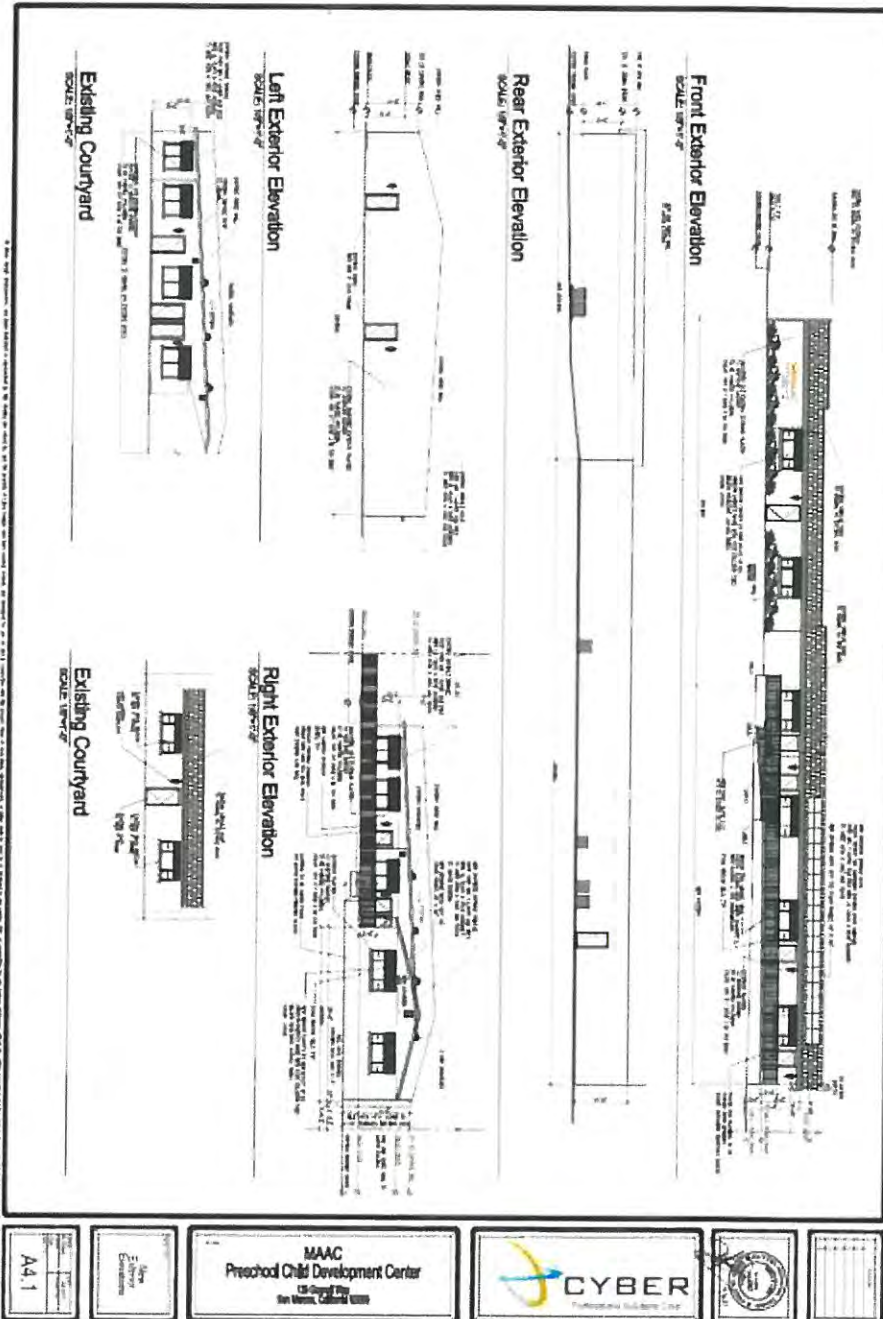
south, two multi-family complexes to the north, and single-family residences, across Firebird Lane, to the west. The vacant City lot was proposed for the project parking lot expansion was included in the Richmar Park Master Plan Mitigated Negative Declaration 15-007. MND 15-007 determined that the parking lot lighting associated with the park would not degrade the existing visual character of the area, and therefore would result in a less than significant impact to existing visual character or quality of the site and its surroundings.

The proposed project addition to a one-story building is not a large structure that would cast significant increased shadows outside of the property boundaries or beyond adjacent public sidewalks and streets. The building elevation enhancements will include new paint, decorative lighting, new signage, and window treatments. The building addition construction will involve removal of some existing landscape including three trees. The overall building site improvement and parking lot expansion will include installation of additional site landscaping including a net increase of eight trees. Overall, the expansion would not degrade the existing visual character or quality of the site and its surroundings, and would be visually compatible with surrounding urban uses. Therefore, impacts on visual character and quality would be less than significant.

The proposed addition will consist of new exterior building lighting and pedestrian safety lighting. The new lighting shall comply with light and glare standards in Section 20.300.080 of the City's Zoning Ordinance, including use of the lowest wattage and highest energy efficiency available, shielding fixtures to direct light downward toward ground surfaces, and use of a 12-foot maximum height for any building, parking lot or pedestrian safety lighting. Therefore, impacts from the added source of site light and glare are less than significant.

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**FIGURE 3
PROPOSED BUILDING ELEVATIONS**



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? | ☐ | ☐ | ☐ | ☒ |

The City of San Marcos has a predominately residential land use pattern. According to the City's Land Use and Community Design Element, the project site is neither located on or adjacent to land designated as Agricultural/Residential (where the primary use is agriculture), nor on or adjacent to land designated as Hillside or Rural Residential (which allows for limited agricultural uses).

The project will involve expansion of an existing MAAC preschool building and parking lot in an existing urbanized area of the City of San Marcos. According to the Agricultural Areas map in the City's Conservation and Open Space Element, the project site is not located in the vicinity of Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (San Marcos, 2012). In addition, the project site is not under a Williamson Act contract or adjacent to agricultural land under such a contract. Because the site is currently zoned for multi-family residential, the proposed project would not affect zoning for agricultural or forestry uses. The project would not directly or indirectly result in the conversion of farmland or forest land to non-agricultural uses. Therefore, no impact would occur.

	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?	☐	☐	☐	☒

Projects that involve development consistent with growth anticipated by applicable general plan land uses would be consistent with the Regional Air Quality Strategy Plan and the State Implementation Plan. The San Diego Air Pollution Control District relies on the San Diego Association of Government's (SANDAG) growth forecast of a population of 90,794 in San Marcos by the year 2020 (SANDAG, 2015). The proposed project will expand an existing MAAC facility to serve a demand created by closure of two other MAAC facilities within the last three years, and provide parking for Richmar Park.

The requested General Plan Amendment proposed on the project site from Medium Density Residential 2 (MDR2) to Public/Institutional is intended to allow expansion of an existing land use to increase service capacity to fifty-three (53) students and six (6) employees. The site been operational as a preschool since 1984, and with

the General Plan Amendment, the Public/Institutional land use will not significantly increase the area service population or create a housing demand. The project will not exceed growth anticipated under the San Diego Air Quality Management Plan, and would not conflict with or obstruct the implementation of an applicable air quality plan.

The infill expansion of an existing preschool facility will result in an increase of 265 more traffic trips to local traffic. In consideration of the existing project general plan land use of multi-family, a net increase of 169 trips will be generated (Section XVI. TRANSPORTATION/TRAFFIC), from what was anticipated in the general plan. Building construction will include Title 24 energy efficient construction, including a photovoltaic solar system, and water efficient landscaping in accordance with the City's Water Efficient Landscape Ordinance (SMMC Chapter 20.330). As a current operation proposing a minor expansion, the long-term operational emissions associated with the proposed project are expected to be nominal, and therefore determined to be a less than significant impact to the overall air quality emission in the project area.

Development of the proposed building expansion of a current operation would involve site grading and other construction-related activities that have the potential to generate fugitive dust through the exposure of soil to wind erosion and dust entrainment. In addition, exhaust emissions associated with heavy construction equipment would potentially degrade air quality. Construction of the proposed building could generate temporary odors from the use of equipment, including the smells of oil or diesel fuels. Implementation of fugitive dust emissions control plan during construction including 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, will mitigate any potential short-term construction impacts to a level below significant resulting in compliance with overall Regional Air Quality Standards.

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?	☐	☐	☐	☒

The 0.64 acre project site is currently developed with a MAAC preschool facility. The 0.18 acre City parcel that will be used for the shared parking lot is also clear of any vegetation. The project site and parking lot expansion parcel contain no sensitive wildlife habitat, resource agency wetlands or other jurisdictional lands. No Federal or State-listed rare, threatened, or endangered species are known to occur on site.

The building addition construction will involve removal of three trees. The overall site improvement and parking lot expansion will include installation of additional site landscape including a net increase of eight trees to serve Migratory Birds. However, during short-term construction activities, tree removal and edge effects, such as noise, can affect birds nesting in existing onsite trees. Therefore, in accordance with the Migratory Bird Treaty Act, all tree removal during the avian breeding season (February 15th to September 15th) shall be avoided. If there is a need to clear and/or grade during the avian breeding season, then a biologist shall survey the property for nesting birds prior to any land or vegetation disturbance. If no nests are found, then the clearing and grading can proceed. However, if nesting birds are found, then avoidance measures shall be implemented until the nesting period is complete. These avoidance measures may include a 300-foot buffer around the nest, biological monitoring, and/or noise barriers. Any potential impacts to nesting birds can be reduced to less than significant with implementation of the mitigation measure outlined below.

The City General Plan Conservation and Open Space Element includes a policy to preserve healthy mature trees when feasible and where removal is necessary, trees shall be replaced at a ratio of 1:1. The MAAC building expansion will require removal of three mature trees. However the project construction will add eleven trees, resulting in a net increase of eight trees. The project will comply with this General Plan Policy. The project will not conflict with any local policy or ordinance protecting biological resources or trees, and therefore the project impact is less than significant.

Mitigation Measure:

- Prior to grading the site or causing any impact to the site, in order to prevent potential impacts to nesting of any migratory, songbirds, or raptors, grading and/or construction activities on site must be avoided during the avian breeding season which extends from February 15th to September 15th. In order to begin grading or construction activities within the nesting season, a nesting survey from a qualified biologist or other expert in the field must be submitted to the Planning Division to verify there are no active nests on the subject site. This survey must be submitted prior to any disturbance or impact of the site. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum of a twenty-five (25) foot buffer and up to a maximum buffer of 300 feet for raptors, as determined by the project biologist, and shall be avoided until the nesting cycle is complete.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- <i>Would the project:</i>				
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?	☐	☒	☐	☐

A cultural resources report prepared for the Richmar Park Mitigated Negative Declaration 15-007 included a search of cultural resource records housed at the California Historical Resources Information System (CHRIS), South Coastal Information Center (SCIC) located at San Diego State University. The search was conducted to identify previously conducted cultural resources work as well as previously recorded cultural resources within a one-half mile radius of the project site. As a site directly adjacent to Richmar Park, the project area was included in this records search. (These records of cultural resources are included in Mitigated Negative Declaration 15-007 confidential Appendix C.) The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. The records search also included a review of all available historic USGS 7.5- and 15-minute quadrangle maps.

The SCIC records search identified 33 previously conducted cultural resource surveys previously conducted within a one-half mile radius of the project site. None of the previously conducted surveys explicitly discuss the current project site. Furthermore, no archaeological resources have been previously identified within the project site. However, nine previously recorded resources have been identified within a 0.5-mile radius of the Richmar Park site. These resources include a prehistoric temporary camp site, two prehistoric lithic scatters, two bedrock

milling features with associated artifacts, and two isolated prehistoric artifacts. Two structures were also recorded, including the San Marcos Fire Station which is listed on the California Directory of Historic Properties (Property Number 107160). No historical resources were identified within the Richmar Park project area as a result of the records search, local consultation, and pedestrian survey.

The Richmar Park grading operation implemented archeological and Native American monitoring during the grading operation and no resources were found. The parking lot expansion area construction was included in the Mitigated Negative Declaration 15-007 cultural analysis and the analysis found no evidence of any prehistoric resources.

The project site is developed and the building expansion will involve 120 cubic yards (c.y.) of soil movement (120 c.y. cut/60 c.y fill) and utility underground trenching. Although there were no cultural resource findings during the Richmar Park grading operation, there is still a low likelihood for the unearthing of buried archaeological resources during grading activities. Therefore, impacts on unanticipated archaeological or cultural resources, would be potentially significant unless mitigation is incorporated as outlined below to reduce any potential impact to less than significant.

As documented in MND 15-007, paleontological resources have not been recovered from the younger alluvial deposits within the vicinity of the project area, and as such these sediments would be assigned a paleontological sensitivity ranking of "undetermined" under the Society of Vertebrate Paleontology (SVP) guidelines (SVP, 2010). However, the age of these sediments (Late Pleistocene to Early Holocene) and depositional setting (alluvial floodplain) suggest that fossils could be present in these units, and significant fossils have been recovered from similar units in southern California. Soils and middle to late Holocene deposits at the surface are too young to contain fossils; however, sediments older than 5,000 years (approximately middle Holocene) can contain fossils (SVP, 2010). The depth below the surface at which early Holocene or Pleistocene sediments occur is unknown, and varies across southern California from just a few feet to hundreds of feet. The proposed grading operation will not exceed a few feet and therefore there is a low likelihood of a paleontological resource discovery at the project site. The implementation of the last mitigation measure below will reduce the project potential for impacts on paleontological resources to a less than significant level.

Mitigation Measures:

- Prior to issuance of grading permit, the applicant/developer shall comply with the following conditions regarding cultural resources:
 - 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.
 - Project Applicant shall enter into a Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a Luiseno Tribe at least thirty (30) days prior to beginning project construction. 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 Luiseño Tribe. 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 required Agreement, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation the Luiseño 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 pre-construction meeting with the developer, contractor, and City staff shall include the Project Archaeologist and Tribal Monitor in discussion of the proposed earth disturbing activities for the project site, including excavation schedules and safety protocol, as well as consultation with the Project Archaeologist regarding proposed archaeological techniques and strategies for the project.
- The import of fill onto the site shall be clean of cultural resources and documented as such.
- 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. 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, and if the San Diego County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within twenty-four (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 forty-eight (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 the required Agreement with the landowner 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 Manager for decision. The Planning Manager 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 w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- <i>Would the project:</i>				
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?	☐	☐	☐	☒

The site is relatively flat at a site elevation range from approximately 590 to 586 feet above mean sea level (msl) from the northeast to the southwest, and is surrounded by residential and public-institutional uses.

According to the preliminary geotechnical investigation (Appendix A) prepared by Hetherington Engineering Inc. (July 16, 2016), the site is suitable for development of the proposed building expansion provided that the recommendations stated therein, and in any updated reports, are implemented (i.e.: existing top soil, alluvium,

and artificial fill shall be excavated to firm native material and re-compacted, etc.). The building and parking lot expansion estimated earthwork will involve 120 cubic yards (c.y.) of cut and 60 c.y. of fill, resulting in an export of 60 c.y. of topsoil from the site. This loss of top soil from the site is not substantial, and therefore, a less than significant impact to soil erosion in the project area.

The soils investigation indicates there are no existing landslides, faults, or other natural disturbance on site, and the soil conditions do not allow for liquefaction. Therefore, there are no significant impacts to earth conditions or geologic substructures, substantial changes in topography, increase in soil erosion, or the exposure of people or property from the project, and no geologic hazards are anticipated from the implementation of the proposed project.

	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? | ☐ | ☐ | ☒ | ☐ |

The 0.64 acre site contains a 4,532 square foot preschool building, 12 space parking lot, play structure and landscaping including seven mature trees. The MAAC facility currently serves no more than seventy (70) children with has nine (9) staff members during each shift. A preschool facility has been approved for operation on the site since 1984 and MAAC has owned the property since 1999. A General Plan change to Public/Institutional to expand the preschool facility, will allow for an increase in the existing facility capacity by 53 students and six (6) employees. The infill expansion of an existing preschool facility will result in an increase of 265 more traffic trips to local traffic. In consideration of the existing project general plan land use of multi-family, a net increase of 169 trips will be generated (Section *XVI. TRANSPORTATION/TRAFFIC*), from what was anticipated in the general plan.

The MAAC facility operates Monday-Friday, 7:00a.m-5:00p.m., and offers half and full day preschool classes with staggered outdoor child playtime throughout the day. The MAAC class schedule will distribute traffic trips throughout the day during weekday hours.

The City of San Marcos adopted a Climate Action Plan (CAP) in 2013 as a long-range plan to reduce greenhouse gas (GHG) emissions from City government operations and community activities within San Marcos and prepare for the anticipated effects of climate change. Typically, only projects that are consistent with the General Plan land use designations and population and employment projects, upon which GHG emissions modeling and CAP is based, can apply for a determination of the consistency with the CAP. The proposed project is unique in that the site has been operating as a preschool since 1984. Therefore, the proposed land use change will expand an existing facility as well as implement the Richmar Park Master Plan through the construction of a shared parking lot to be used by MAAC and the City. The MAAC expansion is not a housing project and therefore will not create a housing demand above that anticipated per the General Plan.

In review of the *Climate Action Plan Consistency Checklist* for the project that serves to provide CAP compliance, the facility expansion will exceed State Title 24 energy efficiency requirements, including photovoltaic solar, and water efficient landscaping in accordance with the City's Water Efficient Landscape Ordinance (SMMC Chapter 20.330). The project also includes other CAP project actions including, but not limited to, bicycle facilities and traffic idling signage. The proposed project will generate a less than significant traffic increase and will implement CAP compliance standards, therefore, any contribution of greenhouse gas emissions by the proposed project are not anticipated to have a significant impact on the environment, nor will it conflict with implementation of the City's Climate Action Plan.

The proposed project would also be supported by a transportation network of public transit, local streets, bikeways, and walkways. There are five bus stops located within 1,100 feet of the project site to the south and southeast, and a Sprinter station within a quarter mile, southeast of the site. There are shared bike lanes (wide travel lanes shared by bicyclists and vehicles) on Richmar Avenue, just south of Firebird Lane.

Project-related construction emissions are confined to a relatively short period of time in relation to the overall life of the proposed project. The proposed project will involve 120 cubic yards of grading, including 60 cubic yards of export, to construct the building expansion and parking lot expansion. Air quality dust control measures implementation during construction as outlined in *III. AIR QUALITY* will serve to ensure that construction emission generation from the site are short-term and not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

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?	☐	☐	☐	☒

No significant impacts to emergency response plans or exposure to hazardous substances, or risk of explosion are anticipated as a result of the proposed 2,661 square foot building addition, parking lot expansion, and the associated utility, hardscape, and landscape improvements. Adequate emergency response capability is available with San Marcos Fire Station No. 1 located within a 530 feet of the project site.

The proposed building and parking lot expansion shall comply with the California Building Code, San Marcos Fire Code Ordinance (SMMC Chapter 17.64), and all other San Marcos Fire Protection District requirements. In addition, the property will be conditioned to be annexed into the City's Community Facilities Districts, CFD 2001-01, Fire/Paramedic, and CFD 98-01, Police. The MAAC expansion and operation, including trash removal, will be conditioned to ensure that the project will generate a less than significant hazard and hazardous materials impact.

The subject property is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project is not geographically located within two miles of any airports. However, the project site it is located within the McClellan-Palomar Airport Land Use Compatibility Plan Airport Plan ("Airport Plan") Influence Review Area 2. The Airport Plan regulates the airspace above the airport. The project one story construction expansion is well below the Review Area 2 structure height limits. The project would not subject people to safety hazards associated with public or private airports. The project site is not within the vicinity of a private airstrip; therefore, no safety hazard associated with such a facility would occur. The site is not located within a wildlands area. No impacts to these issues are anticipated as a result of the project.

	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?	☐	☐	☒	☐
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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | ☐ | ☐ | ☐ | ☒ |

The project site is located at 139 Gosnell Way in San Marcos. The project area is approximately 0.64 acre of which 120 cubic yards of dirt will be moved to prepare the building pad and parking lot. A 0.18 acre vacant City parcel located to the west of the 0.64 acre will also be used for the parking lot expansion.

The proposed site development consists of removing the existing parking lot, clearing and grubbing to prepare the site for the construction of a new building expansion and ADA ramp. Incidental underground utilities, hardscape, site landscaping, and vehicular pavement are also proposed with this development. The area is multi-family residential with adjacent public institutional uses with site elevations range from approximately 590 to 586 feet above mean sea level (msl) from the northeast to the southwest of the site, including the City parcel.

The proposed project would be required to comply with Chapter 14.15 of the San Marcos Municipal Code, which addresses storm water management and discharge control and the NPDES permitting system. Under the conditions of the permit, the project applicant would be required to eliminate or reduce non storm water discharges to waters of the nation, develop and implement a Storm Water Pollution Prevention Plan (SWPPP)

for the project construction activities, and perform inspections of the storm water pollution prevention measures and control practices to ensure conformance with the site SWPPP.

A draft Standard Project Storm Water Quality Management Plan (SWQMP) prepared for project by Coastal Land Solutions on August 2, 2016 (Appendix B) outlines applicability of the Storm Water Best Management Practice (BMP) requirements to the proposed project. The building expansion and associated improvements alone does not trigger *Priority* project storm water treatment and hydromodification management. This said, the MAAC project design will implement standard storm water pollution prevention measures and control practices for the building addition and other associated site improvements. Therefore, stormwater impacts associated with the MAAC facility expansion are less than significant.

Mitigation Negative Declaration (MND) 15-007 included a stormwater compliance analysis for the Richmar Park Master Plan area that includes the expanded parking lot. The Richmar Park design and construction included a bioretention basin in the southwest portion of the park to accommodate stormwater runoff from the entire park and its associated parking lots. The Richmar Park treatment and detention basin is designed to produce a lesser flow than the existing condition. Therefore, MND 15-007 concluded that onsite stormwater impacts associated the parking lot expansion would be less than significant.

The project grading operation will not approach the depth of groundwater in the vicinity of the site and thereby will not result in dewatering of groundwater. With the modest increase of impervious surface onsite and nominal increase in potable water to serve the site operations, the proposed project would not result in the depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. Therefore, impacts would be less than significant.

There are no streams or rivers present on or around the project site or surrounding parcels. The proposed project would not alter the existing drainage pattern through the alteration of the course of a stream or river. The project would comply with the City's Jurisdictional Run-Off Management Plan (JRMP) to eliminate significant pollutants from the City's Storm Water Conveyance System. The project would also be required to comply with the Best Management Practices (BMPs), activities, practices, procedures, or facilities implemented to avoid, prevent, or reduce pollution of the City's Storm Water Conveyance System and Receiving Waters (San Marcos, 2015). Therefore, impacts would be less than significant.

Although the Federal Emergency Management Agency (FEMA) has designated a 100-year floodplain around Twin Oaks Valley Creek, the project site is located outside of this floodplain to the west (FEMA, Flood Insurance Rate Map 06073C0793G, May 2012). Therefore, the building expansion would not impede or redirect flood flows. Furthermore, according to Figure 6-3 in the City's Safety Element, the project site is not located within a dam inundation zone (San Marcos, 2012). Therefore, no impact would occur.

The project site is located approximately 9.5 miles from the coast (Pacific Ocean). The risk of a tsunami is negligible due to the distance from the Pacific Ocean. According to the Geologic Hazards Soil Slippage Susceptibility map, the project site is not located in an area determined to have the potential to be subject to mudflow (City of San Marcos General Plan, 2013). Seiche is not identified as an issue for the City in the Safety Element. Therefore, the project site is located in a low hazard area for tsunami, mudflow, and seiche and no impact would occur.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING -- <i>Would the project:</i>				
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?	☐	☐	☐	☒

The preschool expansion as shown Figure 2- Proposed Site Plan will involve reconfiguration of the outdoor play equipment to accommodate the construction of a three classroom 2,661 square foot addition to an existing 4,532 square foot (SF) building, resulting in a 7,193 square foot, seven classroom preschool on 0.64 acres. Incidental underground utilities, hardscape, and landscaping will also be constructed with this development. The proposed addition will serve up to 123 children and 15 staff members. Hours of operation are Monday-Friday, 7:00a.m.-5:00p.m, and will remain the same with the addition. An existing twelve (12) space parking lot will also be reconstructed and expanded onto a 0.18 acre City owned parcel to create a twenty-eight (28) space parking lot. The City owned 0.18 acre parcel was already rezoned to Public Institutional (P-I) and designated "Park" in the General Plan with the Richmar Park Master Plan approvals.

The MAAC facility has been operational since 1984. In the last three years, the Metropolitan Area Advisory Committee on Anti-Poverty (MAAC) also has been operating three other facilities and an administrative office in the City of San Marcos to deliver the national school readiness program to economically disadvantaged children and their families. Two of the facilities located in the Richmar Neighborhood were closed from 2014-2015, creating a demand for MAAC facilities in the project area. One of the three MAAC parcels (Assessor Parcel Number 220-320-07-00) proposed for a General Plan Amendment is identified as parking lot in the Richmar Park Master Plan.

The proposed zone change and General Plan Amendment of the site will expand MAAC services while complimenting adjacent residential and public institutional land uses. The MAAC parking lot parcel is not rezoned, but included in the Richmar Park Master Plan. The project will serve to implement the City's Parks, Recreation, and Community Health Element for parkland.

The Multi-family Residential R-3-10 (San Marcos Municipal Code (SMMC) 20.215) does not permit preschools and therefore limits the expansion of the building to 10% as an existing non-conforming use (SMMC 20.345). The MAAC Headstart project proposes a General Plan Amendment from Medium Density Residential 2 (MDR2) to Public/Institutional and Rezone from Residential (R-3-10) to Public Institutional (P-I) on 0.64 acres to accommodate the project expansion. The project also includes a Conditional Use Permit (SMMC 20.520) to regulate site design and operational use in the P-I zone. The site design will comply with

the Public Institutional (P-I) site design standards (i.e. setbacks, parking, landscape, etc.) thereby complementing the adjacent Richmar Park and Post Office uses.

Table 1 lists the parcels that will be rezoned to P-I.

Table 1

Parcels Proposed for Rezoning to Public Institutional

Assessor Parcel Number	Existing Zoning	Acreage
220-320-04-00	Residential R-3-10	.205
220-320-07-00	Residential R-3-10	.170
220-320-23-00	Residential R-3-10	.269
Total		0.64

The expansion of the MAAC preschool building will cross Assessor Parcel Numbers 220-320-04-00 and 220-320-23-00. The California Building Code does not permit building expansions to cross property lines. A lot line consolidation is part of the project processing. The project will be conditioned that the lot consolidation is shall be submitted for processing prior to grading permit issuance and recorded prior to building permit issuance. This will ensure that the project impacts to any adopted plan, code or policy is less than significant.

The rezone of 0.64 acres to Public Institutional (P-I) and a General Plan Amendment from Medium Density Residential 2 (MDR2) to Public/Institutional will serve as a mitigation measure to ensure that the project will not significantly impact zoning or land use policy compatibility. Therefore, the project will not conflict with any applicable land use plan, policy or regulation, and impacts to land use are less than significant.

The proposed project would not affect through streets or interrupt neighborhood continuity or connectivity, or otherwise physically divide an established community. No adverse impact would occur.

The project site is located in an entirely urbanized area of San Marcos and is currently zoned for urban uses.

There are no natural communities or habitats located on the project site, and no habitat/natural community conservation plans are applicable to the site. Therefore, the project would not conflict with any habitat/natural community conservation plans and no impact would occur.

Mitigation Measure:

- A General Plan Amendment from Medium Density Residential 2 (MDR2) to Public/Institutional, a Rezone from Residential R-3-10 to Public Institutional (P-I), and a Conditional Use Permit is required on 0.64 acres, prior to issuance of a grading permit.
- A lot consolidation shall be submitted for processing for Assessor Parcel Numbers 220-320-04-00 and 220-320-23-00 prior to grading permit issuance, and recorded prior to building permit issuance..

	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?

☐	☐	☐	☒
☐	☐	☐	☒

The project site currently contains a MAAC Headstart preschool building, play equipment and a twelve (12) space parking lot on a 0.64-acre site. The site is bordered by the U.S. Post Office to the east, Richmar Park to the south, residential uses (multi-family residences) to the north, and single-family residences to the west across Firebird Lane. The parking lot expansion was evaluated during the Richmar Park entitlements (Mitigated Negative Declaration 15-007) and was not found to contain any mineral resources. There are no known mineral resources on the existing building site. Therefore, the proposed project will not impact mineral resources.

	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?

☐ ☐ ☐ ☒

The MAAC facility operates Monday-Friday, 7:00a.m.-5:00p.m., and includes half and full day preschool classes with staggered outdoor child playtime throughout the day. The infill expansion of an existing preschool facility will result in an increase of 265 more traffic trips to local traffic. In consideration of the existing project general plan land use of multi-family, a net increase of 169 trips will be generated (Section XVI. TRANSPORTATION/TRAFFIC), from what was anticipated in the general plan. The closest sensitive receptors are the single and multi-family residences to the north and west. The MAAC facility drop-off and pick-up now occurs on Gosnell Way. The project will move the drop-off and pick-up spaces to the off-street parking lot, thus relocating traffic related noise more internal to the site. The MAAC staggered class and outdoor playtime hours will serve to ensure that nearby residents will experience a nominal noise level change from the MAAC preschool operation during weekday hours.

The Richmar Park Mitigated Negative Declaration 15-007 concluded that the parking lot would have a less than significant operational noise impact to the project area. The overall project land use change to accommodate the building and parking lot expansion is not anticipated to generate a significant noise level impact in the project area. Therefore, operational noise impacts associated with the proposed project would have a less than significant noise impact on nearby sensitive receptors.

The proposed project would involve periodic noise associated with standard construction activities that may be felt on properties in the immediate vicinity of the project site, as commonly occurs with construction projects. The building expansion is a "tenant improvement" level of site construction. The grading operation export of 60 cubic yards will result in four truck trips (15 cubic yards/truck trip), a nominal temporary construction change in the project area. In accordance with San Marcos Noise Ordinance, construction is permitted Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m. and on Saturdays 8:00 a.m. to 5:00 p.m. Given the project scope and City construction hours limits, construction would not occur during normal sleep hours and temporary construction noise impacts to nearby multi-family residences would be less than significant.

As outlined in section VIII. HAZARDS AND HAZARDOUS MATERIALS, the project site is not located within two miles of any airports and not within the vicinity of a private airstrip. Therefore, the project site would not be subject to airport noise impacts.

Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?

☐ ☐ ☐ ☒

The site been operational as a preschool facility since 1984, and currently serves no more than seventy (70) children with a maximum of nine (9) staff members during each shift. The project will expand the MAAC preschool to accommodate an additional fifty-three (53) students and six (6) employees, which is not anticipated to significantly increase the area service population or create a housing demand. Therefore, the proposed project will not impact population and housing.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES --

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for any of the public services:

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

The proposed project as shown on Figure 2-Proposed Site Plan will involve construction on 0.64 acres of a three classroom, 2,661 square foot addition to an existing 4,532 square foot (SF) MAAC Headstart preschool facility, resulting in a 7,193 square foot, seven classroom building. The project also includes expansion of an existing twelve (12) space parking lot to a twenty-eight (28) space parking lot into an adjoining 0.18 acre City owned lot. Emergency access to the site will continue to occur from Firebird Lane to Gosnell Way.

The site been operational as a preschool facility since 1984, and the requested General Plan Amendment and Rezone of the site is intended to allow an expansion of an existing use to meet community MAAC preschool service demands by accommodating the addition of fifty-three (53) students and six (6) employees. The increase in children and employees at the site is a nominal increase that can be served by existing City public services, including police, and fire service. However, in order to prevent a cumulative public serve impact resulting from a less than significant capacity increase, the project is required to annex into the Police/Fire and Lighting/Landscaping Community Facilities Districts. The proposed project will not significantly increase

population or create a housing demand. However, in order to mitigate a cumulative impact to service areas not funded by the Community Facilities Districts, the applicant will be required to pay fees prior to the building permit issuance. San Marcos Unified School District fees are also required as provided for by the State Code.

With implementation of the following mitigation measures, potential cumulative project impacts to fire protection, police, schools, parks, maintenance of public facilities, or other governmental facilities will be mitigated to a level below significant.

As outlined in section *VIII. HAZARDS AND HAZARDOUS MATERIALS*, the project shall comply with the latest adopted California Building Code, San Marcos Fire Code Ordinance (SMMC Chapter 17.64), and all other San Marcos Fire Protection District requirements to ensure fire safety

Mitigation Measures:

- The applicant/developer/property owner shall submit executed versions of separate petitions to annex into and establish, with respect to the property, the special taxes levied by the following Community Facilities Districts (CFDs): (a) CFD 98-01, Improvement Area No. 1, Police, (b) CFD 2001-01, Fire and Paramedic, and (c) CFD 98-02, Lighting and Landscape, and City 2011-01, Congestion Management, prior to issuance of a grading and/or building permit.
- The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district to obtain building permits from the City.
- The applicant/developer for the proposed development, redevelopment or discretionary use is required to pay Public Facilities Fees as established by the latest adopted Public Facilities Fee Resolution. The fee is based on the proposed land use and shall be paid prior to the issuance of building permit.

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?

☐ ☐ ☒ ☐

The site been operational as a preschool facility since 1984, and currently serves no more than seventy (70) children with a maximum of nine (9) staff members during each shift. The project will expand the MAAC preschool to accommodate an additional fifty-three (53) students and six (6) employees. The MAAC operation does not propose use of the Richmar Park during their operational hours. The project capacity increase of children can be served by the outdoor play equipment designed for preschool aged children. Therefore, the project operational impact to recreation is anticipated to be less than significant.

The expanded parking lot will serve MAAC and Richmar Park thereby create additional parking access to Richmar Park located to the south. Therefore, the proposed project will not negatively impact recreational facilities in the project area, and the impact to recreational resources is less than significant.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- <i>Would the project:</i>				
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?	☐	☐	☐	☒

The proposed project (Figure 2- Proposed Site Plan) res will involve construction of a three classroom 2,661 square foot addition to an existing 4,532 square foot (SF) MAAC Headstart preschool facility, resulting in a 7,193 square foot, seven classroom facility on 0.64 acres. An existing twelve (12) space parking lot will also be reconstructed and expanded into a 0.18 acre City owned parcel to create a twenty-eight (28) space parking lot.. Emergency access to the site will continue to occur from Firebird Lane to Gosnell Way.

Based upon the trip generation rate established by San Diego Association of Governments (SANDAG), it is estimated that the additional 2,661 square foot addition to provide capacity for 53 more students and 6

additional staff, will generate 265 average daily trips (5 trips per child; 53 children * 5 = 265 ADT) to local traffic. As to the traffic generation anticipated by the General Plan, the Medium Density Residential 2 General Plan designation on the 0.64 acre site would allow a density of twelve (12) multi-family units resulting in 96 average daily trips (12 units * 8 = 96 ADT) based upon the trip generation rate established by San Diego Association of Governments (SANDAG). Therefore, the project generates a net increase of 169 traffic trips above that anticipated in the General Plan.

The project would generate 45 a.m. peak hour trips, and 48 p.m. peak hour trips (SANDAG rate of 17% am peak and 18% pm peak for use). Because estimated trip generation is below the San Diego Regional Traffic Engineers' Council (SANTEC) recommended thresholds for preparing a traffic impact study (more than 500 average daily trips or 50 peak-hour trips for a project in non-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.

The traffic increase can be served by the exiting roadway network at Firebird Lane and Richmar Avenue. However, in order to prevent a cumulative impact to the project area roadway network, the project is required to annex into the City 2011-01 (Congestion Management) Community Facilities District as outlined in the *XIV.PUBLIC SERVICES* section. With this mitigation measure, the project will result in a less than significant City-wide cumulative traffic impact.

Therefore, the proposed project will not negatively impact the project area roadway network, and the impact to transportation/traffic is less than significant.

The project will generate a demand for parking that will be provided through the expanded twenty-eight (28) parking lot will serve no more than 123 students and 15 employees based upon SMMC 20.340. A shared parking agreement between the City and MAAC will also serve to provide Richmar Park access to the 28 parking space lot in the early evening and on weekends in accordance with the Richmar Park Master Plan.

The expansion of an existing site will continue to make use of the existing pedestrian infrastructure with access to nearby mass transit and does not conflict the *Mobility Element* goal of continuing to use a balanced and sustainable system. Therefore, the project will generate a less than significant impact to any applicable plan or policy.

Mitigation Measure:

Please refer to *XIV.PUBLIC SERVICES* section for City 2011-01 (Congestion Management) Community Facilities District measure.

Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. TRIBAL CULTURAL RESOURCES -- *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Listed of eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ☐ | ☐ | ☐ | ☒ |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall Consider the significance of the resource to a California Native American tribe. | ☐ | ☒ | ☐ | ☐ |

In accordance Assembly Bill 52 (AB-52), Public Resources Code Section 21080.3.1, the City sent notification to the Tribal Government contacts on July 7, 2017. As of this date, no responses to the AB-52 letter have been received. A General Plan Amendment is also being processed for the project and therefore a notification was sent on January 6, 2017 to the California Native American Tribes traditionally and culturally affiliated with the project area in accordance with Senate Bill 18, California Government Code Section 65352.3.

Thus far, consultation has been initiated with the San Luis Rey Band of Mission Indians. During a May 10, 2017 consultation meeting the tribal representative verified that no tribal cultural resources were found during the Richmar Park grading monitoring conducted by *Saving Sacred Sites*. During the consultation meeting it was also discussed that although there is a low likelihood of a tribal cultural resource discovery during project construction that mitigation measures listed under section *V.CULTURAL RESOURCES* should be implemented to ensure a less than significant project impact to tribal cultural resources during project construction.. Incorporation of these measures will serve to address the San Luis Rey Band of Mission Indians consultation input in accordance with Senate Bill 18.

XVIII. 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? ☐ ☐ ☒ ☐

The current MAAC facility operation obtains water and sewer service from Vallecitos Water District (VWD). The applicant will be required to comply with all requirements of the Vallecitos Water District (VWD) for the provision of water and sewer services to the expanded building and associated improvements. The shared parking lot agreement will include City maintenance responsibilities for the parking lot irrigation. The expanded project will be conditioned to include a trash enclosure storage area that will comply with EDCO design standards.

Per the City's implementation of 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 per the approval of Development Services, Land Development Engineering, as outlined in the *IX. HYDROLOGY AND WATER QUALITY* section of this document. Trash collection service for the project will continue to be provided by EDCO which will include collection of recyclable materials. With implementation of the following mitigation measures, potential project impacts to utilities and service systems will be mitigated to a level below significant.

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 Development Services, Land Development Engineering; and shall implement a program, in a form to the satisfaction of the Public Works Department 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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XIX. 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?

☐ ☒ ☐ ☐

The project has the potential to degrade the quality of the environment; however, the proposal's potential impacts to biological resources, cultural, and tribal cultural 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)?

☐ ☒ ☐ ☐

The proposed project does include "individually limited" impacts, that are less than significant with the application of mitigation measures. The Mitigated Negative Declaration analysis does identify less than significant impacts that could become cumulatively considerable without mitigation. Any impact that could be cumulatively considerable will be mitigated to below a level of significant thereby insuring that impacts are not cumulatively considerable.

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

☐ ☒ ☐ ☐

The project will be mitigated and conditioned to ensure that impact areas of concern such as, air quality, biological resources, cultural resources, public services, tribal cultural resources, transportation/traffic, and utilities/service systems, are fully mitigated to below a level of significance and will not cause a substantial adverse effects on human beings, either directly or indirectly. Project compliance with the mitigation measures contained herein, compliance with code requirements, and project conditions of approval will ensure that no significant issues remain unmitigated.

**MITIGATION MONITORING PROGRAM
FOR MITIGATED DECLARATION 17-004**

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 onsite until it is hauled away and periodically sweeping adjacent streets to remove accumulated materials.	Construction contract to include equipment specifications & operational instructions/Concurrent with Grading permit issuance	City/Contractor
The project shall comply with Regional Air Quality Standards.	Construction contract to include equipment specifications & operational instructions/Concurrent with Grading permit issuance	City/Contractor
Prior to grading the site or causing any impact to the site, in order to prevent potential impacts to nesting of any migratory, songbirds, or raptors, grading and/or construction activities on site must be avoided during the nesting season which extends from February 15 th to September 15 th . In order to begin grading or construction activities within the nesting season, a nesting survey from a qualified biologist or other expert in the field must be submitted to the Planning Division to verify there are no active nests on the subject site. This survey must be submitted prior to any disturbance or impact of the site. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum of a twenty-five (25) foot buffer and up to a maximum buffer of 300 feet for raptors, as determined by the project biologist, and shall be avoided until the nesting cycle is complete.	Construction contract to include monitoring specifications & operational instructions prior to grading permit issuance	City/Contractor
Prior to issuance of grading permit, the applicant/developer shall comply with the following conditions regarding cultural resources: An archeological monitor and a Luiseño 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. Project Applicant shall enter into a Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a Luiseño Tribe at least thirty (30) days prior to beginning project construction. 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 Luiseño Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect	Construction contract to include monitoring specifications & operational instructions prior to grading permit issuance	City/Contractor

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
grading activities. In accordance with the required Agreement, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation the Luiseño 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 pre-construction meeting with the developer, contractor, and City staff shall include the Project Archaeologist and Tribal Monitor in discussion of the proposed earth disturbing activities for the project site, including excavation schedules and safety protocol, as well as consultation with the Project Archaeologist regarding proposed archaeological techniques and strategies for the project. The import of fill onto the site shall be clean of cultural resources and documented as such. 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. 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, and if the San Diego County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within twenty-four (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 forty-eight (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 the required Agreement with the landowner 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 Manager for decision. The Planning Manager shall make a		

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
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.		
General Plan Amendment from Medium Density Residential 2 (MDR2) to Public/Institutional, a Rezone from Residential R-3-10 to Public Institutional (P-I), and a Conditional Use Permit is required on 0.64 acres, prior to issuance of a grading permit.	Prior to grading permit issuance	City/Contractor
A lot consolidation shall be processed for Assessor Parcel Numbers 220-320-04-00 and 220-230-23-00 prior to grading permit issuance, and recorded prior to building permit issuance.	Processing prior to grading permit issuance and recordation prior to building permit issuance	City/Contractor
The applicant/developer/property owner shall submit executed versions of separate petitions to annex into and establish, with respect to the property, the special taxes levied by the following Community Facilities Districts (CFDs): (a) CFD 98-01, Improvement Area No. 1, Police, (b) CFD 2001-01, Fire and Paramedic, and (c) CFD 98-02, Lighting and Landscape, and City 2011-01, Congestion Management, prior to issuance of a grading and/or building permit.	Submittal of required forms and fees prior to grading and/or building permit issuance	City/Contractor
The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district to obtain building permits from the City.	Payment of Fees prior to building permit issuance	City/Contractor
The applicant/developer for the proposed development, redevelopment or discretionary use is required to pay Public Facilities Fees as established by the latest adopted Public Facilities Fee Resolution. The fee is based on the proposed land use and shall be paid prior to the issuance of building permit.	Payment of Fees prior to building permit issuance	City/Developer
Obtain "will-serve" letters from all affected public service and utilities agencies prior to issuance of grading permit.	Submittal of required forms and fees prior to grading and/or building permit issuance	City/Contractor
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.	Payment of Fees prior to building permit issuance	City/Contractor
The project shall incorporate site-design and naturalized treatment control Best Management Practices (BMPs) as required by Development Services, Land Development Engineering; and shall implement a program, in a form to the satisfaction of the Public Works Department for long-term maintenance of all structural post-construction Best Management Practices (BMPs).	Grading, Improvement and Building plans to include post-construction BMP design and long-term management parameters prior to any permit issuance	City/Contractor

MND 17-004 Appendix A
Preliminary Geotechnical Investigation

AGENDA ITEM
3

HETHERINGTON ENGINEERING, INC.
SOIL & FOUNDATION ENGINEERING • ENGINEERING GEOLOGY • HYDROGEOLOGY

July 18, 2016
Project No. 7885.1
Log No. 18424

Cyber Professional Solutions Corp.
3441 Main Street, Suite 104
Chula Vista, California 91911

Attention: Mr. Divo Maldaner, Operations Manager

Subject: GEOTECHNICAL INVESTIGATION
Proposed Building Addition
130 Gosnell Way
San Marcos, California

References: Attached

Dear Mr. Maldaner:

In accordance with your request, we have performed a geotechnical investigation for a proposed building addition at the subject site. Our work was performed during July 2016. The purpose of the investigation was to evaluate soil and geologic conditions at the site in order to provide grading and foundation recommendations for the proposed building addition.

Our scope of work included the following:

- Research and review of available plans and geologic maps/literature pertinent to the site (see References).
- Subsurface exploration consisting of one hand-auger boring and one test pit with limited-access equipment for soil sampling and geologic observation.
- Laboratory testing of samples obtained from the subsurface exploration.
- Engineering and geologic analysis.
- Preparation of this report presenting the results of our field and laboratory work, analyses, and our conclusions and recommendations.

GEOTECHNICAL INVESTIGATION

Project No. 7885.1

Log No. 18424

July 18, 2016

Page 2

SITE DESCRIPTION

The subject property is located at 130 Gosnell Way, San Marcos, California (see Location Map, Figure 1). The site is an irregular shaped, relatively level property developed with a one-story preschool building and adjacent playgrounds. The property is bounded by a park (under construction) to the south, a post office to the east, an existing apartment building to the north and Gosnell Way to the west.

PROPOSED DEVELOPMENT

We understand that proposed development consists of a one-story building addition to the existing one-story building. We anticipate wood-frame construction founded on conventional continuous/spread footings with slab-on-grade floors. Building loads are expected to be typical for this type of relatively light construction. Grading is expected to be minor. No new slopes are anticipated.

SUBSURFACE EXPLORATION

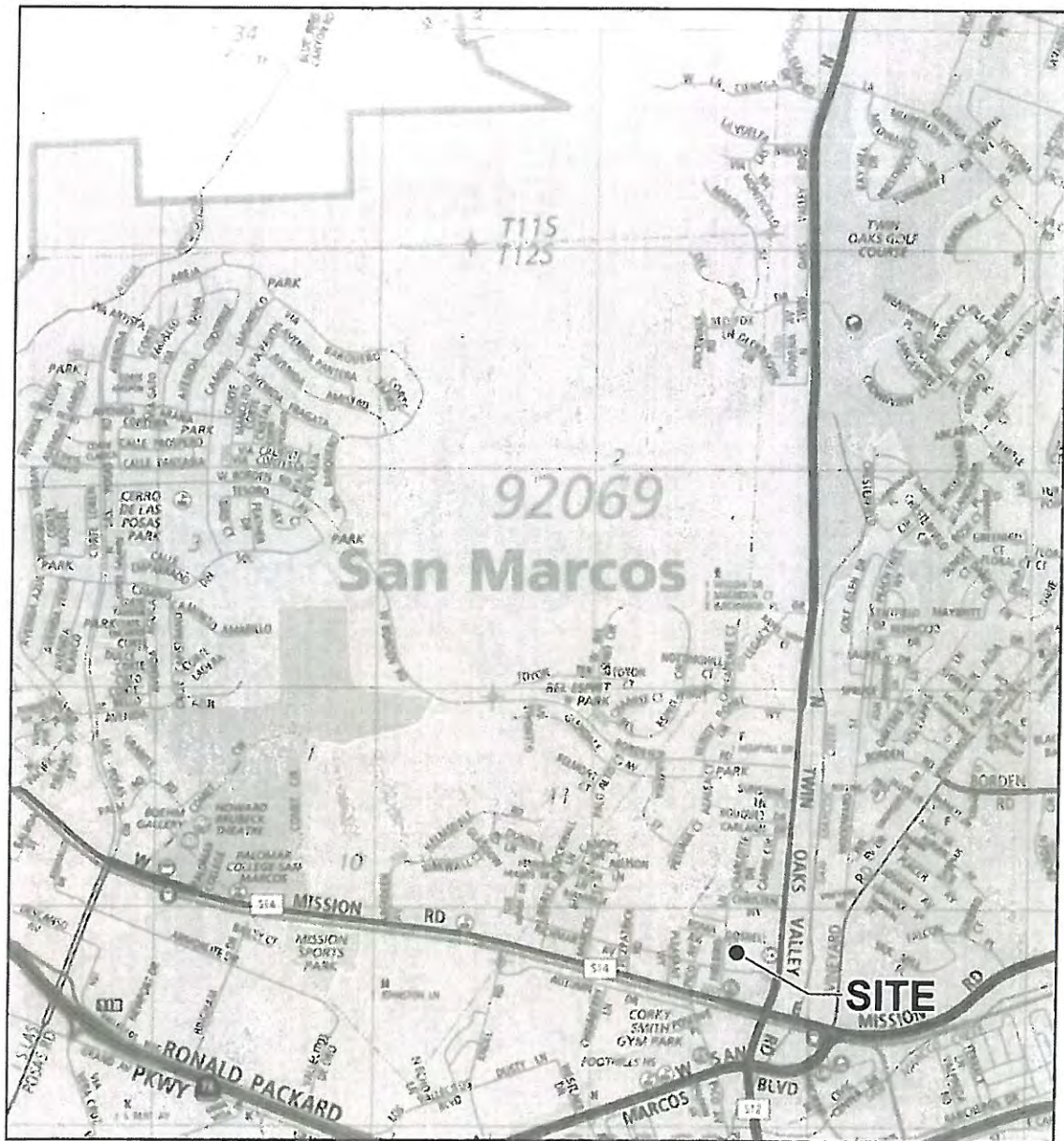
Subsurface conditions were explored by excavating one hand-auger boring and one test pit to depths of 4 to 6 1/2-feet below existing site grades, respectively. The approximate locations of the boring and test pit are shown on the attached Plot Plan, Figure 2.

The subsurface exploration was supervised by an engineer from this office, who visually classified the soil, and obtained bulk and relatively undisturbed samples for laboratory testing. The soils were visually classified according to the Unified Soil Classification System. Classifications are shown on the attached Boring and Test Pit Logs, Figures 3 and 4.

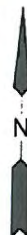
LABORATORY TESTING

Laboratory testing was performed on samples obtained during the subsurface exploration. Tests performed consisted of the following:

- Dry Density/Moisture Content (ASTM: D 2216)
- Maximum Dry Density/Optimum Moisture Content (ASTM: D 1557)
- Expansion Index (ASTM: D 4829)
- Atterberg Limits (ASTM: D 4318)



ADAPTED FROM: The Thomas Guide, San Diego County, 57th Edition, Page 1108



SCALE: 1" = 2000'
(1 Grid Equals: 0.5 x 0.5 miles)

LOCATION MAP

HETHERINGTON ENGINEERING, INC.
GEOTECHNICAL CONSULTANTS

130 Gosnell Way
San Marcos, California

PROJECT NO. 7885.1 | FIGURE NO. 1

GEOTECHNICAL INVESTIGATION

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- Direct Shear (ASTM: D 3080)
- Soluble Sulfate (Cal Test 417)

Results of the dry density and moisture content determinations are presented on the Boring Logs, Figures 3 and 4. The remaining laboratory test results are presented on the attached Laboratory Test Results, Figure 5.

SOIL AND GEOLOGIC CONDITIONS

1. Geologic Setting

The site area is contained within the southeast portion of the USGS San Marcos 7-1/2 minute quadrangle near the boundary of the coastal plain region and the Peninsular Ranges of northern San Diego County, California. This area is characterized by moderate slopes of the Peninsular Ranges to the east and by low-lying hills and terraces of the coastal plain region to the west. The site is underlain by alluvium associated with San Marcos Creek and at depth by mid-Cretaceous and Jurassic igneous basement rocks that are exposed in the hills to the north and south of the site.

As observed in the subsurface excavations, the site is underlain by fill and alluvium.

2. Geologic Units

- a) Fill – As encountered in the boring and test pit, the site is underlain by a relatively thin layer of fill consisting generally of moist, medium dense, silty sand. The fill is approximately 3-feet thick.
- b) Alluvium – Underlying the fill is alluvium consisting generally of moist, stiff sandy clay and moist, dense clayey sand to the maximum depth explored of 6.5-feet.

3. Groundwater

No seepage or static groundwater was encountered in the exploratory borings. It should be noted, however, that fluctuations in the amount and level of groundwater may occur due to variations in rainfall, irrigation, and other factors that may not have been evident at the time of our field investigation.

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SEISMICITY

Based on our review of the available geologic maps/literature, there are no active or potentially active faults that traverse the subject site, and the property is not located within the currently mapped limits of an Alquist-Priolo Earthquake Fault Zone. The following table lists the known active faults that would have the most significant impact on the site:

Fault	Maximum Probable Earthquake (Moment Magnitude)	Slip Rate (mm/year)
Rose Canyon (20 kilometers/12 miles southwest)	7.0	1.5
Elsinore (Julian Segment) (28 kilometers/17 miles northeast)	7.3	3.0

SEISMIC EFFECTS

1. Ground Accelerations

The most significant probable earthquake to affect the property would be a 7.0 magnitude earthquake on the Rose Canyon fault. Based on Section 1803.5.12 of the 2013 California Building Code and Section 11.8.3 of ASCE 7-10, peak ground accelerations (PGA_M) of 0.427g are possible for the design earthquake.

2. Landsliding

Review of the referenced geologic maps/literature indicates that the subject property is not included within the limits of any previously mapped landsliding. The risk of seismically induced landsliding affecting the proposed structure is considered low due to the relatively level site topography.

3. Ground Cracks

The risk of fault surface rupture due to active faulting is considered low due to the absence of an active fault on site. Ground cracks due to shaking from seismic events in the region are possible, as with all of southern California.

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4. Liquefaction

The risk of seismically induced liquefaction within the site is considered low due to the dense/stiff nature of the underlying soils and absence of shallow groundwater.

5. Tsunamis

The risk of a tsunamis adversely impacting the site is considered low due to the site elevation and distance from the coast.

CONCLUSIONS AND RECOMMENDATIONS

1. General

The proposed development is considered feasible from a geotechnical standpoint. Grading and foundation plans should take into account the appropriate geotechnical features of the site. Provided that the recommendations presented in this report and good construction practices are utilized during design and construction, the proposed construction is not anticipated to adversely impact the adjacent properties from a geotechnical standpoint.

2. Seismic Parameters for Structural Design

Seismic considerations that may be used for structural design at the site include the following:

- a. Ground Motion - The proposed structure should be designed and constructed to resist the effects of seismic ground motions as provided in Section 1613 of the 2013 California Building Code.

Site Address: 130 Gosnell Way

Latitude: 33.14605°

Longitude: -117.15079°

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- b. Spectral Response Accelerations - Using the location of the property and data obtained from the U.S.G.S. Earthquake Hazard Program, short period Spectral Response Accelerations S_s (0.2 second period) and S_1 (1.0 second period) are:

$$S_s = 1.022g$$

$$S_1 = 0.399g$$

- c. Site Class - In accordance with Chapter 20 of ASCE 7-10, and the underlying geologic conditions, a Site Class D is considered appropriate for the subject property.
- d. Site Coefficients F_a and F_v - In accordance with Table 1613.3.3 and considering the values of S_s and S_1 , Site Coefficients for a Class C site are:

$$F_a = 1.091$$

$$F_v = 1.601$$

- e. Spectral Response Acceleration Parameters Sm_s and Sm_1 - In accordance with Section 1613.3.3 and considering the values of S_s and S_1 , and F_a and F_v , Spectral Response Acceleration Parameters for Maximum Considered Earthquake are:

$$Sm_s = (F_a)(S_s) = 1.115g$$

$$Sm_1 = (F_v)(S_1) = 0.640g$$

- f. Design Spectral Response Acceleration Parameters Sd_s and Sd_1 - In accordance with Section 1613.3.4 and considering the values of Sm_s and Sm_1 , Design Spectral Response Acceleration Parameters for Maximum Considered Earthquake are:

$$Sd_s = 2/3 Sm_s = 0.743g$$

$$Sd_1 = 2/3 Sm_1 = 0.426g$$

- g. Long Period Transition Period - A Long Period Transition Period of $TL = 8$ seconds is provided for use in San Diego County.
- h. Seismic Design Category - In accordance with Tables 1604.5, 1613.3.5(1) and 1613.3.5(2), and ASCE 7, a Risk Category II (occupant load less than 250) and a Seismic Design Category D are considered appropriate for the subject property.

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3. Temporary Slopes

Temporary slopes may be excavated vertically up to 5-feet and at a slope ratio no steeper than 1:1 (horizontal to vertical) over 5-feet in height. Field observations by the Engineering Geologist during grading of temporary slopes are recommended and considered necessary to confirm anticipated conditions and provide revised recommendations, if necessary.

4. Site Grading

Prior to grading, the area of the proposed building addition, should be cleared of existing surface obstructions, vegetation and debris. Materials generated during clearing should be disposed of at an approved location off-site. Holes resulting from the removal of buried obstructions, which extend below finish site grades, should be filled with compacted fill or lean concrete. Seepage pits and/or septic systems, if encountered during site development, should be abandoned in accordance with local guidelines. Within the limits of proposed building addition and to 3-feet beyond, where possible, existing fill should be removed down to approved alluvium. We anticipate removal depths on the order of 3-feet below existing site grades. Actual removal depths should be determined in the field by the Geotechnical Consultant based on conditions exposed during grading.

Fill should be moisture conditioned as necessary to about optimum moisture content and compacted by mechanical means in uniform horizontal lifts of 6 to 8-inches in thickness. All fill should be compacted to a minimum relative compaction of 90-percent based upon ASTM: D 1557. The on-site materials are suitable for use as compacted fill provided all vegetation and debris are removed. Rock fragments over 6-inches in dimension and other perishable or unsuitable materials should be excluded from the fill.

All grading and compaction should be observed and tested as necessary by the Geotechnical Consultant.

5. Foundation and Slab Recommendations

The foundation and slab system for the proposed building addition should be designed by the project Structural Engineer for high expansive soil conditions in accordance with Section 1808.6.2 of the 2013 California Building Code. Design in accordance with the WRI/CRSI Design of Slab-on-Ground Foundations should utilize a plasticity index of 30.

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The following recommendations are considered geotechnical minimums and may be increased by structural requirements. The proposed building addition may be supported by conventional continuous/spread footings founded at least 24-inches entirely into approved compacted fill. Continuous footings should be at least 12-inches wide and reinforced with a minimum of four #4 bars, two top and two bottom. Foundations located adjacent to utility trenches should extend below a 1:1 plane projected upward from the bottom of the trench. Foundations bearing as recommended may be designed for a dead plus live load bearing value of 2000-pounds-per-square-foot. This value may be increased by one-third for loads including wind and seismic forces. A lateral bearing value of 250-pounds-per-square-foot per foot of depth and a coefficient of friction between foundation soil and concrete of 0.35 may be assumed. These values assume that footings will be placed neat against the compacted fill. Footing excavations should be observed by the Geotechnical Consultant prior to the placement of reinforcing steel in order to verify that they are founded in suitable bearing materials.

Total and differential settlement of the proposed building addition due to foundation loads is considered to be 3/4 and 3/8-inch, respectively, for footings founded as recommended.

Slab-on-grade floors should have a minimum thickness of 5-inches and should be reinforced with #4 bars spaced at 18-inches, center to center, in two directions, and supported on chairs so that the reinforcement is at mid-height in the slab. Floor slabs should be underlain with a moisture vapor retarder consisting of a minimum 10-mil polyethylene membrane. At least 2-inches of sand should be placed over the vapor retarder to assist in concrete curing and at least 2-inches of sand should be placed below the vapor retarder. The vapor retarder should be placed in accordance with ASTM: E 1643. Prior to placing concrete, the slab subgrade soils should be thoroughly moistened.

Vapor retarders are not intended to provide a waterproofing function. Should moisture vapor sensitive floor coverings be planned, a qualified consultant/contractor should be consulted to evaluate moisture vapor transmission rates and to provide recommendations to mitigate potential adverse impacts of moisture vapor transmissions on the proposed flooring.

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6. Utility Trench Backfill

All utility trench backfill should be compacted to at least 90-percent relative compaction (ASTM: D 1557). Backfill should be tested and observed by the Geotechnical Consultant.

7. Sulfate Content

A representative sample of the on-site soils was submitted for sulfate testing. The result of the sulfate test is summarized on the Laboratory Test Results, Figure 5. The sulfate content is consistent with a negligible sulfate exposure classification per Table 4.2.1 of the American Concrete Institute Publication 318, consequently, no special provisions for sulfate resistant concrete are considered necessary. Other corrosivity testing has not been performed, consequently, the on-site soils should be assumed to be severely corrosive to buried metals unless testing is performed to indicate otherwise.

8. Drainage

The following recommendations are intended to minimize the potential adverse effects of water on the structures and appurtenances.

- a. Consideration should be given to providing the structure with roof gutters and downspouts that discharge to an area drain system and/or to suitable locations away from the structure.
- b. All site drainage should be directed away from the structure and not be allowed to flow over slopes.
- c. No landscaping should be allowed against the structure. Moisture accumulation or watering adjacent to foundations can result in deterioration of building materials and may affect the performance of foundations.
- d. Irrigated areas should not be over-watered. Irrigation should be limited to that required to maintain the vegetation. Additionally, automatic systems must be seasonally adjusted to minimize over-saturation potential particularly in the winter (rainy) season.
- e. All yard and roof drains should be periodically checked to verify they are not blocked and flow properly, and maintained as necessary.

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9. Recommended Observation and Testing During Construction

The following tests and/or observations by the Geotechnical Consultant are recommended:

- a. Observation and testing during site grading.
- b. Observation of foundation excavations prior to placement of forms and reinforcement.
- c. Utility trench backfill.

10. Grading and Foundation Plan Review

Grading and foundation plans should be reviewed by the Geotechnical Consultant to confirm conformance with the recommendations presented herein or to modify the recommendations as necessary.

LIMITATIONS

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our investigation and further assume the excavations to be representative of the subsurface conditions throughout the site. If different subsurface conditions from those encountered during our exploration are observed or appear to be present in excavations during construction, the Geotechnical Consultant should be promptly notified for review and reconsideration of recommendations.

Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable Geotechnical Consultants practicing in this or similar localities. No other warranty, express or implied, is made as to the conclusions and professional advice included in this report.

GEOTECHNICAL INVESTIGATION

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July 18, 2016

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This opportunity to be of service is sincerely appreciated. If you have any questions, please call this office.

Sincerely,

HETHERINGTON ENGINEERING, INC.


Paul A. Bogseth

Professional Geologist

Certified Engineering Geologist 1153

Certified Hydrogeologist 591153
(expires 3/31/18)

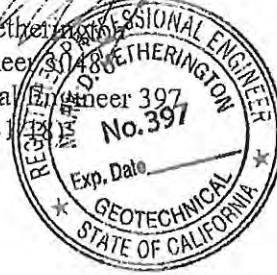



Mark D. Hetherington

Civil Engineer

Geotechnical Engineer 397

(expires 3/31/18)



Attachments:

Location Map

Plot Plan

Boring and Test Pit Logs

Laboratory Test Results

Figure 1

Figure 2

Figures 3 and 4

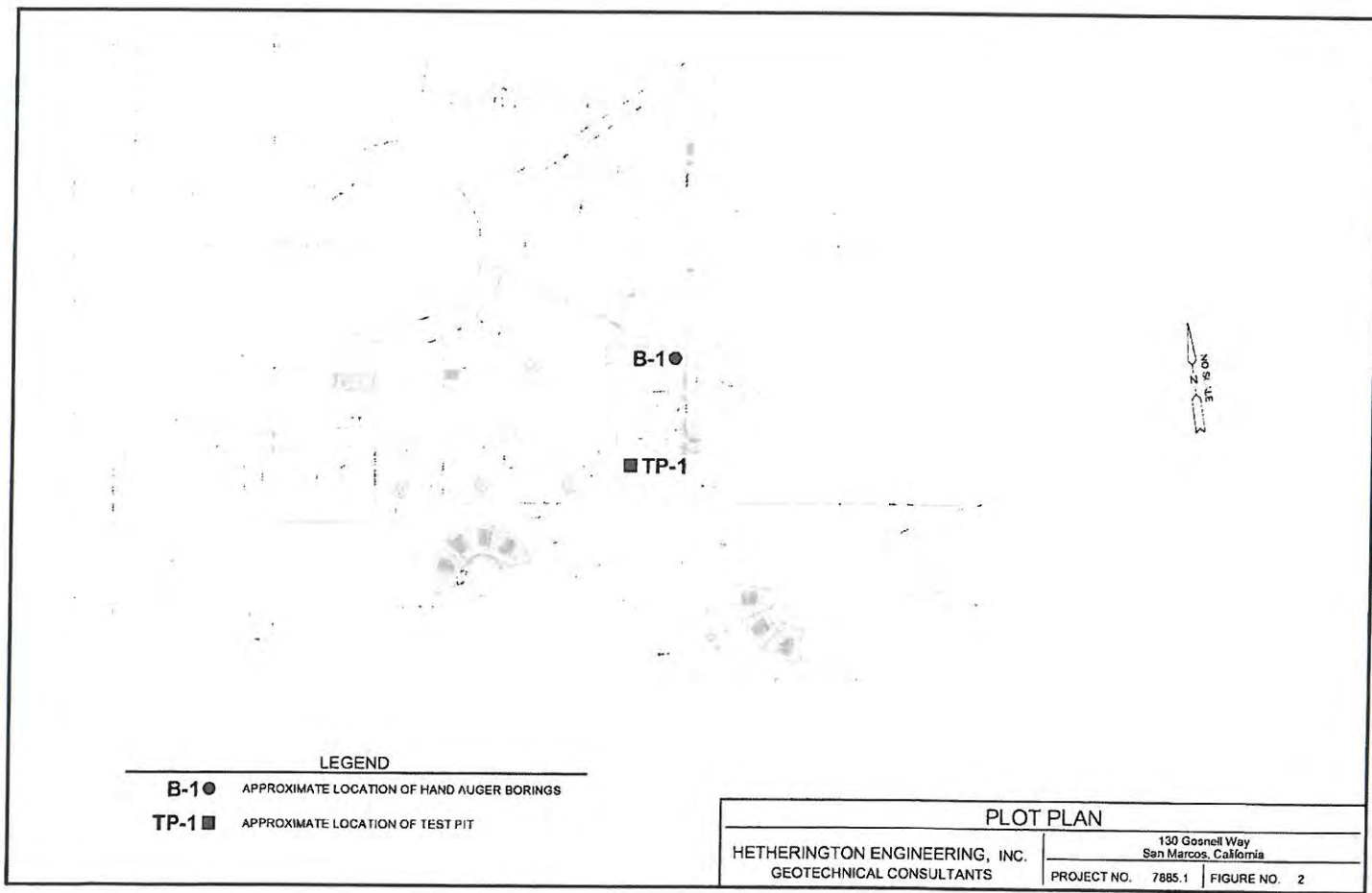
Figure 5

Distribution: 1-via e-mail Claudia Ramirez (libradesigns1012@gmail.com)
1-via e-mail Divo Maldaner (divo@cyberpsc.com)

HETHERINGTON ENGINEERING, INC.

REFERENCES

- 1) ASCE, "Minimum Design Loads for Buildings and other Structures," ASCE 7-10, dated 2010.
- 2) Cyber Professional Solutions Corp., "Phase III Overall Site and New Park, MAAC Preschool Child Development Center," dated May 24, 2016 (Sheets A1.0 and A1.1).
- 3) ICBO, California Building Code, 2013 Edition.
- 4) ICBO, "Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada," California Division of Mines and Geology, dated 1998.
- 5) Peterson, Mark P., et al, "Documentation for the 2008 Update of the United States National Seismic Hazards Maps," USGS Open File-Report 2008-1128, dated 2008.
- 6) Tan, S.S. and Kennedy, M.P., "Geologic Maps of the Northwestern Part of San Diego County, California," California Division of Mines and Geology, Open File-Report 96-02, dated 1996.
- 7) USGS Sesimic Design Design Maps website.



DRILLING COMPANY: **Mansolf**RIG: **Hand Auger**DATE: **07/05/16**BORING DIAMETER: **3 - inch** DRIVE WEIGHT:

DROP:

ELEVATION: ' ±

DEPTH (FEET)	BULK SAMPLE	DRIVE SAMPLE	BLOWS/FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	BORING NO. B-1	
							SOIL DESCRIPTION	
0.0	X	X		103	6.8	SM	<u>FILL</u> : Yellow brown silty sand, slightly moist, medium dense, rootlets	
				114	12.8	CL	<u>ALLUVIUM</u> : Dark brown sandy clay, moist, stiff, slight porosity	
5.0							Total Depth = 4 feet No Groundwater No Caving	
10.0								

BORING LOG

HETHERINGTON ENGINEERING, INC.
GEOTECHNICAL CONSULTANTS**130 Gosnell Way**
San Marcos, California

PROJECT NO.

7885.1

FIGURE NO.

3

DATE: 07/06/16

PROJECT NO. **7885.1** FIGURE NO. **4**

LABORATORY TEST RESULTS

MAXIMUM DRY DENSITY/OPTIMUM MOISTURE CONTENT (ASTM: D 1557A)			
Sample Location	Description	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
TP-1 @ 0 to 1'	Yellow light brown silty sand	127.5	9.5

EXPANSION INDEX (ASTM: D 4829)					
Sample Location	Initial Moisture (%)	Compacted Dry Density (pcf)	Final Moisture (%)	Expansion Index	Expansion Potential
TP-1 @ 0 to 1'	8.3	117.8	12.5	0	Very low
TP-1 @ 3 to 4'	13.8	100.0	28.0	100	High

ATTERBERG LIMITS (ASTM: D 4318)				
Sample Location	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	U.S.C.S. Class
TP-1 @ 3 to 4'	47	20	27	CL

DIRECT SHEAR (ASTM: D 3080)			
Sample Location	Angle of Internal Friction (°)	Cohesion (psf)	Remarks
TP-1 @ 0 to 1'	32	200	Remold to 90% @ optimum, consolidated, saturated, drained

SULFATE TEST RESULTS (EPA 9038)	
Sample Location	Soluble Sulfate in Soil (%)
TP-1 @ 0 to 1'	0.0040

Figure 5
 Project No. 7885.1
 Log No. 18424

MND 17-004 Appendix B
Standard Project Storm Water Quality Management Plan (SWQMP)

City of San Marcos STANDARD (MINOR) DEVELOPMENT PROJECT STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR Gosnell Renovation [INSERT PERMIT APPLICATION NUMBERS] 139 Gosnell Way San Marcos, CA ASSESSOR'S PARCEL NUMBER(S): 220-320-04, 07 and 23
--

PREPARED FOR:

Cyber Professional Solutions Corp
3441 Main St. Suite 104
Chula vista, CA 91911

STANDARD PROJECT SWQMP PREPARED BY:

Coastal Land Solutions
577 Second Street
Encinitas, CA 92024
760-230-6025

DATE OF SWQMP:
August 2, 2016

PLANS PREPARED BY:
David Caron
577 Second Street
Encinitas, CA 92024
760-230-6025

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TABLE OF CONTENTS

Acronym Sheet
Standard Project SWQMP Project Owner's Certification Page
Project Vicinity Map
FORM I-1 Applicability of Storm Water BMP Requirements
FORM I-2 Project Type Determination (Standard Project or PDP) Checklist
FORM I-3A Site Information Checklist for Standard Projects
FORM I-4 Source Control BMP Checklist for All Development Projects
FORM I-5 Site Design BMP Checklist for All Development Projects
Attachment 1: Copy of Plan Sheets Showing Permanent Storm Water BMPs

ACRONYMS

APN	Assessor's Parcel Number
BMP	Best Management Practice
HMP	Hydromodification Management Plan
HSG	Hydrologic Soil Group
MS4	Municipal Separate Storm Sewer System
N/A	Not Applicable
NRCS	Natural Resources Conservation Service
PDP	Priority Development Project
PE	Professional Engineer
SC	Source Control
SD	Site Design
SDRWQCB	San Diego Regional Water Quality Control Board
SIC	Standard Industrial Classification
SWQMP	Storm Water Quality Management Plan

STANDARD PROJECT SWQMP PROJECT OWNER'S CERTIFICATION PAGE

Project Name: Gosnell Renovation

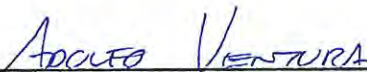
Permit Application Number: [Insert Permit Application Number]

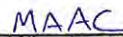
PROJECT OWNER'S CERTIFICATION

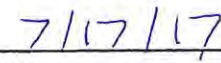
This Standard Project SWQMP has been prepared for Cyber Professional Solutions Corp by Coastal Land Solution. The Standard Project SWQMP is intended to comply with the Standard Project requirements of the City of San Marcos BMP Design Manual, which is a design manual for compliance with local City of San Marcos and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. 2013-0001, as amended by Order No. R9-2015-0001) requirements for storm water management.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan. Once the undersigned transfers its interests in the property, its successor-in-interest shall bear the aforementioned responsibility to implement the best management practices (BMPs) described within this plan. A signed copy of this document shall be available on the subject property into perpetuity.


Project Owner's Signature


Print Name


Company


Date

SUBMITTAL RECORD

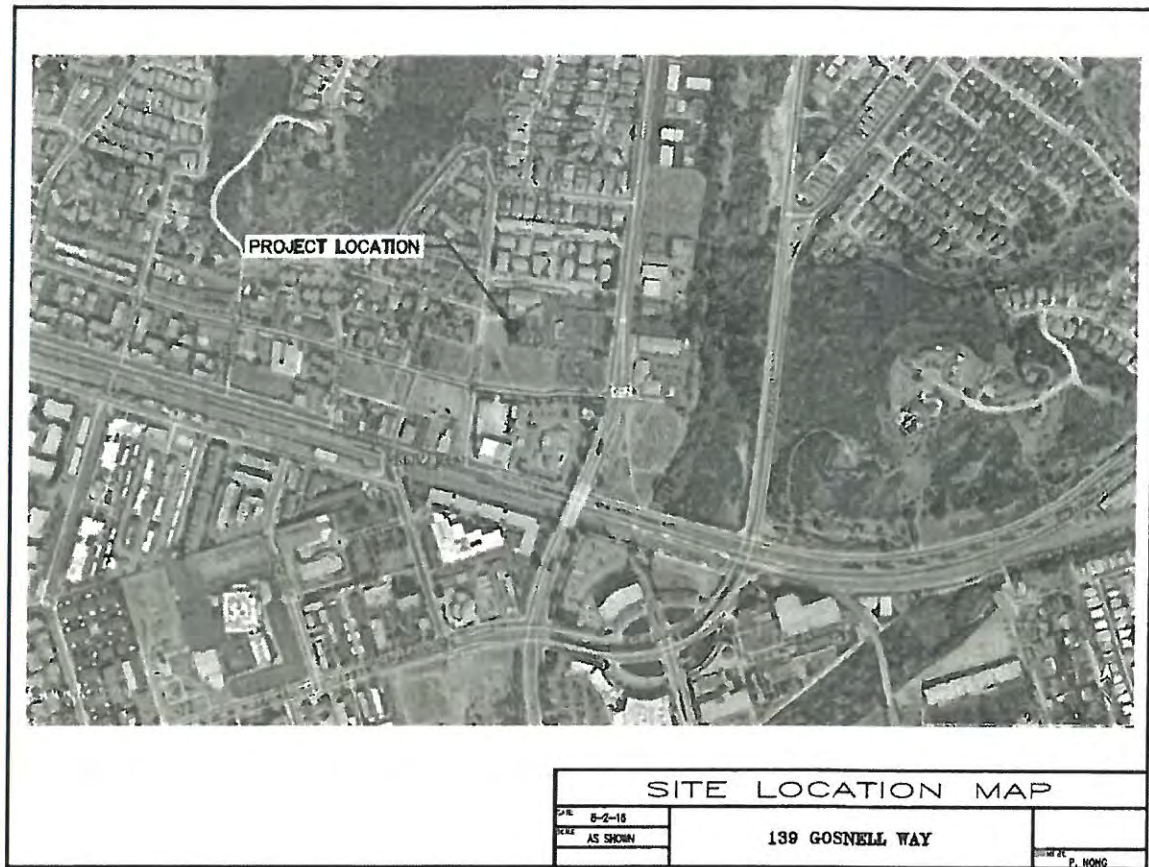
Use this Table to keep a record of submittals of this Standard Project SWQMP. Each time the Standard Project SWQMP is re-submitted, provide the date and status of the project. In column 4 summarize the changes that have been made or indicate if response to plancheck comments is included. When applicable, insert response to plancheck comments behind this page.

Submittal Number	Date	Project Status	Summary of Changes
1		☐ Preliminary Design / Planning/ CEQA ☐ Final Design	Initial Submittal
2		☐ Preliminary Design / Planning/ CEQA ☐ Final Design	
3		☐ Preliminary Design / Planning/ CEQA ☐ Final Design	
4		☐ Preliminary Design / Planning/ CEQA ☐ Final Design	

PROJECT VICINITY MAP

Project Name: Gosnell Renovation

Permit Application Number: [Insert Permit Application Number]



Applicability of Storm Water Best Management Practices (BMP) Requirements

(Storm Water Intake Form for all Development Permit Applications)

For detailed information please visit:

<http://www.san-marcos.net/departments/development-services/stormwater/development-planning>Form I-1
[March 15, 2016]**Project Identification**

Project Name: Gosnell Renovation

Description: Remove the existing parking lot to construct a new parking lot and ADA for proposed building.

Permit Application Number (if applicable):

Date:

Project Address: 139 Gosnell Way, San Marcos, CA

Determination of Requirements

This form is required as part of the City's application process. The purpose of this form is to identify potential land development planning storm water requirements that apply to development projects.

Development projects are defined as construction, rehabilitation, redevelopment, or reconstruction of any public or private projects. In addition, the identification of a development project, as it relates to storm water regulations, would truly apply to development and redevelopment activities that have the potential to contact storm water and contribute a source of pollutants, or reduce the natural absorption and infiltration abilities of the land.

To access the BMP Design Manual, Storm Water Quality Management Plan (SWQMP) templates, and other pertinent information related to this program please refer to:

<http://www.san-marcos.net/departments/development-services/stormwater/development-planning>

Please answer each of the following steps below, starting with Step 1 and progressing through each step until reaching "Stop".

Step	Answer	Progression
Step 1: Based on the above, is the project a "development project" (See definition above)? See Section 1.3 of the BMP Design Manual for further guidance if necessary.	☒ Yes	Go to Step 2.
	☐ No	Permanent BMP requirements do not apply. No SWQMP will be required. Provide brief discussion below. STOP.
Discussion / justification if the project is <u>not</u> a "development project" (e.g., the project includes <i>only</i> interior remodels within an existing building):		
Step 2: Is the project a Standard Project, Priority Development Project (PDP), or exception to PDP definitions? To answer this item, complete Form I-2, Project Type Determination. See Section 1.4 of the BMP Design Manual in its entirety for guidance. In addition to Section 1.4, please refer to the City's SWQMP Submittal Requirements form.	€ Standard Project	<u>Only</u> Standard Project requirements apply, including <u>Standard Project SWQMP</u> . STOP.
	€ PDP	<u>Standard and PDP</u> requirements apply, including <u>PDP SWQMP</u> . Go to Step 3 on the following page.
	☒ Exception to PDP definitions	<u>Standard Project</u> requirements apply, and <u>any additional requirements specific to the type of project</u> . Provide discussion and list any additional requirements below. Prepare <u>Standard Project SWQMP</u> . STOP.
Discussion / justification, and additional requirements for exceptions to PDP definitions, if applicable: The majority of the impervious improvement (parking lot) has already been account for in an approved plan C.I.P. No. 83001. The project is adding in an addition to the existing building and ADA ramps.		

Step 3 (PDPs only). Please answer the list of questions in this section to determine if hydromodification requirements apply to the proposed PDP. Does the project:

Step 3a. Discharge storm water runoff directly to the Pacific Ocean?	☐ Yes	STOP. Hydromodification requirements do not apply.
	☐ No	Continue to Step 3b.
Step 3b. Discharge storm water runoff directly to an enclosed embayment, not within protected areas?	☐ Yes	STOP. Hydromodification requirements do not apply.
	☐ No	Continue to Step 3c.
Step 3c. Discharge storm water runoff directly to a water storage reservoir or lake, below spillway or normal operating level?	☐ Yes	STOP. Hydromodification requirements do not apply.
	☐ No	Continue to Step 3d.
Step 3d. Discharge storm water runoff directly to an area identified in WMAA?	☐ Yes	STOP. Hydromodification requirements do not apply.
	☐ No	Hydromodification requirements apply to the project. Go to Step 4.
Discussion / justification if hydromodification control requirements do <u>not</u> apply:		
Step 4 (PDPs subject to hydromodification control requirements only). Does protection of critical coarse sediment yield areas apply based on review of WMAA Potential Critical Coarse Sediment Yield Area Map? See Section 6.2 of the BMP Design Manual for guidance.	☐ Yes	Management measures required for protection of critical coarse sediment yield areas (Chapter 6.2). Stop.
	☐ No	Management measures not required for protection of critical coarse sediment yield areas. Provide brief discussion below. Stop.

Project Type Determination Checklist		Form I-2 [March 15, 2016]	
Project Information			
Project Name/Description: Gosnell Renovation			
Permit Application Number (if applicable):		Date:	
Project Address: 139 Gosnell Way, San Marcos, CA			
Project Type Determination: Standard Project or Priority Development Project (PDP)			
The project is (select one): ☐ New Development ☒ Redevelopment			
The total proposed newly created or replaced impervious area is: 4,102 ft ² () acres			
Is the project in any of the following categories, (a) through (f)?			
Yes ☐	No ☒	(a)	New development projects that create 10,000 square feet or more of impervious surfaces (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
Yes ☐	No ☒	(b)	Redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
Yes ☐	No ☒	(c)	New and redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site), and support one or more of the following uses: (i) Restaurants. This category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) code 5812). (ii) Hillside development projects. This category includes development on any natural slope that is twenty-five percent or greater. (iii) Parking lots. This category is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce. (iv) Streets, roads, highways, freeways, and driveways. This category is defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles.

Yes	No ☒	(d)	New or redevelopment projects that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site), and discharging directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). <i>Note: ESAs are areas that include but are not limited to all Clean Water Act Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the State Water Board and San Diego Water Board; State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Board and San Diego Water Board; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees. See BMP Design Manual Section 1.4.2 for additional guidance.</i>
Yes	No ☒	(e)	New development projects, or redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface, that support one or more of the following uses: (i) Automotive repair shops. This category is defined as a facility that is categorized in any one of the following SIC codes: 5013, 5014, 5541, 7532-7534, or 7536-7539. (ii) Retail gasoline outlets (RGOs). This category includes RGOs that meet the following criteria: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.
Yes	No ☒	(f)	New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction. <i>Note: See BMP Design Manual Section 1.4.2 for additional guidance.</i>

Does the project meet the definition of one or more of the Priority Development Project categories (a) through (f) listed above?

☒ No – the project is not a Priority Development Project (Standard Project).

☐ Yes – the project is a Priority Development Project (PDP).

The following is for redevelopment PDPs only:

The area of existing (pre-project) impervious area at the project site is: _____ ft² (A)

The total proposed newly created or replaced impervious area is _____ ft² (B)

Percent impervious surface created or replaced (B/A)*100: _____%

The percent impervious surface created or replaced is (select one based on the above calculation):

less than or equal to fifty percent (50%) – only new impervious areas are considered PDP

OR

greater than fifty percent (50%) – the entire project site is a PDP

Site Information Checklist For Standard Projects		Form I-3A (Standard Projects) [March 15, 2016]
Project Summary Information		
Project Name	Gosnell Renovation	
Project Address	139 Gosnell Way San Marcos, CA	
Assessor's Parcel Number(s) (APN(s))	220-320-04, 07 and 23	
Permit Application Number		
Project Hydrologic Unit	Select One: ☐ Santa Margarita 902 ☐ San Luis Rey 903 ☒ Carlsbad 904 ☐ San Dieguito 905 ☐ Penasquitos 906 ☐ San Diego 907 ☐ Pueblo San Diego 908 ☐ Sweetwater 909 ☐ Otay 910 ☐ Tijuana 911	
Project Watershed (Complete Hydrologic Unit, Area, and Subarea Name with Numeric Identifier)	Carlsbad Hydrologic Unit 904, San Marcos Hydrologic Sub-Area 904.52	
Parcel Area (total area of Assessor's Parcel(s) associated with the project)	_____ Acres (<u>27,495</u> Square Feet)	
Area to be Disturbed by the Project (Project Area)	_____ Acres (<u>12,495</u> Square Feet)	
Project Proposed Impervious Area (subset of Project Area)	_____ Acres (<u>15,321</u> Square Feet)	
Project Proposed Pervious Area (subset of Project Area)	_____ Acres (<u>12,174</u> Square Feet)	
Note: Proposed Impervious Area + Proposed Pervious Area = Area to be Disturbed by the Project. This may be less than the Parcel Area.		

Description of Existing Site Condition and Drainage Patterns

Current Status of the Site (select all that apply):

- ☒ Existing development
☐ Previously graded but not built out
☐ Demolition completed without new construction
☐ Agricultural or other non-impervious use
☐ Vacant, undeveloped/natural

Description / Additional Information:

Existing Land Cover Includes (select all that apply):

- ☒ Vegetative Cover
☐ Non-Vegetated Pervious Areas
☒ Impervious Areas

Description / Additional Information:

Underlying Soil belongs to Hydrologic Soil Group (select all that apply):

- ☐ NRCS Type A
☐ NRCS Type B
☐ NRCS Type C
☒ NRCS Type D

Existing Natural Hydrologic Features (select all that apply):

- ☐ Watercourses
☐ Seeps
☐ Springs
☐ Wetlands
☒ None

Description / Additional Information:

Description of Existing Site Drainage [How is storm water runoff conveyed from the site? At a minimum, this description should answer (1) whether existing drainage conveyance is natural or urban; (2) describe existing constructed storm water conveyance systems, if applicable; and (3) is runoff from offsite conveyed through the site? if so, describe.]:

The existing site drainage sheet flows from the north to south into a vegetated area. No offsite drainage is conveyed through the site. An existing curb inlet is located to the Southwest of the site on Firebird Lane.

Description of Proposed Site Development and Drainage Patterns**Project Description / Proposed Land Use and/or Activities:**

The project development consist of removing the existing parking lot to construct a new parking lot, with a small addition to an existing building and ADA ramps.

List proposed impervious features of the project (e.g., buildings, roadways, parking lots, courtyards, athletic courts, other impervious features):

The proposed impervious features includes addition to existing building, parking lot, and sidewalks.

List proposed pervious features of the project (e.g., landscape areas):

The proposed pervious features includes landscaping areas.

Does the project include grading and changes to site topography?

☐ Yes

☒ No

Description / Additional Information:**Does the project include changes to site drainage (e.g., installation of new storm water conveyance systems)?**

☒ Yes

☐ No

Description / Additional Information:

The existing site sheet flows from north to south. The proposed development will maintain the drainage pattern similar to the existing. However, installation of catch basins and storm drains to convey storm water to a proposed bioretention basin offsite. The approved plan C.I.P. No. 83001 have already taken account of the proposed future parking lot development, therefore, no additional BMP will be required with this development.

Identify whether any of the following features, activities, and/or pollutant source areas will be present (select all that apply):

- ☒ On-site storm drain inlets
- ☐ Interior floor drains and elevator shaft sump pumps
- ☐ Interior parking garages
- ☐ Need for future indoor & structural pest control
- ☐ Landscape/Outdoor Pesticide Use
- ☐ Pools, spas, ponds, decorative fountains, and other water features
- ☐ Food service
- ☐ Refuse areas
- ☐ Industrial processes
- ☐ Outdoor storage of equipment or materials
- ☐ Vehicle and Equipment Cleaning
- ☐ Vehicle/Equipment Repair and Maintenance
- ☐ Fuel Dispensing Areas
- ☐ Loading Docks
- ☐ Fire Sprinkler Test Water
- ☐ Miscellaneous Drain or Wash Water
- ☒ Plazas, sidewalks, and parking lots

Description / Additional Information:

Source Control BMP Checklist for All Development Projects (Standard Projects and Priority Development Projects)		Form I-4 (March 15, 2015)	
Project Identification			
Project Name: Gosnell Renovation			
Permit Application Number			
Source Control BMPs			
All development projects must implement source control BMPs SC-1 through SC-6 where applicable and feasible. See Chapter 4 and Appendix E of the Model BMP Design Manual for information to implement source control BMPs shown in this checklist.			
Answer each category below pursuant to the following. "Yes" means the project will implement the source control BMP as described in Chapter 4 and/or Appendix E of the Model BMP Design Manual. Discussion / justification is not required. "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.			
Source Control Requirement		Applied?	
SC-1 Prevention of Illicit Discharges into the MS4		☒ Yes	☐ No ☐ N/A
Discussion / justification if SC-1 not implemented:			
SC-2 Storm Drain Stenciling or Signage		☒ Yes	☐ No ☐ N/A
Discussion / justification if SC-2 not implemented:			
SC-3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal		☐ Yes	☐ No ☒ N/A
Discussion / justification if SC-3 not implemented: No outdoor materials storage areas proposed with this project.			
SC-4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal		☐ Yes	☐ No ☒ N/A
Discussion / justification if SC-4 not implemented: No materials stored in outdoor work areas proposed with this project.			

Source Control Requirement	Applied?		
SC-5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☐ Yes	☐ No	☒ N/A
Discussion / justification if SC-5 not implemented: No trash storage areas proposed with this project.			
SC-6 Additional BMPs Based on Potential Sources of Runoff Pollutants (must answer for each source listed below):			
☒ On-site storm drain inlets	☒ Yes	☐ No	☐ N/A
☐ Interior floor drains and elevator shaft sump pumps	☐ Yes	☐ No	☒ N/A
☐ Interior parking garages	☐ Yes	☐ No	☒ N/A
☐ Need for future indoor & structural pest control	☐ Yes	☐ No	☒ N/A
☐ Landscape/Outdoor Pesticide Use	☐ Yes	☐ No	☒ N/A
☐ Pools, spas, ponds, decorative fountains, and other water features	☐ Yes	☐ No	☒ N/A
☐ Food service	☐ Yes	☐ No	☒ N/A
☐ Refuse areas	☐ Yes	☐ No	☒ N/A
☐ Industrial processes	☐ Yes	☐ No	☒ N/A
☐ Outdoor storage of equipment or materials	☐ Yes	☐ No	☒ N/A
☐ Vehicle and Equipment Cleaning	☐ Yes	☐ No	☒ N/A
☐ Vehicle/Equipment Repair and Maintenance	☐ Yes	☐ No	☒ N/A
☐ Fuel Dispensing Areas	☐ Yes	☐ No	☒ N/A
☐ Loading Docks	☐ Yes	☐ No	☒ N/A
☐ Fire Sprinkler Test Water	☐ Yes	☐ No	☒ N/A
☐ Miscellaneous Drain or Wash Water	☐ Yes	☐ No	☒ N/A
☐ Plazas, sidewalks, and parking lots	☒ Yes	☐ No	☐ N/A
Discussion / justification if SC-6 not implemented. Clearly identify which sources of runoff pollutants are discussed. Justification must be provided for <u>all</u> "No" answers shown above.			

Site Design BMP Checklist for All Development Projects (Standard Projects and Priority Development Projects)		Form I-5 (March 31, 2016)	
Project Identification			
Project Name: Gosnell Renovation			
Permit Application Number			
Site Design BMPs			
All development projects must implement site design BMPs SD-1 through SD-8 where applicable and feasible. See Chapter 4 and Appendix E of the Model BMP Design Manual for information to implement site design BMPs shown in this checklist. Answer each category below pursuant to the following. • "Yes" means the project will implement the site design BMP as described in Chapter 4 and/or Appendix E of the Model BMP Design Manual. Discussion / justification is not required. • "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. • "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project site has no existing natural areas to conserve). Discussion / justification may be provided.			
Site Design Requirement		Applied?	
SD-1 Maintain Natural Drainage Pathways and Hydrologic Features		☒ Yes	☐ No ☐ N/A
Discussion / justification if SD-1 not implemented:			
SD-2 Conserve Natural Areas, Soils, and Vegetation		☒ Yes	☐ No ☐ N/A
Discussion / justification if SD-2 not implemented:			
SD-3 Minimize Impervious Area		☒ Yes	☐ No ☐ N/A
Discussion / justification if SD-3 not implemented:			
SD-4 Minimize Soil Compaction		☒ Yes	☐ No ☐ N/A
Discussion / justification if SD-4 not implemented:			
SD-5 Impervious Area Dispersion		☒ Yes	☐ No ☐ N/A
Discussion / justification if SD-5 not implemented:			

Form I-5 Page 2 of 2, Form Date: March 15, 2016			
Site Design Requirement	Applied?		
SD-6 Runoff Collection	☒ Yes	☐ No	☐ N/A
Discussion / justification if SD-6 not implemented:			
SD-7 Landscaping with Native or Drought Tolerant Species	☒ Yes	☐ No	☐ N/A
Discussion / justification if SD-7 not implemented:			
SD-8 Harvesting and Using Precipitation	☐ Yes	☐ No	☒ N/A
Discussion / justification if SD-8 not implemented: Harvesting and use are not proposed for this project. The approved plan C.I.P. No. 83001 have taken account of future parking lot improvement.			

ATTACHMENT 1
Copy of Plan Sheets Showing Permanent Storm Water BMPs

This is the cover sheet for Attachment 1.

Use this checklist to ensure the required information has been included on the plans:

The plans must identify:

- ☐ Show all applicable permanent site design and source control BMPs as noted in Forms I-4 and I-5

This is a technical site plan for a proposed subdivision. The plan shows several lots, including LOT 13, LOT 12, LOT 11, LOT 10, LOT 9, LOT 8, LOT 7, LOT 6, LOT 5, and LOT 14. Key roads shown are DORSELL WAY and RICHLAND TERR. The plan includes various annotations such as 'M-11167', 'M-11168', 'M-11169', 'M-11170', 'M-11171', 'M-11172', 'M-11173', 'M-11174', 'M-11175', 'M-11176', 'M-11177', 'M-11178', 'M-11179', 'M-11180', 'M-11181', 'M-11182', 'M-11183', 'M-11184', 'M-11185', 'M-11186', 'M-11187', 'M-11188', 'M-11189', 'M-11190', 'M-11191', 'M-11192', 'M-11193', 'M-11194', 'M-11195', 'M-11196', 'M-11197', 'M-11198', 'M-11199', 'M-11200'. The plan also shows a large circular feature, possibly a pond or a large building, and a smaller circular feature, possibly a well or a small pond. The plan is a black and white line drawing with various annotations and dimensions.



BENCHMARK:

CITY OF SAN MARINO SURVEY CONTROL
BOUNDARY SURV. - FILING 2 - BACKS
DISC MARKED "CITY OWNED" LOCATED
ON STANDARD M-48 WELA MONUMENT
LOCATED AT THE INTERSECTION OF WELLS
ROAD AND PICO AVENUE NAR PER R.O.S.
1.5978

ELEVATION = 779.83'
DATE = 10/10/79

LEGAL DESCRIPTION:

LOTS 6, 7, AND 10, AND A PORTION OF LOTS 8 AND 9 OF

COUNTY RECORDED ON JANUARY 15, 1963.

NOTE:

- 1) NEAREST AND DISTANT'S SHOWN INTEREST ARE FOR AN EVIDENCE BASED BOUNDARY SURVEY. IF YOU HAVE ANY INFORMATION, PLEASE CALL THE SURVEY WILL BE PROCEEDED, PLEASE REFER TO THE BOUNDARY SURVEY FOR FULL BOUNDARY PROCEDURE.
- 2) PLEASE NOTE THAT THIS SURVEY WILL NOT DETERMINE ANY UNDERGROUND UTILITIES THAT MAY EXIST UNLESS OTHERWISE SHOWN.
- 3) THINGS THAT ARE LESS THAN 8" IN DIAMETER MAY NOT BEEN LOCATED, UNLESS OTHERWISE SHOWN.

SITE ADDRESS:

JOE COONLEY MAY
LAW KARROOK CA 92063

CONSTRUCTION NOTES:

- | | |
|---|-----------------------------------|
| 1 | CONCRETE DRIVEWAY FOR ROOMS 6-10A |
| 2 | CLUB GOLF FOR ROOMS 6-1 |
| 3 | CLUB AND GOLFERS FOR ROOMS 6-2 |

ENCUMBRANCES:

EXISTING ENCUMBRANCES LISTED BELOW ARE PER A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY DATED JANUARY 15, 2004 AS ORDER NO. 7376000723-RDM.

- ⑥ DESTROYED INSTRUCTION FROM THE BUREAU, DURING THE SELLING OR HANDLING OF
17-00000 UPGRADE, WHICH WAS LOGGED ON SEPTEMBER 23,
1982, BY BUREAU, PAGE 306 OF 30224.
- ⑦ VOCATES DESTROYED 17 CASSETTES FOR PUBLIC UTILITIES AND INCIDENTAL
PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY FOR FOOD RECORD
ON 11-18-83. HQ: 1545-0184-1 OF 17 CASSETTES.
- ⑧ VOCATES DESTROYED 4 CASSETTES FOR PUBLIC UTILITIES AND INCIDENTAL
PURPOSES TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR SET
ON 11-18-83. HQ: 1545-0184-1 OF 4 CASSETTES.
- ⑨ VOCATES DESTROYED 17 CASSETTES FOR PUBLIC UTILITIES AND INCIDENTAL
PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY FOR FOOD RECORD
ON JANUARY 28, 1983 AT HQ: HQ: 1545-0184-1 OF 17 CASSETTES.

ESTIMATED EARTHWORK QUANTITIES

126 CUBIC YARDS EMERALDONT (CLIP)
240 CUBIC YARDS EMERALDONT (CLIP)
140 CUBIC YARDS EXPORT

* FERTILIZER DOES NOT INCLUDE STRIPPING, UTILITY
SPRINKLING VOLUMES OR ANY HYDROLYSATION IF
REQUIRED BY THE COMPANY.

CONTRACTOR SHALL SATISFY STATE ENACTED ESTIMATES AND CORRECT PRIOR TO COMPLETION OF WORK.

CARDAMOM QUANTITIES ARE ESTIMATED FOR
COSTS SUBMITTED ONLY (CALCULATED IN A

FOR INFORMATION ONLY (CALCULATED IN A THEORETICAL MANNER. ACTUAL DIMENSIONS MAY VARY DUE TO SHRINKAGE OR TOLL FACTORS)

PREPARED BY:
COASTAL LAND DEVELOPMENT, INC.
377 SECOND STREET
OAKLAND, CA 94612
415-763-6075



DAVID Y. CARON, ROE 70088 DATE



CENTRAL LUNG RESEARCH, INC.
 107 5TH ST. E. SOUT
 MINNAPOLIS, MN 55401
 TEL (612) 338-1111
 FAX (612) 338-1112



GRAPHIC SCALE 1"=20'

AGENDA ITEM

3

ATTACHMENT G
ND 17-004 Comment Letter

SAN LUIS REY BAND OF MISSION INDIANS

1889 Sunset Drive • Vista, California 92081

760-724-8505 • FAX 760-724-2172

www.slrmissionindians.org

July 27, 2017

Susan Vandrew Rodriguez
Associate Planner
Planning Division
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069-2918

VIA ELECTRONIC MAIL
svandrew@san-marcos.net

**RE: COMMENTS ON THE NOTICE OF INTENT TO ADOPT THE
MITIGATED NEGATIVE DECLARATION FOR THE MAAC
PRESCHOOL EXPANSION (P16-0039) (GPA 16-002/R16-002/CUP
16-006)**

Dear Ms. Vandrew Rodriguez:

We, the San Luis Rey Band of Mission Indians ("Tribe") thank you for the opportunity to submit the following comments regarding the MAAC Preschool Expansion Mitigated Negative Declaration ("MND") hereinafter referred to as the MAAC Preschool Expansion Project ("Project"). As you are aware, we are a northern San Diego County Tribe whose traditional territory includes the current cities of Oceanside, Carlsbad, Vista, San Marcos and Escondido, as well as the unincorporated areas in northern San Diego County, such as the communities of Fallbrook and Bonsall. We are resolute in the preservation and protection of cultural, archaeological and historical sites within all these jurisdictions.

The Tribe has reviewed the City's MND for the Project and all of its supporting documentation as it pertains specifically to the protection and preservation of Luiseño Native American tribal cultural resources that may be located within the parameters of the Project's property boundaries. The Tribe has independently visited the site, as well as performed a search of our own Sacred Lands Inventory for the Project Location. We concur with the City's determination that Native American and archaeological monitoring is appropriate for this Project Location given the potential for inadvertent discoveries of subsurface tribal cultural resources.

Therefore, the Tribe is satisfied, and concurs, with the proposed tribal cultural resource mitigation measures contained within the MND.

*San Luis Rey Band of Mission Indians Comment Letter
Mitigated Negative Declaration for the MAAC Preschool Expansion Project
City of San Marcos*

The San Luis Rey Band of Mission Indians appreciates this opportunity to provide the City of San Marcos with our comments on the MAAC Preschool Expansion Project. As stated above, the Tribe is satisfied with the mitigation measures for tribal cultural resources as proposed in the MND. As always, we look forward to working with the City to guarantee that the requirements of the CEQA are rigorously applied to this Project and all projects. We thank you for your continuing assistance in protecting our invaluable Luiseño tribal cultural resources.

Sincerely,



Merri Lopez-Keifer
Tribal Legal Counsel

cc: Mel Vernon, SLR Captain
Carmen Mojado, SLR Secretary of Government Relations and President of
Saving Sacred Sites